

STATE AGRICULTURE DEVELOPMENT COMMITTEE

Department of Agriculture

Market and Warren Streets, 1st Floor Auditorium

Trenton, NJ 08625

REGULAR MEETING

February 28, 2019

Chairman Fisher called the meeting to order at 9:05 a.m. The flag salute was conducted.

Ms. Payne read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

Roll call indicated the following:

Members Present

Chairman Douglas Fisher

Renee Jones (REP. NJDEP Commissioner Catherine R. McCabe)

Tom Stanuikynas

Brian Schilling (rep. Executive Dean Robert M. Goodman)

Jane Brodhecker

Ralph Siegel

Pete Johnson

Scott Ellis

Members Absent

Alan Danser

Denis Gernano

Susan E. Payne, Executive Director
Jason Stypinski, Esq., Deputy Attorney General

Others present as recorded on the attendance sheet: Donna Rue; Brian Wilson, Burlington County Agriculture Development Board (CADB); and other members of the public.

Minutes

A. SADC Regular Meeting of January 24, 2019 (Open and Closed Sessions)

It was moved by Mr. Siegel and seconded by Mr. Waltman to approve the Open and Closed Session minutes of the SADC regular meeting of January 24, 2019. Mr. Stanuikynas and Ms. Brodhecker recused. The motion was approved.

Report of the Chairman

Chairman Douglas Fisher reported that Governor Phil Murphy has signed a bill that will provide \$100 million , over a five-year period, to support horse racing in New Jersey and stated that this will be very beneficial to the equine industry.

Report of the Executive Director

Ms. Susan Payne reviewed the Partner Update newsletter, stating that it keeps SADC partners abreast of the agency's programs . SADC staff will be holding a second land access training on February 28 covering leasing and purchasing land. The workshop will give next generation farmers instructions on how to begin the process of land access.

Ms. Payne stated that on January 31, 2019, Governor Murphy signed the SADC's FY19 appropriation bills into law. The funds are now available to go towards SADC stewardship and agricultural development programs, including grant funds for both the soil and water cost share and deer fencing programs.

Ms. Payne announced that Upper Freehold Township, Monmouth County, recently surpassed the preservation of 10,000 acres of farmland. Upper Freehold joins Upper Pittsgrove Township, Salem County, as having passed this preservation milestone .

Public Comment

There was no public comment.

Old Business

A. Draft Municipal and County Planning Incentive Grant Rule -Review

Mr. Steve Bruder reviewed and discussed proposed amendments to the Municipal and County Planning Incentive Grant (PIG) regulations. The amendments streamline the PIG annual application requirements, require periodic re-examination of comprehensive farmland preservation plans and, for the Municipal PIG program, encourage more meaningful participation by agricultural advisory committees. The proposed amendments also improve the PIG funding structure by creating a municipal competitive grant fund, as is the model used in the County PIG program. The draft amendments, which were transmitted to farmland preservation stakeholders for comment, incorporate feedback from municipal, county and non-profit funding partners. Mr. Bruder reviewed the summary of amendments with the Committee and stated that the idea was to promote competition among the municipalities to allow them access to funding when they need it.

New Business

A. Resolution: Certification of SADC List of Approved Appraisers

Mr. Richard Martin stated that staff is recertifying a list of approved appraisers, removing appraisers and adding new appraisers. The reason for removal of appraisers may be because an appraiser passed away or did not take the SADC Online Seminar and adding new appraisers bring in fresh people and ideas. Mr. Martin stated that staff is requesting approval of the following resolution as presented and discussed:

It was moved by Mr. Siegel and seconded by Ms. Brodhecker to approve Resolution FY2019R2(1) to approve the certification of the SADC list of appraisers. The motion was unanimously approved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey and this action is not effective until the Governor's review period expires pursuant to N.J.S.A 4:1C-4f.

B. Term Farmland Preservation Program- Enrollments, Renewals, Terminations, Withdrawals

Mr. Dave Kimmel stated that there are two resolutions for committee action. Lebensfreude, LLC is petitioning for enrollment in an eight-year farmland preservation program, which would allow it to access a grant under the SADC's new soil and water

policy. The Batten Farm is subject to a development easement granted to a county but not enrolled in the ARDA program, and is petitioning for a 16-year easement, which would allow it to get grant funding priority under the SADC's new soil and water policy. Mr. Kimmel recognized Brian Wilson and Tim Willmott from the Burlington CADB for their work in this area. Mr. Kimmel stated that staff is requesting approval of the following resolutions as presented and discussed:

It was moved by Mr. Siegel and seconded by Mr. Schilling to approve Resolutions FY2019R2(2) and FY2019R2(3) to approve the certification of the term farmland preservation program enrollments. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey and this action is not effective until the Governor's review period expires pursuant to N.J.S.A 4:1C-4f.

1. Resolution: Enrollments

- a. Lebensfreude, LLC, SADC ID #14-003-TF, Resolution FY2019R2(2), Block 46, Lots 6, 6.01, and 7, Washington Township, Morris County, 35.981 acres.
- b. Wayne and Kimberly Batten, SADC ID #03-0040-TF, Resolution FY2019R2(3), Block 52, Lots 7.01, p/o 7.03, and p/o 7.04, Lumberton Township, Burlington, County, 9.9 acres.

Mr. Dave Kimmel stated that there are two farms that are going to be terminated because their 8-year programs expired, and they are not permanently preserved farms.

2. Terminations

- a. Sarah Bonham, Hopewell Township, Cumberland County
- b. Alberta Piasecki, Independence Township, Warren County.

C. Resolutions of Final Approval: County PIG

Ms. Roberts and Ms. Miller referred the Committee to three requests for final approval under the County PIG Program. They reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Schilling and seconded by Mr. Stanuikynas to approve Resolutions FY2019R2(4) through FY2019R2(6), granting final approval to the following

applications under the County PIG Program, as presented, subject to any conditions of said resolution:

1. LaBarre Family LMTD Partnership, SADC ID #21-0605-PG, Resolution FY2019R2(4), Block 600, Lot 2300, Hope Township and Block 64, Lot 1, Knowlton Township, Warren County, 106.8 gross acres.
2. Harold Coughlin, SADC ID #08-0198-PG, Resolution FY2019R2(5), Block 15, Lots 3, 92, & 93, South Harrison Township, Gloucester County, 21.301 surveyed Acres.
3. Geraldine Mancini, SADC ID #08-0201-PG, Resolution FY2019R2(6), Block 51, Lot 5, Elk Township and Block 2501, Lot 2, Franklin Township, Gloucester County, 92.35 acres.

The motion was unanimously approved. A copy of Resolutions FY2019R2(4) through FY2019R2(6) is attached to and is a part of these minutes.

D. Resolutions of Final Approval: Nonprofit Easement Purchase

Amy Mandelbaum referred the Committee to one request for final approval under the Nonprofit Easement Purchase Program. She reviewed the specifics of the application with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Schilling and seconded by Mr. Stanuikynas to approve Resolution FY2019R2(7), granting final approval to the following application under the NonProfit Easement Purchase Program, as presented, subject to any conditions of said resolution:

1. Barry & Maeve Druesne, SADC ID #13-0017-NP, Resolution FY2019R2(7), Block 39, Lots 8 & 9, Colts Neck Township, Monmouth County, 18.25 net acres.

The motion was unanimously approved. A copy of Resolution FY2019R1(7) is attached to and is a part of these minutes.

E. Stewardship

Mr. Roohr stated that in December of 2018, the SADC received a request for a division of premises from the Monmouth CADB, on behalf of Martin and Janet Bullock, under the corporate name of Burlington Path, LLC, in which the Bullock farm would be divided

along the existing fence lines, creating a 50-acre parcel (Parcel A) and a 25-acre parcel (Parcel B). The Bullocks are to retain ownership of parcel A and would transfer Parcel B to Screaming Hill Brewery, LLC.

The brewery is a partnership between the Bullocks' son, Brett, and long-time friend Ryan Cole, and it is currently operated from a barn on the Bullock farm. Brett Bullock works full-time on the farm and helps operate the brewery.

The brewery would construct a 6,700 square foot pole barn building on Parcel B that would service the expansion of brewery operations, with Parcel B providing the barley crop accounting for approximately 90% of the brewed ingredients.

Ms. Payne stated that alcohol-based agriculture is a booming sector of the agricultural industry in NJ. She also advised that it is important for the SADC to establish a clear relationship as to what is being grown and what is being produced. Consistent with a prior SADC approval of a winery on a preserved farm, the draft resolution makes it clear that the farmland preservation deed of easement is complied with if more than half of the agricultural products used to make the value-added product (beer) is comprised of an ingredients grown from the farm management unit.

Mr. Roohr advised that staff found the proposed division was for an agricultural purpose and that the division would result in agriculturally viable parcels and requested the Committee's approval of the division request conditioned on a comparable approval by the Monmouth CADB at its next meeting. (Mr. Roohr also noted that the draft resolution of approval required a correction to Mrs. Bullock's name from "Lorraine" to "Janet").

Chairman Fisher congratulated the staff and Committee on having the vision to understand what is happening in the farming industry in NJ.

It was moved by Mr. Schilling and seconded by Mr. Siegel to approve Resolution FY2019R2(8) granting approval to the following application under the Stewardship Program, as presented, subject to any conditions of said resolution:

1. Division of Premises- Resolutions

- a. Burlington Path, LLC
Block 20, Lot 5.01, Upper Freehold Township, Monmouth County,
75.95 Acres.

The motion was unanimously approved. A copy of Resolution FY2019R1(8) is attached to and is a part of these minutes.

Mr. Roohr stated that Mr. Ron Emley Sr., the owner of the Emley Farm, proposed to divide and transfer 50 acres of the approximately 167-acre farm to his son, Ron Jr. and his wife. Ron, Jr. would convert his 50 acres to an operation of mixed beef cattle, equine and hay. Ron Jr. has already begun to improve the property in preparation for operations with new fencing and a small barn. In August 2018, the Ocean CADB approved the exercise of one of the two RDSOs on this farm for Ron Jr. and his wife, but because of the age of the deed of easement, the exercise of the RDSO did not require SADC approval. Mr. Ron Emley Sr. would be left with 117 acres, with an existing house, and it will be assigned the remaining RDSO. Ocean County approved the proposed division at its January 9, 2019 meeting. Mr. Roohr stated the draft resolution finds the division to be for an agricultural purpose, and both parcels to be agriculturally viable, and staff recommend approval of the division of premises.

It was moved by Mr. Schilling and seconded by Ms. Jones to approve Resolution FY2019R2(9) granting approval to the following application under the Stewardship Program, as presented, subject to any conditions of said resolution:

b. Ronald Emley, Sr.

Block 43, Lot 1, Plumsted Township, Ocean County, 166.90 Acres

The motion was unanimously approved. A copy of Resolution FY2019R1(9) is attached to and is a part of these minutes.

Mr. Roohr stated that Deliang and Helen Zhang purchased their farm in 2006 and converted it from a grain farm to a high intensity Asian vegetable farm consisting of bok choy, water spinach, bitter melon and specialty beans. During the annual monitoring inspection, SADC staff identified agricultural laborers residing in a converted barn and notified Mr. Zhang that this would be considered a violation of the deed of easement unless it received approval from the SADC as an agricultural labor unit. Mr. Zhang then submitted a request to utilize the converted barn to house up to 12 seasonal agricultural laborers in the location. The existing unit consists of 10 bedrooms with a common kitchen, dining and bathroom facilities. The farm is in active production and the unit would be occupied from March through November. Most of the crops are hand harvested, the work is highly intensive, and the production of the crops are time sensitive, so staff recommendation is to grant approval.

It was moved by Ms. Brodhecker and seconded by Mr. Ellis to approve Resolution FY2019R2(10) granting approval to the following application under the Stewardship Program, as presented, subject to any conditions of said resolution:

2. Agricultural Labor Housing- Resolution

- a. Deliang & Helen Zhang
Block 49, Lot 2, Upper Pittsgrove Township, Salem County, 60.32
Acres

The motion was unanimously approved. A copy of Resolution FY2019R1(10) is attached to and is a part of these minutes.

F. Agricultural Mediation Program – Discussion

Mr. Kimmel explained that the SADC's Agricultural Mediation Program is designed to help farmers and others resolve agriculture-related disputes quickly, amicably, and in a cost-effective manner. The program annually receives a USDA cost-share grant to help cover administrative costs. Under the Federal rules, the SADC has only been able to use the grant for USDA and agricultural credit mediations. Recent changes to the Farm Bill, because of SADC and other state programs' efforts through the national Coalition of Agricultural Mediation Programs (CAMP), have now enabled the SADC to use the USDA mediation grant for Right to Farm and other cases. The new Farm Bill also now allows state agricultural mediation programs to use the mediation grant to provide credit counseling to producers. Ms. Payne stated that she was very happy to see all these changes finally come to fruition and thanked Mr. Kimmel for his efforts with the Agriculture Mediation Program. She noted that staff will be publicity putting information out about this so the CADB's will be aware of this program and that mediation can be used on a wide variety of issues.

Public Comment

There was no public comment.

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 a.m., Thursday March 28, 2018

Health/Agriculture Building Auditorium

CLOSED SESSION

At 10:44 a.m. Ms. Payne read the following resolution to go into Closed Session:


“In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss certain matters including the certification of values for property acquisitions under the Farmland Preservation Program, personnel matters, any pending or anticipated litigation, and/or any matters falling within the attorney-client privilege. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.”

It was moved by Mr. Johnson and seconded by Mr. Schilling to approve the resolution to go into closed session. The motion was unanimously approved.

ACTION AS A RESULT OF CLOSED SESSION**A. Real Estate Matters – Certification of Values**

It was moved by Mr. Siegel and seconded by Mr. Schilling to approve the Certification of Values for the following applications as discussed in closed session:

1. County Planning Incentive Grant Program

- 
- a. James Wenger, SADC ID #06-02-02-PG
Block 17, Lot 18, Fairfield Township, Cumberland County, 52 acres.
 - b. Frank Paladino, SADC ID #06-0203-PG
Block 80, Lot 29, Deerfield Township, Cumberland County, 62 acres.
 - c. Joel & Faith Vittori, SADC ID #17-0209-PG
Block 21, Lot 3, Mannington Township, Salem County, 81.08 acres.
 - d. Kathleen Aders Racite, SADC ID #08-0210-PG
Block 1004, Lot 9, Logan Township, Gloucester County, 36.73 net acres.
 - e. Hoffman-La Roche Inc., SADC ID #21-0604-PG
Block 46, Lot 37, White Township, Warren County, 93.73 net acres

2. Nonprofit Easement Purchase

- a. D & R Greenway Land Trust, Inc. (Muscente), SADC ID #11-0017-NP
Block 14, Lot 17, Hopewell Township, Mercer County, 45 Net Acres.

The motion was unanimously approved. Copies of the Certification of Value Reports are attached to and are a part of the Closed Session minutes.

B. Attorney/Client Matters

Mr. Waltman asked about a South Jersey utility pipeline project that may not have secured necessary easements, but Mr. Stypinski could not confirm that. Mr. Waltman then asked that his inquiry be disregarded.

ADJOURNMENT

The meeting was adjourned at 11:25 a.m.

Respectfully Submitted,



Susan E. Payne, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R2(1)

CERTIFICATION, RE-CERTIFICATION AND
REMOVAL OF APPRAISERS FROM THE
SADC APPROVED APPRAISER LIST

FEBRUARY 28, 2019

WHEREAS, pursuant to N.J.A.C. 2:76-6.7, the State Agriculture Development Committee (SADC) shall adopt a list of appraisers who are designated as state certified general real estate appraisers (SCGRE) pursuant to N.J.A.C. 13:40A-1.2; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.22, the SADC shall conduct an annual review of all approved appraisers for the purpose of re-certification; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.22, staff has confirmed that the previously-approved appraisers have satisfied all the requirements for re-certification which includes attending at least one of the SADC's annual online seminars on the SADC website; and

WHEREAS, previously-approved appraisers who have been removed from the list, and the reasons therefor, are set forth in the attached Schedule "A"; and

WHEREAS, any new appraiser who requests inclusion on the approved appraiser list must satisfy the requirements of N.J.A.C. 2:76-6.21; and

WHEREAS, staff has reviewed the qualifications of three (3) appraiser applicants, which includes their attendance at the most recent SADC annual online seminar on the SADC website, and recommends approval of these individuals as listed in Schedule "B";

NOW THEREFORE BE IT RESOLVED that, pursuant to N.J.A.C. 2:76-6.21 and 22:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC certifies that the appraisers identified in Schedule "C" represent the SADC Approved Appraiser List for 2019 which will be posted on the SADC website.
3. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
4. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/28/2019

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

SCHEDULE A

STATE AGRICULTURE DEVELOPMENT COMMITTEE

LIST OF APPRAISERS TO BE REMOVED FROM THE APPROVED APPRAISAL LIST

FEBRUARY 28, 2019

Removed Approved Appraisers

Name: Patrick K. Conover

Reason for Removal: Deceased

Name: Susanne E. Curran

Reason for Removal: Susanne Curran is now a full-time review appraiser for New Jersey (NJDEP).

Name: Daniel P. Donovan

Reason for Removal: Deceased

Name: Mr. Edwin F. Kay

Reason for Removal: Mr. Kay did not take the 2017-2018 SADC Online Seminar and was contacted by Richard Martin (SADC Reviewer) and he elected to not continue as an approved appraiser.

Name: Barry J. Krauser

Reason for Removal: Mr. Krauser not take the 2017-2018 SADC Online Seminar and was contacted by Richard Martin (SADC Reviewer) and he elected to not continue as an approved appraiser.

Name: Joseph F. Pino

Reason for Removal: Mr. Pino retired and is no longer a real estate appraiser.

Name: Lee L. Romm

Reason for Removal: Mr. Romm has retired.

Name: Mr. Frank J. Stearle, Jr.

Reason for Removal: Deceased

Name: Mr. Richard Ward

Reason for Removal: Deceased

Name: Ms. Barbara Wenner

Reason for Removal: Her Appraisal License has Expired

SCHEDULE B

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
LIST OF NEW APPLICANTS RECOMMENDED FOR APPROVAL TO THE
SADC APPROVED APPRAISAL LIST**

FEBRUARY 28, 2019

SADC Approved Appraisal Applicants

Name: **Catherine Paulson**
Appraisal Company: Federal Appraisal, LLC
Address: 403 US Highway 22 West, Suite 403
Whitehouse Station, NJ 08889
NJ License Number: 42RG00255700 (Confirmed 2/7/2019)

Name: **Justin Molinari**
Appraisal Company: Molinari & Associates, PC
Address: 14 Harrison Street, Suite 202
Woodbury, NJ 08096
NJ License Number: 42RG00236200 (Confirmed 2/7/2019)

Name: **David Glazer, MAI**
Appraisal Company: Park Way Consulting
Address: 29 Park Way
Morris Plains, NJ 07950
NJ License Number: 42RG00241800 (Confirmed 2/7/2019)

SCHEDULE C

SADC Approve Praisers List 2019 - Schedule C

SALUTATION	FIRST_NAME	LAST_NAME	Company Name	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	PHONE_PRIMARY	EMAIL_PRIMARY	LICENSE #
Ms.	Thelma	Achenbach	Achenbach & Associates, LLC	23 Sherwood Drive		Morristown	NJ	07960	9738860181	tsachenbach@optonline.net	LIC# RG 00127100
Mr.	Steven W.	Bartelt	Bartelt Associates	P O Box 8169		Turnersville	NJ	08012	8565825892	sbartelt22@comcast.net	LIC# 42RG00011400
Ms.	Pamela J.	Brodowski	BRB Valuation & Consulting Services	22 Windham Drive		Mt. Holly	NJ	08060	6097614220	plbbrb@aol.com	LIC# 42RG00010800
Mr.	Richard J.	Carabelli	Martin Appraisal Associates, Inc.	3525 Quakerbridge Rd., St. Suite 5200		Hamilton	NJ	08619	6094389063	martinmalcz@gmail.com	LIC# 42RG00010800
Mr.	Bruce L.	Carlin	Carlin Appraisal Service	P O Box 372		Basking Ridge	NJ	07920	9087662600	carlinappraisal@verizon.net	LIC# 42RG00097700
Ms.	Lana D.	Chappetta	Aspen Valuation Group, LLC	547 McKendimen Road		Medford	NJ	08055	6097147402	lana@aspenvalgroup.com	LIC# 42RG00202400
Mr.	Robert G.	Cooper, Jr.	Landmark I Appraisal LLC	P O Box 121		Chester	NJ	07930	908792424	landmark1555@hotmail.com	LIC# 42RG000112900
Mr.	Ernest R.	Darlingo Phip, ASA		137 Stokes Road		Medford Lakes	NJ	08055	6096542125	edarpino@comcast.net	LIC# 42RG00061000
Mr.	Kenneth R.	Depew	Depew Real Estate	P.O. Box 379		Moorestown	NJ	08057	8562319300	kdepaw55@comcast.net	LIC# 42RG00072600
Mr.	Victor D.	DiSanto	Appraisal Services Sterling, DiSanto & Associates	145 West End Ave.		Somerville	NJ	08876	9085264344	vdlsanto@tdadvisors.com	LIC# RG00119100
Ms.	Bettina D.	Durmashkin Sholk	Bettina Durmashkin Solk Real Estate Appraisal & Consultation	5 Rosemary Road		East Brunswick	NJ	08816	7322544410	bsholk2@comcast.net	LIC# 42RG00137600
Mr.	Hakor J.	Egeland, MAI	Integra Realty Resources - Coastal NJ	1415 Hooper Ave, Suite 306		Toms River	NJ	08853	7322447000 x103	Hegeland@ir.com	LIC# 42RG00053500
Mr.	Michael	Ehrenberg	MEI Appraisal Company	16 Chicory Lane		Pennington	NJ	08534	609-303-0248	meiappraisal@comcast.net	LIC# 42RG00018300
Mr.	Robert W.	Frankenfield	Robert W. Frankenfield Associates	521 Middle Road		Hammononton	NJ	08037	6094579570	bobfr11@verizon.net	LIC# 42RG00061300
Mr.	Robert	Gagliano, MAI	Gagliano & Company	1129 Broad Street, Suite 104		Shrewsbury	NJ	07702	7323800880	rgagliano@gaglianoco.com	LIC# 42RG00137100
Mr.	David	Glazer	Park Way Consulting	29 Park Way		Morris Plains	NJ	07950	973313111	davidglazer@mac.com	LIC# 42RG00241800
Mr.	Norman J.	Goldberg	Norman J. Goldberg, Inc.	44 Leigh Street		Clinton	NJ	08509	9087308808	ngoldb1499@aol.com	LIC# 42RG0279000
Mr.	Anthony S.	Graziano	Integra Realty Res. Coastal NJ	1415 Hooper Ave., St. 306		Toms River	NJ	08853	7322447000	agraziano@ir.com	LIC# 42RG00046600
Mr.	Andrew	Gyeltvan, Jr.	Carroll-McInhinney Ltd.	610 Trafaldr Drive		Moorestown	NJ	08057	8567954042	gyeltvanCM@aol.com	LIC# 42RG00028400
Mr.	Ronald A.	Hagel, MAI, SRA	R. A. Hagel & Associates	605 Rostan Court		Vineyard	NJ	08361	8566917055	rahagel1@comcast.net	LIC# 42RG00241800
Mr.	Mark I.	Hanson, MAI, SRA	The Hanson Organization	245 Crystal Lake Avenue		Audubon	NJ	08106	6094577197	mhanston@hansonpc.us	LIC# 42RG00012000
Mr.	Joseph V.	Heenan, MAI, SRA, CTA	Garden State Valuation & Consulting Services, LLC	854 Aubury Avenue, 2nd Floor, PO Box 1405		Ocean City	NJ	08226	6094570852	jheenan@gsvcllc.com	LIC# 42RG00012200
Mr.	Robert F.	Heffernan		P O Box 611		Oldwick	NJ	08858	9082367098	rheffernan@heffernanassociates.net	42RG000303000
Mr.	Francis C.	Heil, III	Willow Ridge Executives Offices, LLC	750 Route 73, South, Suite 505		Marlton	NJ	08053	8569857799	orders@newusanalytics.com	42RG00013900
Mr.	Michael	Holenstein	Holzhauer & Holenstein, LLC	70 Sparta Avenue Knoll Pl Ste 205		Sparta	NJ	07871	9733000121	mike@holenstein.com	RG 0123400
Mr.	Michael D.	Jones	Legore & Jones Appraisal, Suite 1	664 Washington Street, Suite 1		Cape May	NJ	08704	6097707146	mdjma@aol.com	42RG00012700
Mr.	Patrick	Josephs	PATJO Appraisal Services, Inc.	PO Box 5055, 21 Crestview Drive		Kendall Park	NJ	08824	7322975400	pajloappraisal@aol.com	42RG000175200-NJ
Mr.	Matthew	Krauser, MAI, CRE	Newmark Knight Frank	80 S. Jefferson Road, Suite 204		Whippany	NJ	07981	9732406929	matt.krauser@ngkf.com	LIC# 42RG00191200
Mr.	Thomas P.	Lenahan, MAI, CRE	Appraisal Capital Services, LLC	231 Lorraine Drive		Berkeley Heights	NJ	07922	9085080077	lenahan1@verizon.net	
Mr.	Samuel	Levi, MAI	Starmark Appraisals	930 East County Line Road Suite 4		Lakewood	NJ	08701	7328866695	sam@starmarkappraisals.com	42RG00022500
Mr.	Joshua D.	MacKoff	Joshua D. MacKoff, LLC	44 Maple Avenue		Morristown	NJ	07960	9735390406	jmacKoff@gmail.com	LIC# RG 001583
Mr.	Henry J.	Mancini	Henry J. Mancini & Associates, Inc.	691 Mill Creek Rd, Unit 11		Manahawkin	NJ	08050	6099789750	henry@hjmancini.com	42RG00046800
Mr.	Thomas	McCartney	County of Monmouth Engineering Division, 1 East Main Street	Hall of Records Annex, Engineering Division, 1 East Main Street		Freehold	NJ	07728	7324317760 Ext. 2143	thomas.mccartney@co.monmouth	42RG00013100
Mr.	Charles A.	McCullough	McCullough MAI CPA, LLC	138 South Garfield Avenue		Moorestown	NJ	08057	6098322102	cmccpavalue@gmail.com	42RG00016700

SADC Approved Appraiser List 2019 - Schedule C

Mr. Jerome	McHale	J McHale & Associates Inc.	PO Box 26, 693 Main St, Bldg C, 2nd Fl	Lumberton	NJ	08048	6099144679	jmcchale@jmcchaleassoc.com	42RG00023900
Mr. Justin	Molinari	Molinari & Associates, P.C.	14 Harrison Street, Suite 202	Woodbury	NJ	08096	8568537622	justin.molinari@gmail.com	UC# 42RG00026200
Mr. Edward T.	Molinari, SRA	Molinari & Associates, PC	14 Harrison St., Suite 202	Woodbury	NJ	08096	8568537622	molinari.associates@gmail.com	UC# 42RG00026200
Mr. Richard	Moule	Professional Appraisal Associates	244 Spruce Avenue	Maple Shade	NJ	08052	856-911-8272	richm662@yahoo.com	UC# 42RG00024700
Mr. Joseph	Murray		469 Morris Avenue	Summit	NJ	07902	9085812745	jnmurray@paaweb.com	UC# 42RG00025000
Mr. John J.	Musnuff, MAI	Musnuff Group, LLC	P.O. Box 5175	Clinton	NJ	08009	9087350009	jmusnuff@musnuffgroup.com	UC# 42RG000103700
Ms. Catherine	Paulson	Federal Appraisal, LLC	403 US Highway 22 W, Suite 403	Whitehouse Station	NJ	08889	9084284632	cpoulson@federalappraisal.com	UC# 42RG000255700
Mr. Ronald B.	Rebith	Jersey, Inc.	915 Hamburg Turnpike	Wayne	NJ	07415	9737269304	rlaprairet@gmail.com	UC# 42RG000108800
Mr. Harry F.	Renwick, Jr.	Renwick & Associates	1000 S. Lenola Road, Bldg 2, Ste. 104	Maple Shade	NJ	08052	856797050	Harry@renwickandassociates.com	UC# 42RG00097200
Ms. Tracy A.	Reuter	Norman L. Goldberg, Inc.	44 Leigh Street	Clinton	NJ	08809	9087308808	Tracy@NormanGoldberg.com	UC# 42RG00022300
Mr. Thomas	Rodriguez	Tom Rodriguez Associates	74 Lambert Road	Stockton	NJ	08559	9087885543	tomrod543@comcast.net	42RG000121500
Mr. Ronald L.	Rubinstein	Comprehensive Appraisal Corp.	330 Mt. Corner Drive, #237	Freehold	NJ	07728	7323080909	ronald@comprehensiveappraisal.com	42RG00065100
Mr. William L.	Sapio, MAI	North Star Appraisal Company	199 New Road, Suite 61, PMB 399	Linwood	NJ	08221	6094320616	billsapio@comcast.net	UC# 42RG00091000
Mr. R. Michael	Schable, MAI, SCGRE	Vanguard Appraisal Services	7 Sanford Rd.	Stockton	NJ	08559	6094604530	mickschable@yahoo.com	42RG00028200
Mr. Robert G.	Schwarz, MAI	Harry L. Schwarz & Co.	P.O. Box 1008	Dover	NJ	07802-1008	9733665600	RSchw78840@aol.com	UC# 42RG00017000
Mr. Timothy W.	Sheehan, MAI, SRA	T.W. Sheehan & Associates, LLC	312 Ninth Avenue	Haddon Heights	NJ	08095	8566620027	tbheehan@comcast.net	42RG000550
Ms. Bettina D.	Sholk	Bettina Durmaskin Solt Real Estate Appraisal & Consultation	S Rosemary Road	East Brunswick	NJ	08816	7322544410	bsholk2@comcast.net	UC# 42RG000137600
Mr. Peter E.	Sockler, MAI, CRE	Sockler Realty Services Group	299 Ward Street, Suite C	Hightstown	NJ	08520	6099181000	pete@srgl.com	42RG00019800
Mr. Russell K.	Sterling	Sterling, DiSanto & Associates	145 West End Ave. P.O. Box 977	Somerville	NJ	08876	9085264244	rstirling@sdadvisors.com	42RG00028800
Mr. James St.	Stuart	James Stuart, MAI	4 Hancock Pass	Cohs Neck	NJ	07722	7328019720	stuartmail@comcast.net	UC# 42RG00025900
Mr. Christopher J.	Sullivan, MAI, SRA	Sullivan & Company	136 Meadows Road	Lafayette	NJ	07848	9738757430	sull@PTD.net	42RG00017700
Mr. Mark W.	Sussman	Lasser Sussman Assoc.	469 Morris Avenue	Summit	NJ	07901	9735359600	msussman@lassersussman.com	42RG000073400
Mr. Merrill	Taub	Valuation Consultants, LLC	PO Box 914	Somerville	NJ	08876	908295161	merrilltaub@aol.com	UC# 42RG000189500
Mr. Mark W.	Tinder	Mark Tinder Appraisals, LLC	29 Somerset Street - 2nd Floor	Somerville	NJ	08876	9085261226	mark@marktinderappraisals.com	42RG00027300
Mr. Damian	Tryankowski	General Appraisal Services	121 Inverness Drive	Moorestown	NJ	08057	8562203182	Tryjan2@comcast.net	42RG000210200
Mr. Gary M.	Wade	Wade Appraisal, LLC	460 Main Street	Metuchen	NJ	08840	7322046445	gwade@wadeappraisal.net	42RG000214100
Mr. Daniel C.	Webb	Webb Appraisal, LLC	361 Memorial Parkway #5232	Phillipsburg	NJ	08865	9083292110	dwebb@webbappraisal.com	UC# 42RG000195800
Mr. John R.	Weber, Jr.	Ronald A. Curfai Appraisal, Co.	1560 Kuser Road - Suite A-7	Hamilton	NJ	08619	6095863500	curinc@aol.com	42RG00027800
Mr. William S.	Yetke	William Yetke, Real Estate	1315 Walnut Street, Suite 1003	Philadelphia	PA	19107	2155463241	wyetke@yetkeappraisals.com	UC# 42RG000161300
Mr. John A.	Zennaro		109 Green Street	Woodbridge	NJ	07095	7326345525	jennario@hotmail.com	42RG00019600

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2019R2(2)

CERTIFICATION OF A FARMLAND PRESERVATION PROGRAM

**For the Property of
Lebensfreude, LLC
Washington Twp., Morris County
SADC ID# 14-0003-TF**

N.J.A.C. 2:76-3 et seq.

February 28, 2019

WHEREAS, Lebensfreude, LLC, hereinafter "Owner", is the record owner of Block 46, Lots 6, 6.01, 7, in Washington Twp., Morris County, by deed dated May 9, 2018 and recorded in the Morris County Clerk's office on May 22, 2018 in Book 23348, Page 650, totaling approximately 35.981 acres, hereinafter referred to as the "Premises" (Schedule A); and

WHEREAS, a development easement on Block 46, Lots 6.01 and 7 was conveyed to the Morris County Agriculture Development Board ("MCADB") as a Farmland Preservation Deed of Easement dated March 1, 1996 and recorded in the Morris County Clerk's Office on March 1, 1996 in Deed Book 4388, Page 261; and

WHEREAS, the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and N.J.A.C. 2:76-3 et seq. provide for the creation of Farmland Preservation Programs; and

WHEREAS, on June 6, 2018, the Owner submitted a petition to the MCADB for the creation of a Farmland Preservation Program for the Premises, as the development easement on Block 46, Lots 6.01 and 7 had been conveyed without SADC funding and as there was no development easement on Block 46, Lot 6, meaning the Premises was not eligible for certain benefits under the Agriculture Retention and Development Act; and

WHEREAS, on January 10, 2019, the MCADB passed a resolution granting approval for the creation of a Farmland Preservation Program for the Premises; and

WHEREAS, on January 11, 2019, the MCADB submitted its Resolution, the approved

Petition, an Agreement, and supporting documents to the State Agriculture Development Committee ("SADC") for certification of a Farmland Preservation Program for the Premises; and

WHEREAS, the SADC has reviewed said Petition and accompanying documents to assure compliance with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and N.J.A.C. 2:76-3 et seq.;

WHEREAS, under N.J.S.A. 4:1C-7 and N.J.A.C. 2:76-3, the SADC has the authority to certify a Farmland Preservation Program; and

WHEREAS, upon the effective date of the recorded Agreement, the Owners are eligible to receive the benefits described in the Agreement pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and N.J.A.C. 2:76-3 et seq.; and

WHEREAS, pursuant to N.J.A.C. 2:76-5, the Owner or farm agent as an agent for the Owner shall be eligible to apply to the local Soil Conservation District for up to \$21,588.60 in State soil and water conservation cost-share grant funds, subject to availability of such funds, for soil and water conservation projects on the Premises; and

WHEREAS, work performed on soil and water conservation projects prior to Soil Conservation District and State Soil Conservation Committee approval will not be eligible for cost sharing.

NOW THEREFORE, BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC certifies the Farmland Preservation Program, which shall continue for **an eight (8) year period** beginning from the recording date of the fully executed Agreement with the county clerk's office.
3. All documents required for the creation of this Farmland Preservation Program shall be subject to review and approval by the SADC and the Office of the Attorney General.
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
5. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/28/2019



Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

SCHEDULE A

BEGINNING at an iron at the termination of the first course described in a deed from John Sages and Daisy Sages, his wife, to John Richard Shope and David C. Shope, Jr. and recorded in Deed Book 775 at Page 456 and from said point and place of beginning running thence;

1. Along land of Umbreit and land of Slatery and along a stone row, North 43 degrees 09 minutes 12 seconds East 1280.94 feet to an iron found in a stone heap, thence

2. Along lands of Amity Productions and along a stone row South 15 degrees 24 minutes 12 seconds East 1798.59 feet to a point on the northerly side of Pleasant Grove Road, thence

3. Along the northerly side of Pleasant Grove Road on a curve to the left having a radius of 633.00 feet for a distance of 87.55 feet to a point of tangency, thence

4. Still along the northerly sideline of Pleasant Grove Road South 57 degrees 11 minutes 13 seconds West 309.32 feet to a point of curvature, thence

5. Still along the northerly sideline of Pleasant Grove Road on a curve to the right having a radius of 567.00 feet for a distance of 163.18 feet to a point of tangency, thence

6. Still along the northerly side of Pleasant Grove Road South 73 degrees 40 minutes 35 seconds West 46.55 feet to a point, thence

7. Along the easterly line of Lot 20-B North 46 degrees 31 minutes West 697.54 feet to a point in the line of land of Allen and Patricia Nichols, thence

8. Along a fence line on the westerly side of a farm lane and along land of Nichols North 0 degrees 41 minutes 30 seconds West 113.21 feet to a 14 inch Maple Tree, thence

9. Still along a fence line and along land of Nichols South 81 degrees 34 minutes West 190.00 feet to a 24 inch Walnut Tree, thence

10. Still along land of Nichols North 36 degrees 36 minutes 20 seconds West 402.13 feet to an iron pine, thence

11. Still along land of Nichols and running 5.00 feet easterly of a stone row North 13 degrees 47 minutes 40 seconds West 207.36 feet to an iron at a corner to Nichols in the line of land of Quелlette, thence

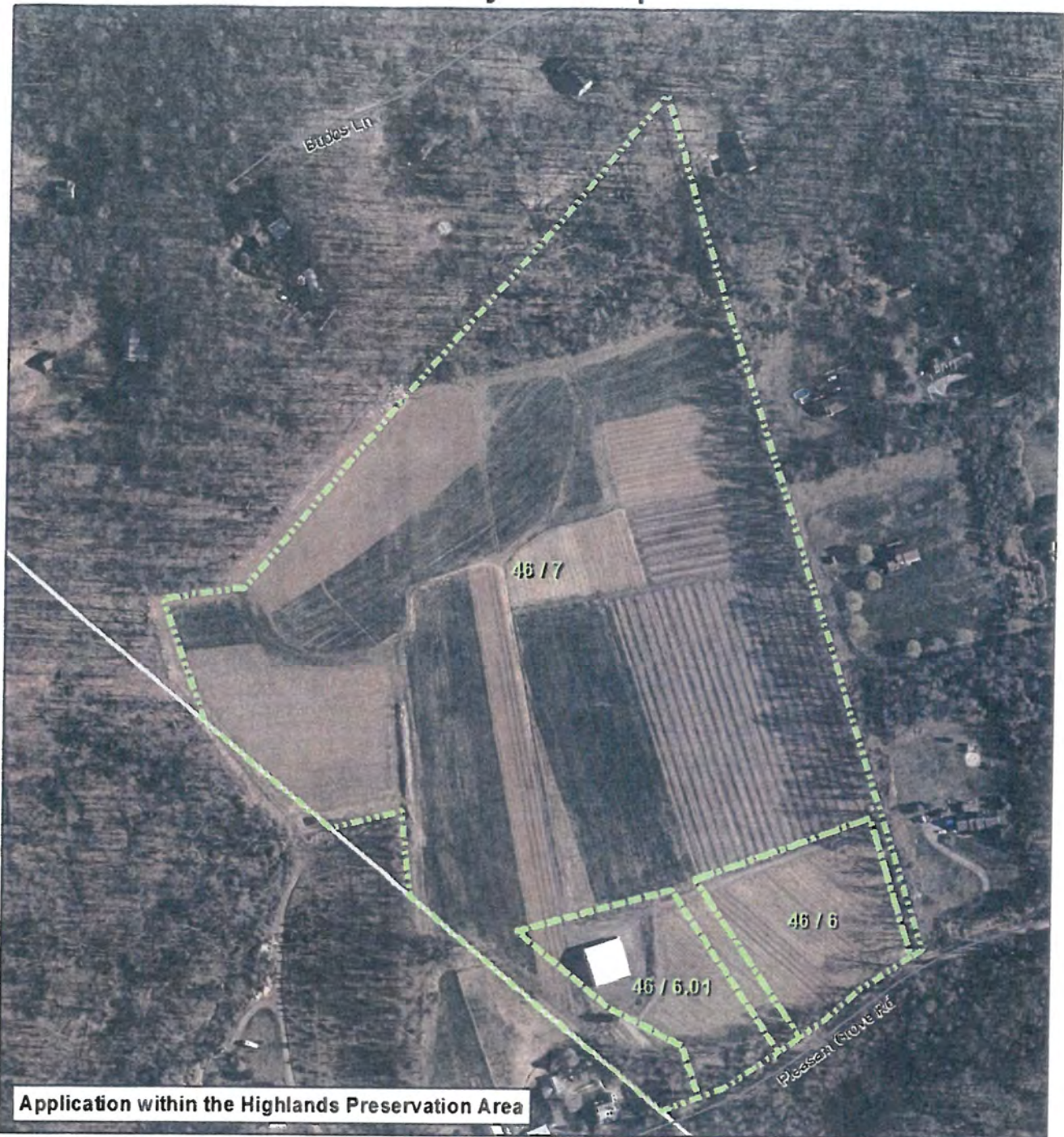
12. Along a stone row and along land of Quелlette North 89 degrees 49 minutes 10 seconds East 160.00 feet to the point and place of BEGINNING.

Containing 35.981 acres of land.

This description is written in accordance with a survey by Allen Nichols, Jr., L.S. 15537 dated August 10, 1978.

Project Map

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Application within the Highlands Preservation Area

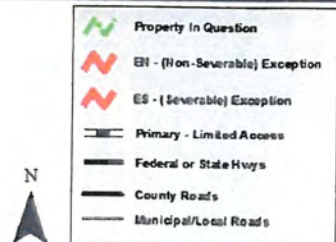
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Lebensfreude LLC
Block 46 Lots 6 (2.36 ac), 6.01 (2.10 ac) & 7 (30.25 ac)
Gross Total - 34.71 ac
Washington Twp. Morris County

Note: The official acres total (per the Schedule A legal description) is 35.981 acres.

500 250 0 500 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 geodetic 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.



Sources:
Green Acres Conservation Easement Data
NJGIS/OGIS 2012 Digital Aerial Image

November 20, 2018

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2019R2(3)
CERTIFICATION OF A FARMLAND PRESERVATION PROGRAM

For the Property of
Batten, Wayne R. and Kimberly L.
Lumberton Twp., Burlington County
SADC ID# 03-0040-TF

N.IAC. 2:76-3 et seq.

February 28, 2019

WHEREAS, Wayne R. and Kimberly L. Batten, hereinafter "Owners", are the record owners of Block 52 , Lots 7.01, p/o 7.03, p/o 7.04, in Lumberton Twp., Burlington County, by deed dated May 14, 1999 and recorded in the Burlington County Clerk's office on June 16, 1999 in Book 5696, Page 827, and by quit claim deed dated June 13, 2011 and recorded in the Burlington County Clerk's office on June 21, 2011 in Book 06773, Page 035, totaling approximately 9.9 acres, hereinafter referred to as the "Premises" (Schedule A); and

WHEREAS, a development easement on the Premises was conveyed to the Burlington County Agriculture Development Board ("BCADB") as a Farmland Preservation Deed of Easement dated May 2, 2012 and recorded in the Burlington County Clerk's Office on May 9, 2012 in Deed Book OR13008, Page 6940; and

WHEREAS, the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and N.J.A.C. 2:76-3 et seq. provide for the creation of Farmland Preservation Programs; and

WHEREAS, on December 27, 2018, the Owners submitted a petition to the BCADB for the creation of Farmland Preservation Program for the Premises, as the Premises' development easement had been conveyed without SADC funding and therefore was not eligible for certain benefits under the Agriculture Retention and Development Act; and

WHEREAS, on January 10, 2019, the BCADB passed a resolution granting approval for the creation of a Farmland Preservation Program for the Premises; and

WHEREAS, on January 11, 2019, the Burlington CADB submitted its Resolution, the approved Petition, an Agreement, and supporting documents to the State

Agriculture Development Committee ("SADC") for certification of a Farmland Preservation Program for the Premises; and

WHEREAS, the SADC has reviewed said Petition and accompanying documents to assure compliance with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and N.J.A.C. 2:76-3 et seq.;

WHEREAS, under N.J.S.A. 4:1C-7 and N.J.A.C. 2:76-3, the SADC has the authority to certify a Farmland Preservation Program; and

WHEREAS, upon the effective date of the recorded Agreement, the Owners are eligible to receive the benefits described in the Agreement pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and N.J.A.C. 2:76-3 et seq.; and

WHEREAS, pursuant to N.J.A.C. 2:76-5, the Owners or farm agent as an agent for the Owners shall be eligible to apply to the local Soil Conservation District for up to \$5,940 in State soil and water conservation cost-share grant funds, subject to availability of such funds, for soil and water conservation projects on the Premises; and

WHEREAS, work performed on soil and water conservation projects prior to Soil Conservation District and State Soil Conservation Committee approval will not be eligible for cost sharing.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC certifies the Farmland Preservation Program, which shall continue for a **sixteen (16) year period** beginning from the recording date of the fully executed Agreement with the county clerk's office.
3. All documents required for the creation of this Farmland Preservation Program shall be subject to review and approval by the SADC and the Office of the Attorney General.
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
5. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/28/2019



Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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Taylor Wiseman & Taylor

ENGINEERS | SURVEYORS | SCIENTISTS

124 Galther Drive, Suite 150, Mt. Laurel, NJ 08054

856-235-7200 phone 856-722-9250 fax

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DESCRIPTION OF FARMLAND PRESERVATION EASEMENT

Municipality: Lumberton
Burlington County
Batten Farm TWT #04354.6000.00
Wayne R. & Kimberly L. Batten
303 Landing Street

Date: May 28, 2010
Revised June 3, 2011
Block 52
Lots 7.01, 7.04, & 7.03
Location: 303 Landing Street

ALL THAT CERTAIN TRACT or parcel of land located at 303 Landing Street in the Township of Lumberton, County of Burlington, New Jersey, bounded and described as follows:

BEGINNING AT A POINT in the southwesterly potential right-of-way line of Landing Street (width varies), said point being 33.00 feet perpendicular from the centerline, said point also being in the dividing line between Block 52, Lots 2.01 and 7.01 and having New Jersey State Plane Grid Coordinates (NAD83 NSRS2007) North 406,182.4406, East 412,018.0716 with a scale factor of 0.99991042, and from said beginning point runs; thence,

Along the said potential southwesterly right-of-way line of said Landing Street, (1) S 64°09'26" E a distance of 908 feet more or less to a point in a gulley and having New Jersey State Plane Grid Coordinates (NAD83 NSRS2007) North 405,786.6769, East 412,835.1933 with a scale factor of 0.99991042; thence,

Along a gulley in a southwestwardly direction, (2) a distance of 540 feet more or less, with a tie course of S 44°37'21" W and a tie distance of 487.90 feet to a point in the top of bank of the South Branch of the Rancocas Creek; thence,

Along said top of bank in a southwestwardly direction, (3) a distance of 205 feet more or less, with a tie course of S 73°49'04" W and a tie distance of 183.73 feet to a point in the same; thence,

(4) N 78°42'22" W a distance of 90.53 feet to a point in the edge of Cedar Lake (dry), and having New Jersey State Plane Grid Coordinates (NAD83 NSRS2007) North 405,405.9715, East 412,227.3008 with a scale factor of 0.99991042; thence,

Along Cedar Lake (dry) in a northwestwardly direction, (5) a distance of 563 feet more or less, with a tie course of N 54°41'43" W and a tie distance of 546.30 feet to a point in the aforesaid southeasterly line of Lot 2.01, and having New Jersey State Plane Grid

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RFB



Coordinates (NAD83 NSRS2007) North 405,721.6652, East 411,781.5087 with a scale factor of 0.99991042; thence,

Along the same, (6) N 27°10'34" E a distance of 518 feet more or less, to the POINT AND PLACE OF BEGINNING

Containing within said metes and bounds 10.3± acres.

Description of Exception to Farmland Preservation Easement being more particularly described as follows:

Beginning at a point in Block 52, Lot 7.04, and having New Jersey State Plane Grid Coordinates (NAD83 NSRS2007) North 405,824.0893, East 412,389.5886 with a scale factor of 0.99991042, said point being located S 46°02'00" E a distance of 516.23 feet from the point of beginning for the overall easement area, and having New Jersey State Plane Grid Coordinates (NAD83 NSRS2007) North 406,182.4406, East 412,018.0716 with a scale factor of 0.99991042, and from said beginning point runs; thence,

Through said Lot 7.04 and Block 52, Lot 7.03, (1) S 64°11'13" E a distance of 92.10 feet to a point in said Lot 7.03; thence,

Still through said Lot 7.03, (2) S 25°48'47" W a distance of 173.25 feet to a point in the same; thence,

Through the same and the aforesaid Lot 7.04, (3) N 64°11'13" W a distance of 92.10 feet to a point in said Lot 7.04; thence,

Through the same, (4) N 25°48'47" E a distance of 173.25 feet to the POINT AND PLACE OF BEGINNING

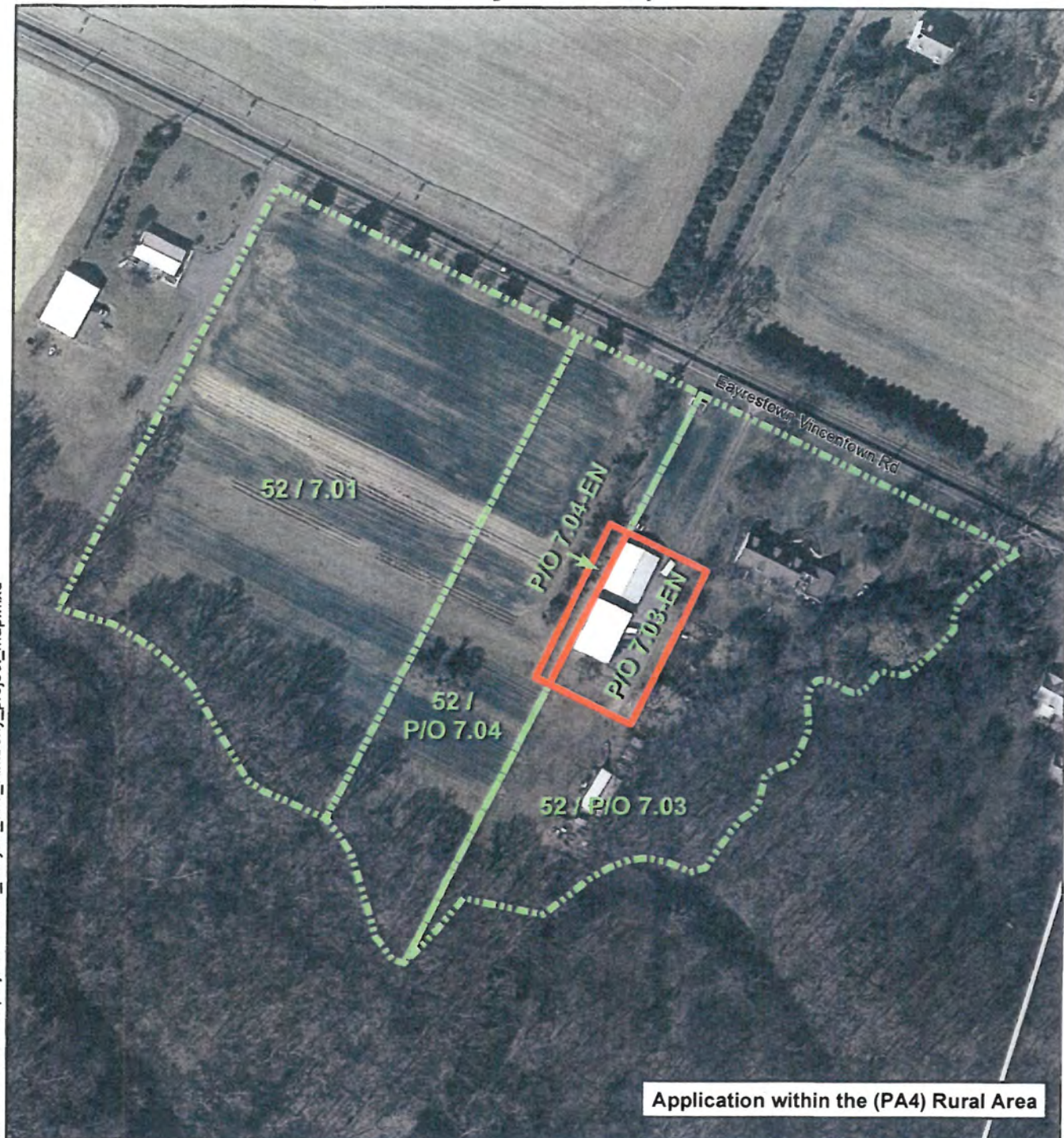
Containing within said metes and bounds 0.366± acres.

Area Recap

Easement Area:	10.3±	Acres
Exception Area:	-0.366±	Acres
Total Net Farmland Preservation Easement Area:	9.9±	Acres

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RJB

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

Burlington/Batten, Wayne & Kimberly
Block 52 Lots 7.01 (4.63 ac), P/O 7.03 (3.32 ac),
P/O 7.03-EN (non-severable exception - .42 ac), P/O 7.04 (2.15 ac)
& P/O 7.04-EN (non-severable exception - .08 ac)
Gross Total - 10.59 ac
Lumberton Twp. Burlington County

Note: The official acre totals (per the Schedule A legal description) are as follows:
Gross total - 10.3 acres
Exception area - 0.366 acres
Premises - 9.9 acres

200 100 0 200 400 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 geodetic 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

- Property In Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads



Sources:
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

February 7, 2019

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2019R2(4)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
Warren County
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of
LaBarre Family LMTD Partnership ("Owner")
Hope and Knowlton Townships, Warren County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 21-0605-PG
FEBRUARY 28, 2019**

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Warren 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, Warren County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on September 25, 2017 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 600, Lot 2300 Hope Township and Block 64, Lot 1, Knowlton Township, Warren County, totaling approximately 106.8 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Warren County's Northwest Project Area and the Highlands Planning Area; and

WHEREAS, the Owner is under a Property License Agreement ("Agreement") with neighboring Triple Brook Campground for an estimated 3.7 acres, known as the "Pond Area" and the County and Owner requested a severable exception area to allow for a future fee simple sale; and

WHEREAS, the SADC Green Light Approval and the certification of easement value were, and this Final Approval is conditioned on amending the Property License Agreement to specify the boundaries of the area under Agreement; and

WHEREAS, the SADC Green Light Approval and certification of easement value were, and this Final Approval is conditioned on defining and recording any necessary irrigation access easements for agricultural purposes benefitting the Property through the approximately 3.7 acre severable exception area (Pond Area) prior to closing; and

WHEREAS, all agreements and easements or amendments to the same must be reviewed and approved by the SADC prior to execution or recording; and

WHEREAS, the Property includes:

- one (1), approximately 3.7 acre severable exception area for and limited to passive recreation and flexibility of use, and zero (0) housing opportunities ("Pond Area").
- one (1), approximately 0.47 acre non-severable exception area for access and parking area for the uses in the severable exception area and limited to zero (0) housing opportunities.
- one (1), approximately 5-acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses.

resulting in approximately 97.63 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) Residual Dwelling Site Opportunity (RDSO), zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in hay and soybean production; and

WHEREAS, the Owner has 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 54.53 which exceeds 44, which is 70% of the County's average quality score as determined by the SADC July 29, 2016; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on February 27, 2018 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 September 27, 2018 the SADC certified a development easement value of \$3,200 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$3,200 per acre based on zoning and environmental regulations in place as of the current valuation date May 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,200 per acre for the development easement for the Property; and

WHEREAS, on December 21, 2018 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. 2:76-17.13, on November 28, 2018, the Hope Township Committee approved the application for the sale of development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 13, 2018, the Knowlton Township Committee approved the application for the sale of development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on December 20, 2018, the Warren County Agriculture

Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 28, 2018, the Warren Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$880 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 100.56 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 100.56 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$233,299.20	(\$2,320/acre)
Warren County	\$ 88,492.80	(\$ 880/acre)
Total Easement Purchase	\$321,792.00	(\$3,200/acre)

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, Warren County is requesting \$233,299.20 in base grant funding which is available at this time (Schedule B); 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 subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 100.56 net easement acres, at a State cost share of \$2,320 per acre, (72.5% of certified easement value and purchase price), for a total grant of approximately \$233,299.20 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. The Green Light Approval and certification of easement value were and this Final Approval is conditioned on amending the Property License Agreement to specify the boundaries of the area under Agreement and defining and recording any necessary irrigation access easements for agricultural purposes benefitting the Property through the approximately 3.7 acre severable exception area (Pond Area) prior to closing.

4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
5. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
6. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
7. 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 area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
8. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/28/2019

Date



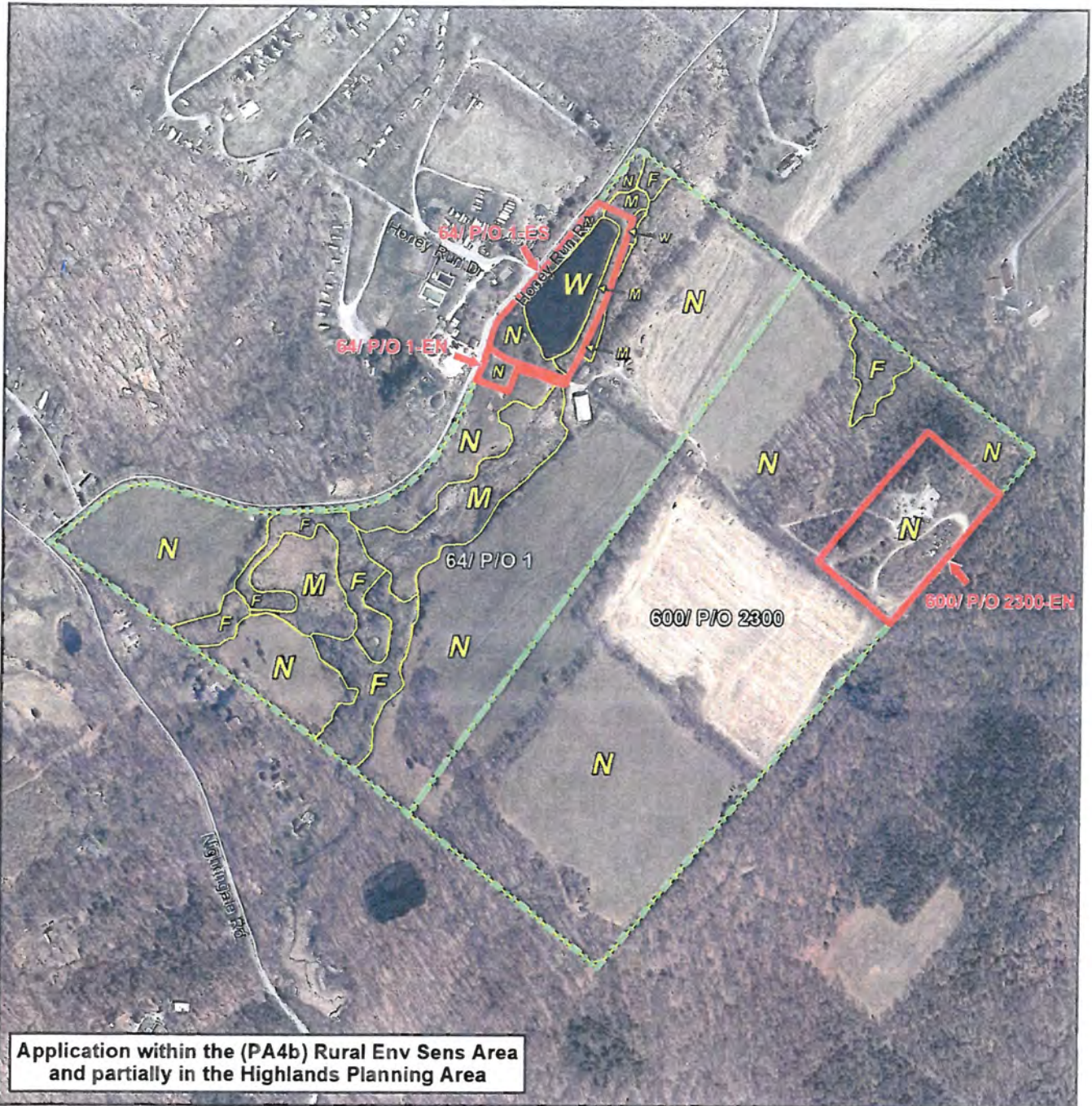
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

<https://sonj.sharepoint.com/sites/AG-SADC/Warren/CPIG/21-0605-PG/ACQ/Final%20Approvals/LaBarre%20County%20PIG%20FA%202018.docx>

Wetlands



Application within the (PA4b) Rural Env Sens Area
and partially in the Highlands Planning Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

LaBarre Family, LP
Knowlton Twp - Block 64 Lots P/O 1 (47.3 ac); P/O 1-ES (severable exception - 3.7 ac)
& P/O 1-EN (non-severable exception - 0.4 ac)
Hope Twp - Block 600 P/O 2300 (50.0 ac) and
P/O 2300-EN (non-severable exception - 5.0 ac)
Gross Total - 106.8 ac
Warren County

500 250 0 500 1,000 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ Highlands Council Data
NJOT/OGIS 2015 Digital Aerial Image

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 geodetic 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 definition 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.



- Property In Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads

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

February 21, 2018

Preserved Farms and Active Applications Within Two Miles



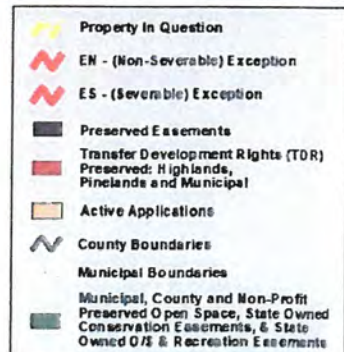
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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

LaBarre Family, LP
Knowlton Twp - Block 64 Lots P/O 1 (47.3 ac); P/O 1-ES (severable exception - 3.7 ac)
& P/O 1-EN (non-severable exception - 0.4 ac)
Hope Twp - Block 600 P/O 2300 (50.0 ac) and
P/O 2300-EN (non-severable exception - 5.0 ac)
Gross Total - 106.8 ac
Warren County

2,500 1,250 0 2,500 5,000 7,500 Feet

NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDOT GIS 2012 Digital Aerial Image

February 21, 2015

Warren County

S:\Fiscal\FISCAL County PIG Funding Status.xlsx

February 28, 2019

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

La Barre Family L.P
21- 0605-PG
County FIG Program
97 Acres

Block 64	Lot 1	Knowlton Twp.	Warren County
Block 600	Lot 2300	Hope Twp.	Warren County
SOILS:		Other	100% * 0 = .00
			SOIL SCORE: .00
TILLABLE SOILS:		Cropland Harvested	69% * .15 = 10.35
		Wetlands	7% * 0 = .00
		Woodlands	24% * 0 = .00
			TILLABLE SOILS SCORE: 10.35
FARM USE:		Hay	37 acres
		Soybeans-Cash Grain	30 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:
 - b. Exceptions:
 - 1st (3.7) acres for Leased to Triple Brook "Pond Area"
Exception is severable
Exception is for passive recreation. There is no residential opportunity associated with this "Pond Area" exception.
 - 2nd five (5) acres for Future dwelling
Exception is not to be severed from Premises
Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
 - 3rd (.4) acres for Driveway
Exception is not to be severed from Premises
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions:
 1. The partnership is under a Property License Agreement ("Agreement") with Triple Brook Campground for an estimated 3.7 acres, known as the "Pond Area." SADC staff worked with County staff, the landowners of both the farm and campground to confirmation the delineation of the exception areas for the farm application. SADC Green Light Approval and the certification of easement value were, and this Final Approval is conditioned on amending the Property License Agreement to specify the boundaries of the area under Agreement.
 2. SADC Green Light Approval and certification of easement value were, and this Final Approval is conditioned on defining and recording any necessary irrigation access easements for agricultural purposes benefitting the Property through the approximately 3.7 acre severable exception area (Pond Area) prior to closing.
 3. All amendments and easements need to be approved by SADC counsel prior to execution and recording.

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

- 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. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2019R2(5)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
Gloucester County
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of
Coughlin, Harold B. ("Owner")
South Harrison Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0198-PG**

February 28, 2019

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on April 18, 2017 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 15, Lots 3, 92 & 93, South Harrison Township, Gloucester County, totaling 21.301 surveyed acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Gloucester County's Raccoon Creek Project Area; and

WHEREAS, the Property includes one (1) .25 acre non-severable exception area for and limited to zero housing opportunities and to afford future flexibility of uses resulting in 21.051 surveyed acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes one (1) single family residential unit, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in hay, livestock and equine production; and

WHEREAS, the Owner has 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 60.71 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC July 28, 2016; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on June 12, 2017 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 October 26, 2017 the SADC certified a development easement value of \$10,000 per acre based on zoning and environmental regulations in place as of the current valuation date July 12, 2017; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$10,000 per acre for the development easement for the Property; and

WHEREAS, on December 12, 2018 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. 2:76-17.13, on May 9, 2018, the South Harrison Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on December 20, 2018, the Gloucester County Agriculture Development Board passed a resolution granting final approval for the pre-acquisition of the development easement on the Property and for the submission to the SADC for cost share funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 19, 2018, the County of Gloucester passed a resolution granting final approval for the pre-acquisition of the development easement and a commitment of funding for \$10,000 per acre to cover the local cost share; and

WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on December 21, 2018 for \$210,510 (\$10,000 per acre) which was recorded on January 2, 2019 in the Gloucester County Clerk's Office in Deed Book 6010, Page 86; and

WHEREAS, the estimated cost share breakdown is as follows (based on 21.051 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$126,306	(\$6,000/acre)
Gloucester County	\$ 84,204	(\$4,000/acre)
Total Easement Purchase	\$210,510	\$10,000/acre)

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, Gloucester County is requesting \$126,306 in competitive grant funding which is available at this time (Schedule B); 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 subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Property, comprising 21.051 surveyed easement acres, at a State cost share of \$6,000 per acre, (60% of certified easement value and per acre purchase price), for a total grant of approximately \$126,306 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
4. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. 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 area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/28/2019



Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Wetlands

SCHEDULE A

X:\counties\gloucester\projects\Coughlin_Harold_B_fw.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Coughlin, Harold B.
Block 15 Lots 92 (1.8 ac); 93 (1.6 ac); P/O 3 (18.3 ac)
& P/O 3-EN (non-severable exception - 0.25 ac)
Gross Total = 22.0 ac
South Harrison Twp., Gloucester County

200 100 0 200 400 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJOT/OGIS 2015 Digital Aerial Image

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 geodetic 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.



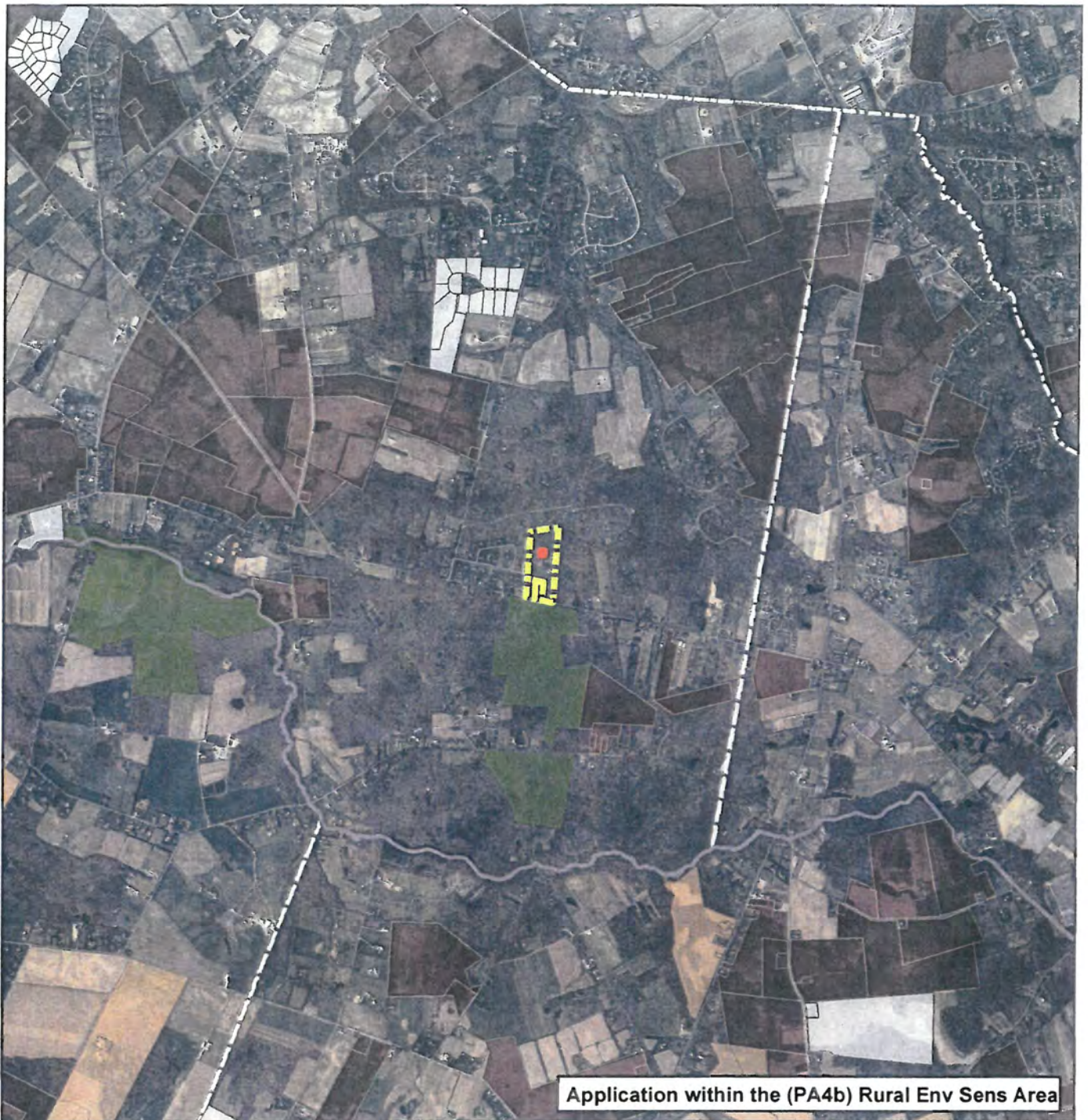
	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space

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

May 15, 2017

Preserved Farms and Active Applications Within Two Miles

X:\counties\gloucester\projects\Coughlin_Harold_B_2mile.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Coughlin, Harold B.
Block 15 Lots 92 (1.8 ac); 93 (1.6 ac); P/O 3 (18.3 ac)
& P/O 3-EN (non-severable exception - 0.25 ac)
Gross Total = 22.0 ac
South Harrison Twp., Gloucester County

2,000 1,000 0 2,000 4,000 6,000 Feet



- Property In Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Active Applications
- Preserved With Federal Funds
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/OGIS 2015 Digital Aerial Image

May 15, 2017

Gloucester County

S:\Fiscal\FISCAL County PIG Funding Status.xlsx

February 28, 2019

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Coughlin, Harold B.
08- 0198-PG
County PIG Program
22 Acres

Block 15	Lot 3	South Harrison Twp.	Gloucester County
Block 15	Lot 92	South Harrison Twp.	Gloucester County
Block 15	Lot 93	South Harrison Twp.	Gloucester County

SOILS:	Prime	5% *	.15	=	.75
	Statewide	95% *	.1	=	9.50

SOIL SCORE: 10.25

TILLABLE SOILS:	Cropland Harvested	81% *	.15	=	12.15
	Other	4% *	0	=	.00
	Woodlands	15% *	0	=	.00

TILLABLE SOILS SCORE: 12.15

FARM USE:	Hay	13 acres	
	General Livestock NEC	6 acres	Pasture
	Horse & Other Equine	acres	6 horses for personal use

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:
 - b. Exceptions:
 - 1st (.25) acres for Surrounding Barn
 - Exception is not to be severed from Premises
 - Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
 - 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. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2019R2(6)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
Gloucester County
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of
Mancini, Geraldine C. ("Owner")
Elk and Franklin Townships, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID#08-0201-PG**

February 28, 2019

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on September 5, 2017 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 51, Lot 5, Elk Township and Block 2501, Lot 2, Franklin Township, Gloucester County, totaling 93.35 surveyed acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Gloucester County's Still Run Project Area; and

WHEREAS, the Property includes one (1), 1 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in 92.35 surveyed acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, 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 Owner has 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 63.61 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC July 28, 2016; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on January 4, 2018 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 May 24, 2018 the SADC certified a development easement value of \$8,500 per acre based on zoning and environmental regulations in place as of the current valuation date February 27, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$8,500 per acre for the development easement for the Property; and

WHEREAS, on December 21, 2018 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. 2:76-17.13, on May 3, 2018, the Elk Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 8, 2018, the Franklin Township Committee approved the application for the sale of development easement but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on December 20, 2018, the Gloucester County Agriculture Development Board passed a resolution granting final approval for the pre-acquisition of the development easement on the Property and for the submission to the SADC for cost share funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on December 27, 2018, the County of Gloucester passed a resolution granting final approval for the pre-acquisition of the development easement and a commitment of funding for \$8,500 per acre to cover the local cost share; and

WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on February 6, 2019 for \$784,975 (\$8,500 per acre) which was recorded on February 6, 2019 in the Gloucester County Clerk's Office in Deed Book 6030, Page 160; and

WHEREAS, the estimated cost share breakdown is as follows (based on 92.35 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$475,602.50	(\$5,150/acre)
Gloucester County	\$309,372.50	(\$3,350/acre)
Total Easement Purchase	\$784,975.00	(\$8,500/acre)

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, Gloucester County is requesting \$475,602.50 competitive grant funding which is available at this time (Schedule B); 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 subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Property, comprising 92.35 easement acres, at a State cost share of \$5,150 per acre, (60.59% of certified easement value and purchase price), for a total grant of approximately \$475,602.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
4. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. 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 area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/28/2019



Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

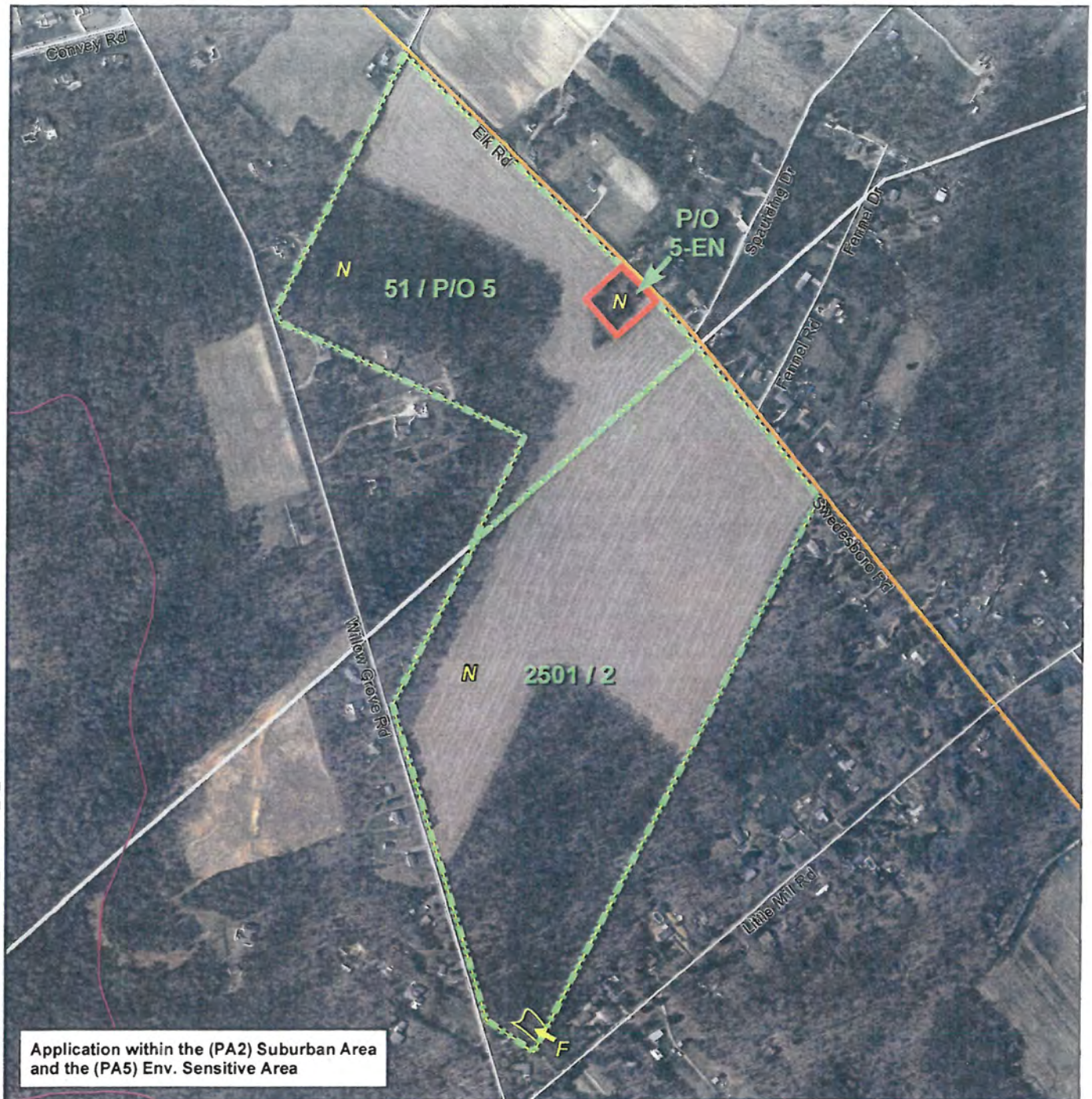
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Wetlands and C-1 Streams

SCHEDULE A

X:\counties\gloucester\projects\Mancini_Geraldine_C_FWW.mxd



Application within the (PA2) Suburban Area and the (PA5) Env. Sensitive Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Mancini, Geraldine C.
Block 51 P/O Lot 5 (34.14 ac)
& P/O Lot 5-EN (non-severable exception - 1.0 ac) Elk Twp.
Block 2501 Lot 2 (61.04 ac) Franklin Twp.
Gross Total - 96.18 ac
Gloucester County

500 250 0 500 1,000 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJOT/IGIS 2015 Digital Aerial Image

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 geodetic 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.

- Property In Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Wetlands Boundaries
- C-1 Streams
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads

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

September 8, 2017

Preserved Farms and Active Applications Within Two Miles



Application within the (PA2) Suburban Area
and the (PA5) Env. Sensitive Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Mancini, Geraldine C.
Block 51 P/O Lot 5 (34.14 ac)
& P/O Lot 5-EN (non-severable exception - 1.0 ac) Elk Twp.
Block 2501 Lot 2 (61.04 ac) Franklin Twp.
Gross Total - 96.18 ac
Gloucester County

2,000 1,000 0 2,000 4,000 6,000 Feet



- Property In Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Transfer Development Rights (TDR)
- Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/OGIS 2015 Digital Aerial Image

Date: 10/3/2017

Gloucester County

[illegible]

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Mancini, Geraldine C.
08- 0201-PG
County PIG Program
95 Acres

Block 51	Lot 5	Elk Twp.	Gloucester County
Block 2501	Lot 2	Franklin Twp.	Gloucester County
SOILS:		Prime	96% * .15 = 14.40
		Statewide	4% * .1 = .40
			SOIL SCORE: 14.80
TILLABLE SOILS:		Cropland Harvested	57% * .15 = 8.55
		Woodlands	43% * 0 = .00
			TILLABLE SOILS SCORE: 8.55

FARM USE:

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:
 - b. Exceptions:
 - 1st one (1) acres for 1 Future Single family residence
Exception is not to be severed from Premises
Exception is to be limited to one future single family residential unit(s)
 - 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. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2019R2(7)
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO
Druesne, Barry & Maeve (Monmouth Conservation Foundation)
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of
Druesne, Barry & Maeve**

FY19 Non Profit Round - SADC #13-0017-NP

February 28, 2019

WHEREAS, on March 23, 2018 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from Monmouth Conservation Foundation (MCF) for the Druesne, Barry & Maeve farm identified as Block 39, Lots 8 & 9, Colts Neck Township, Monmouth County, totaling approximately 18.25 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property includes one (1), approximately 2 acre severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses resulting in approximately 18.25 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in hay production; and

WHEREAS, on May 24, 2018 the SADC granted preliminary approval by Resolution #FY2018R5(9) to six applications in the FY19 Nonprofit Round including one application submitted by the MCF and appropriated the requested grant amount of \$490,000 for the acquisition of development easement on the Druesne, Barry & Maeve farm; and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) the SADC determined that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, the Property has a quality score of 59.93 which is greater than 70% of the County average quality score of 54 as determined by the Committee on July 27, 2017; and

WHEREAS, pursuant to N.J.A.C. 2:76 15(b) 2., If two appraisals have been obtained on a parcel, and the difference between the two appraisal values is 10% of the higher appraisal value or less, the eligible land cost shall be the average of the appraisal values; and

WHEREAS, on October 12, 2018 the SADC approved the development easement value of the Property to be \$55,150 per acre based on current zoning and environmental regulations in place as of July 12, 2018; and

WHEREAS, a fifty percent SADC cost share of \$27,575 per acre on approximately 18.25 acres would result in an SADC grant need of approximately \$503,243.75 (a shortfall of approximately \$13,243.75); and

WHEREAS, the SADC advised MCF of the average easement value and the shortfall in SADC grant funding and on October 30, 2018, MCF informed the SADC that it will accept the SADC cost share of \$490,000; and

WHEREAS, the Monmouth County Board of Chosen Freeholders entered into a Farmland Preservation Agreement with MCF on January 10, 2019 and will provide 25.81% matching funds from Monmouth County (an estimated \$259,833.19) for the MCF easement acquisition on the Druesne, Barry & Maeve farm and agreed to accept assignment of the development easement from MCF and be responsible for annual monitoring; and

WHEREAS, on November 30, 2018 MCF approved the application and a cost share of \$121,248.43; and

WHEREAS, on December 12, 2018 The Township of Colts Neck approved the application and a cost share of \$121,248.43; and

WHEREAS, pursuant to N.J.A.C. 2:76-15.1, the typical cost share breakdown based on 18.25 acres would be as follows:

	<u>Per Acre</u>	<u>Total</u>
SADC	\$27,575.00	\$503,243.75
Monmouth County	\$14,287.50	\$260,746.88
Colts Neck Township	\$ 6,643.75	\$121,248.44
MCF	\$ 6,643.75	\$121,248.43
	\$55,150.00	\$1,006,487.50

WHEREAS, the cost share breakdown based on \$490,000 in available funds is as follows:

	<u>Total</u>	<u>Per/acre</u>
SADC	\$490,000.00	(\$26,849.32/acre or 48.68% total cost)
Monmouth County	\$259,833.19	(\$14,237.43/acre or 25.81% total cost)
Colts Neck	\$130,843.38	(\$7,169.50/acre or 13% total cost)
MCF	\$125,810.94	(\$6,893.75/acre or 12.5% total cost)
Total Easement Purchase	\$1,006,487.50	(\$55,150.00/acre)

WHEREAS, because it is anticipated MCF will utilize its entire FY2019 appropriation of \$490,000, no additional funds are available for ancillary cost reimbursement as per N.J.A.C. 2:76-12.6 and 16.3; and

WHEREAS, N.J.A.C. 2:76-16.1(a)3.iii allows for the conveyance of the development easement to the Federal Government, the State, the County, or another qualifying tax-exempt organization for farmland preservation purposes; and

WHEREAS, MCF is under contract with the County and will assign the Deed of Easement to the Monmouth County immediately after closing on the Deed of Easement; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to MCF for the Druesne, Barry & Maeve farm easement acquisition application subject to compliance with N.J.A.C. 2:76-16.
3. The SADC approves the assignment of the Deed of Easement from MCF to Monmouth County provided the SADC reviews and approves in advance all documentation to accomplish the assignment including, but not limited to, review of survey, title, and assignment document.
4. The SADC shall provide a cost share grant not to exceed \$490,000 or approximately \$26,849.32 per acre on 18.25 acres (approximately 48.68% of total cost) to MCF for the development easement acquisition on the Druesne, Barry & Maeve farm, subject to the availability of funds.
5. The application is subject to the conditions contained in (Schedule B).
6. The SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1.
7. The SADC's cost share grant to MCF for the development easement purchase 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, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement.
8. The SADC authorizes Douglas Fisher, Secretary of Agriculture as Chairperson of the SADC or Executive Director Susan E. Payne to execute all documents necessary to provide a grant to MCF for the acquisition of a development easement on the Druesne, Barry & Maeve farm.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/28/2019



Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Wetlands

Schedule A

X:\counties\monco\projects\Drusene, Barry and Maeve (MCF) fww.mxd



Application in the (PA4b) Rural Env. Sens Area

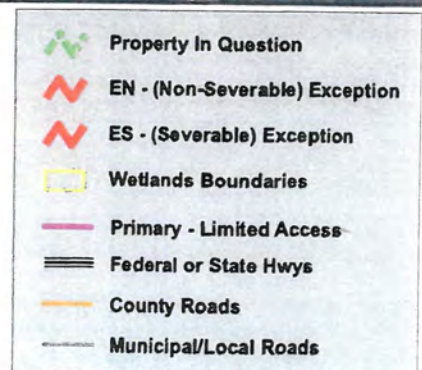
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Drusene, Barry and Maeve (MCF)
Block 39 Lots P/O 8 (12.0 ac) & P/O Lot 8-ES (severable exception – 2.0 ac)
& Lot 9 (6.8 ac)
Gross Total – 20.8 ac
Colts Neck Twp., Monmouth County

250 125 0 250 500 Feet

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJOTIS 2015 Digital Aerial Image

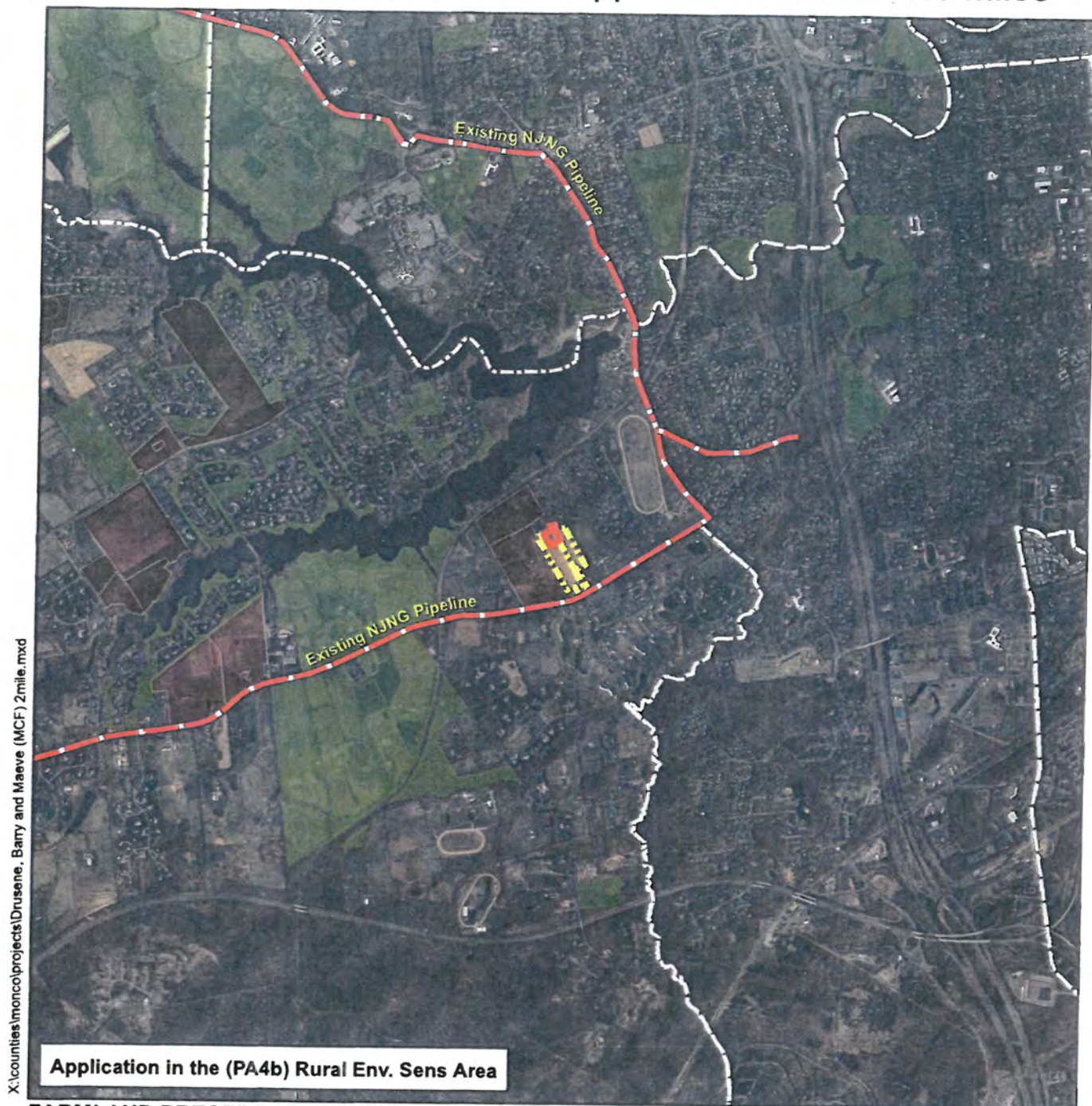
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Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

April 18, 2018

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Druesne, Barry and Maeve (MCF)
Block 39 Lots P/O 8 (12.0 ac) & P/O Lot 8-ES (severable exception – 2.0 ac)
& Lot 9 (6.8 ac)
Gross Total – 20.8 ac
Colts Neck Twp., Monmouth County

2,000 1,000 0 2,000 4,000 6,000 Feet



- Property in Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Transfer Development Rights (TDR)
- Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOTIS 2015 Digital Aerial Image

May 2, 2018

Schedule B

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Druesne, Barry & Maeve (MCF)

13- 0017-NP

FY 2019 Easement Purchase - Nonprofit
19 Acres

Block 39	Lbt 8	Colts Neck Twp.	Monmouth County
Block 39	Lot 9	Colts Neck Twp.	Monmouth County

SOILS:	Prime	72% + .15	=	10.80	
	Statewide	28% + .1	=	2.80	
				SOIL SCORE:	13.60

TILLABLE SOILS:	Cropland Harvested	76% + .15	=	11.40	
	Wetlands	2% + 0	=	.00	
	Woodlands	22% + 0	=	.00	
				TILLABLE SOILS SCORE:	11.40

FARM USE:	Hay	18 acres
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In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 50% of the eligible costs. 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 flexibility
 - Exception is severable
 - Exception is to be limited to one existing single family residential unit(s)
 - 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 eligible costs ancillary to 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, N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3 and SADC Policy P-5-A.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R2(8)

Request for Division of Premises

Burlington Path, L.L.C.

February 22, 2018

Subject Property:

Block 20, Lot 5.01

Upper Freehold Township, Monmouth County

75.95 Acres

WHEREAS, Burlington Path, L.L.C., hereinafter "Owner", is the record owner of Block 20, Lot 5.01, in Upper Freehold Township, Monmouth County, by deed dated February 14, 2019, and recorded in the Monmouth County Clerk's Office, totaling approximately 75.95 acres, hereinafter referred to as the "Premises" (as shown on Schedule "A"); and

WHEREAS, Martin and Janet Bullock are the principals of Burlington Path, L.L.C.; and

WHEREAS, the development easement on the original premises, consisting of approximately 374-acres was conveyed to the Monmouth County Agriculture Development Board on November 1, 1996, by the previous owner, William Perretti, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, as a Deed of Easement recorded in the Monmouth County Clerk's Office in Deed Book 5545, Page 172; and

WHEREAS, on January 26, 2006, the SADC approved division of premises resolution #FY06R1(30), thereby creating the Premises and two additional parcels from the original William Perretti farm, as shown in Schedule "B"; and

WHEREAS, on December 17, 2018, the SADC received a request for a division of the Premises from the Monmouth CADB on behalf of the Owner; and

WHEREAS, the Owner proposes to divide the Premises along the existing fence lines, creating an approximately 50-acre parcel (Parcel-A) and a 25-acre parcel (Parcel-B) as shown in Schedule "A"; and

WHEREAS, the Owner intends to retain ownership of Parcel -A and to transfer Parcel-B, to Screamin Hill Brewery, L.L.C., hereinafter the "Brewery"; and

WHEREAS, Martin and Janet Bullock own the adjacent 105-acre preserved Bullock Family Farm; and

WHEREAS, the Bullock Family Farm is a diversified operation consisting of grain, straw, pumpkins and Christmas tree operating from the home farm and on additional properties with approximately 500-acres in production; and

WHEREAS, the Brewery is a partnership between the Owners' son, Brett Bullock and long-time friend Ryan Cole, which is currently operated from a barn on the Bullock Family Farm; and

WHEREAS, Brett Bullock is a full-time farmer working on the Bullock Family Farm in conjunction with the operations at the Brewery; and

WHEREAS, paragraph 15 of the Deed of Easement states that no division of the Premises shall be permitted without the joint approval in writing of the Grantee (Monmouth CADB) and the Committee; and

WHEREAS, in order to grant approval, the Grantee and the SADC must find that the division is for an agricultural purpose and will result in agriculturally viable parcels such that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from the parcel's agricultural output; and

WHEREAS, the Deed of Easement for the Premises identifies one existing single-family residence, no existing agricultural labor units and no RDSO's; and

WHEREAS, the resulting Parcel-A is an approximately 50-acre property that is 81% (40.5-acres) tillable with 70% (35 acres) important soils, as defined by the NJ Natural Resources Conservation Service; and

WHEREAS, the resulting Parcel-A is improved with a single-family residence and two outbuildings; and

WHEREAS, the Owner would utilize Parcel-A to expand the existing diversified production acreage of the Bullock Family Farm; and

WHEREAS, the resulting Parcel-B is an approximately 25-acre property that is 100% tillable with 97.5% (24.5 acres) important soils, as defined by the NJ Natural Resources Conservation Service; and

WHEREAS, the resulting Parcel-B is unimproved; and

WHEREAS, the primary outputs of the Premises have historically been hay, pasture and equine; and

WHEREAS, the Premises has been leased solely for hay in recent years; and

WHEREAS, the Brewery has been in operation since 2014 utilizing a pre-existing barn on the Bullock Family farm; and

WHEREAS, the Brewery brews, bottles, stores, offer tastings and sells its product from the approximately 1,200 sq./ft. converted barn on the Bullock Family Farm; and

WHEREAS, the Brewery currently has a 7-barrel system from which they produced 350 barrels of production in 2018, the highest annual production since production began; and

WHEREAS, according to Brett Bullock approximately 7-acres of barley were needed to meet the Brewery's demand in 2018; and

WHEREAS, due to its success, the Brewery finds that it cannot keep up with demand and intends to expand the capacity of its brewing equipment and the size of the structure it operates from; and

WHEREAS, the Brewery would like to acquire Parcel-B and construct an approximately 6,700 sq./ft., pole barn style building that would service the expansion and house the entire operation; and

WHEREAS, under the proposed new arrangement, the Brewery would be able to install a 15-barrel system allowing it to meet current and foreseeable future demand; and

WHEREAS, the Brewery will raise ingredients for its products on Parcel-B; and

WHEREAS, the primary ingredient, excluding water, of the Brewery's product is barley, accounting for approximately 90% of the cultivated ingredients by volume, with lesser ingredients including wheat, rye and hops; and

WHEREAS, according to the Brewery's calculations the available acreage on Parcel-B would be enough to accommodate three times the current output of the brewery; and

WHEREAS, the SADC makes the following findings related to its determination of whether the division will result in agriculturally viable parcels, such that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from the parcel's agricultural output:

Parcel-A contains significant acreage of tillable, quality soils consisting of approximately 40.5-acres (81%) of tillable ground, improved with a single-family home and outbuildings; and

Parcel-B, contains significant acreage of tillable, quality soils consisting of approximately 25-acres (100%) tillable ground; and

WHEREAS, the SADC makes the following findings related to its determination of whether the division meets the agricultural purpose test:

- 1) The proposed sale of Parcel-B to a full-time farmer, and his business partner, who currently farms and operates a farm based brewery on the adjacent parcel, facilitates the expansion and long-term business planning strategy the brewery operation which has outgrown its current location;
- 2) The sale of Parcel-B to the Brewery expands, diversifies and intensifies the crops that have historically been the output of the Premises; and
- 3) The sale of Parcel-B to the Brewery allows Brett Bullock, a next generation farmer, and his business partner to establish an independent agricultural operation on their own parcel; and

WHEREAS, the Monmouth CADB, hereinafter "CADB", was scheduled to hear this request at its February 12, 2019, meeting, however this meeting had to be cancelled due to a snowstorm; and

WHEREAS, the CADB has rescheduled review of this request for its upcoming March 5, 2019, meeting; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC finds that the division, as described herein, for the purpose of selling Parcel-B to a full-time farmer, and his business partner, who currently farms and operates a farm based brewery on the adjacent parcel, is for an agricultural purpose.
3. The SADC finds that Parcels A and B are agriculturally viable parcels capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions.
4. The SADC approves the division of Premises as follows:
Parcel-A - p/o Block 20, Lot 5.01 (approximately 50 acres) with one existing


single-family residence, as shown on Schedule "A".

Parcel-B - p/o Block 20, Lot 5.01 (approximately 25 acres) with no existing housing or housing opportunities, as shown on Schedule "B".

5. This approval shall be conditioned on the Owner's submission, and SADC approval, of a survey and legal description for the newly created Parcels A and B. Approval of these documents will allow the SADC to prepare the legal document necessary to record its approval of the division of the premises for Parcels A and B.
6. This approval shall not be valid until the legal document is recorded with the Monmouth County Clerk's office.
7. This approval is conditioned on the requirement that the output of the Brewery shall contain a minimum of 51% of ingredients raised on its farm management units; and
8. This approval is conditioned on a comparable approval by the Monmouth CADB, at its next meeting; and
9. This approval is valid for a period of three years from the date of this resolution; and
10. Eligible funding for state soil and water conservation cost share practices shall be reallocated to the respective parcels.
11. This approval is non-transferable.
12. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
13. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/28/2019

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

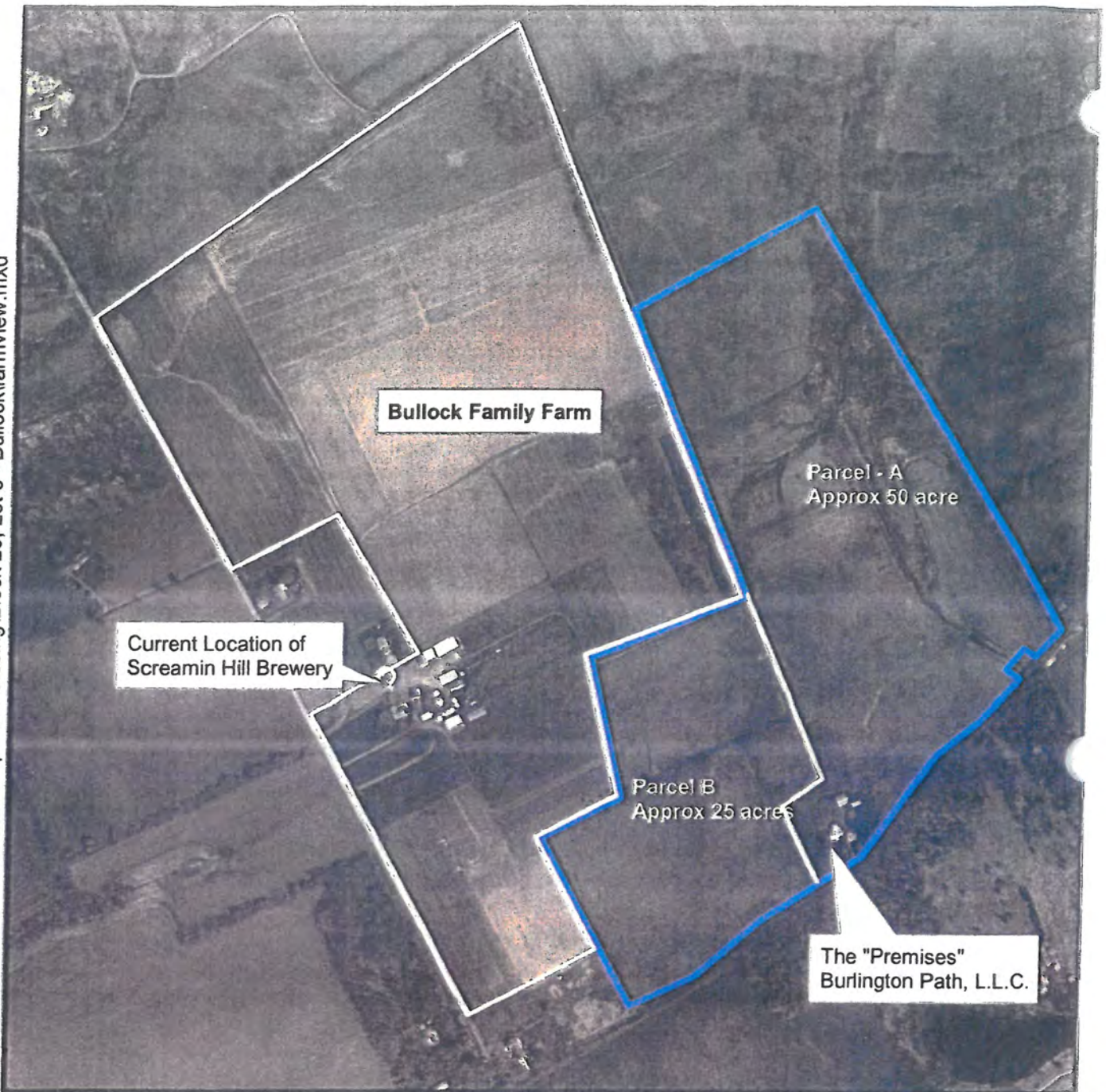
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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Schedule "A"

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Burlington Path L.L.C. Farm
Block 20, Lot 5.01
Upper Freehold Township, Monmouth County
75.95 acres



0 325 650 1,300 1,950 Feet

2/21/2019

Farmland Preservation Program

- PRESERVED EASEMENT
- EXCEPTION AREA
- PRESERVED EASEMENT / NR
- EXCEPTION AREA / NR
- FINAL APPROVAL
- PRELIMINARY APPROVAL
- ACTIVE APPLICATION
- 8 YEAR PRESERVED
- TARGETED FARM
- EXCEPTION AREA TARGETED
- INACTIVE APPLICATION
- INACTIVE/FEDERALLY FUNDED
- NO CORRESPONDING DATA
- PRESERVED/FEDERALLY FUNDED

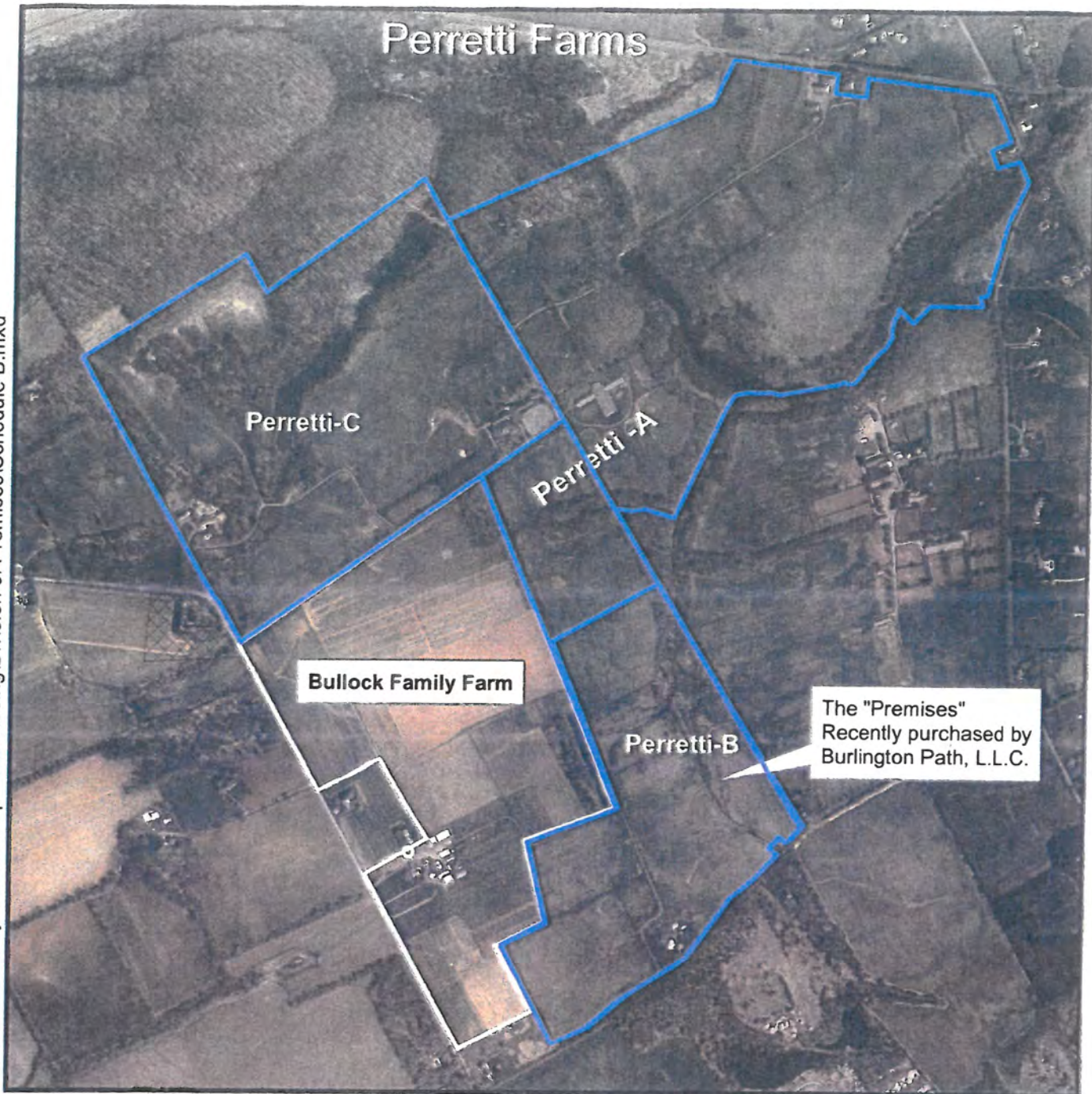
State Planning Areas

- (PA1) METRO
 - (PA2) SUBURBAN
 - (PA3) FRINGE
 - (PA4) RURAL
 - (PA4a) RURAL ENV SENS
 - (PA5) ENV SENS
 - (PA5a) ENV SENSITIVE BARRIER IS
 - (P10) PINELANDS
 - PARK
 - MILITARY
 - NEW JERSEY MEADOWLANDS
 - WATER
 - ELLIS ISLAND- NJ
 - ELLIS ISLAND- NY
- Base Map**
- County Boundaries
 - Municipal Boundaries
 - Highlands Planning Area
 - Highlands Preservation Area
 - Pinelands Area
- Green Acres Preserved Easements

Schedule "B"

Perretti Farms

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Perretti Farm
Block 20, Lots 2, 5.01 & 8
Upper Freehold Township, Monmouth County
374.15 acres



0 550 1,100 2,200 3,300 Feet

2/21/2019

Farmland Preservation Program

- PRESERVED EASEMENT
- EXCEPTION AREA
- PRESERVED EASEMENT / NR
- EXCEPTION AREA / NR
- FINAL APPROVAL
- PRELIMINARY APPROVAL
- ACTIVE APPLICATION
- 8 YEAR PRESERVED
- TARGETED FARM
- EXCEPTION AREA TARGETED
- INACTIVE APPLICATION
- INACTIVE/FEDERALLY FUNDED
- NO CORRESPONDING DATA
- PRESERVED/FEDERALLY FUNDED

State Planning Areas

- (PA1) METRO
- (PA2) SUBURBAN
- (PA3) FRINGE
- (PA4) RURAL
- (PA4a) RURAL ENV SENS
- (PA5) ENV SENS
- (PA5a) ENV SENSITIVE BARRIER IS
- (P10) PINELANDS
- PARK
- MILITARY
- NEW JERSEY MEADOWLANDS
- WATER
- ELLIS ISLAND- NJ
- ELLIS ISLAND- NY

Base Map

- County Boundaries
- Municipal Boundaries
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STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R2(9)

Request for Division of Premises

Ronald Emley Sr.

February 28, 2018

Subject Property:

Block 43, Lot 1

Plumsted Township, Ocean County

166.90 Acres

WHEREAS, Ronald Emley Sr., hereinafter "Owner", is the record owner of Block 43, Lot 1, in Plumsted Township, Ocean County, by deed dated March 28, 1995, and recorded in the Ocean County Clerk's office in Book 5257, Page 318, totaling approximately 167 acres, hereinafter referred to as the "Premises" (as shown on Schedule "A"); and

WHEREAS, the development easement on the farm was conveyed to the Ocean County Agriculture Development Board on April 6, 1995, by the Owner, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, as a Deed of Easement recorded in the Ocean County Clerk's Office in Deed Book 5260, Page 401; and

WHEREAS, on January 18, 2019, the SADC received a request for a division of the Premises from the Ocean CADB on behalf of the Owner; and

WHEREAS, the Owner proposes to divide the Premises, creating an approximately 117-acre parcel (Parcel-A) and a 50-acre parcel (Parcel-B) as shown in Schedule "A"; and

WHEREAS, the Owner intends to retain ownership of Parcel-A and to transfer Parcel-B, to his son Ronald Emley Jr., and daughter-in-law Tara Emley; and

WHEREAS, Ronald Emley Jr., has operated the farm, historically a dairy, with his father his entire life; and

WHEREAS, the Deed of Easement identifies one existing single-family residence, located on Parcel-A, no existing agricultural labor units and two RDSO's associated with the Premises; and

WHEREAS, in the summer of 2018 the CADB approved the ability of exercise one of the RDSO's associated with the Premises for Ronald Emley Jr., and his wife Tara, as shown on Schedule "A"; and

WHEREAS, exercising this RDSO did not require formal approval by the Committee but was administratively supported by SADC staff; and

WHEREAS, the approved RDSO has not yet been constructed; and

WHEREAS, paragraph 15 of the Deed of Easement states that no division of the Premises shall be permitted without the joint approval in writing of the Grantee (Ocean CADB) and the Committee; and

WHEREAS, in order to grant approval, the Grantee and the SADC must find that the division is for an agricultural purpose and will result in agriculturally viable parcels such that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from the parcel's agricultural output; and

WHEREAS, the resulting Parcel-A is an approximately 117-acre property that is 91% (106-acres) tillable with 100% (106 acres) important soils, as defined by the NJ Natural Resources Conservation Service; and

WHEREAS, the resulting Parcel-A is improved with a single-family residence, numerous barns and outbuildings; and

WHEREAS, the remaining RDSO would be assigned to Parcel-A; and

WHEREAS, the resulting Parcel-B is an approximately 50-acre property that is 97% tillable with 100% (50-acres) important soils, as defined by the NJ Natural Resources Conservation Service; and

WHEREAS, the resulting Parcel-B is unimproved; and

WHEREAS, Parcel-B includes the RDSO which was approved for this location by the CADB in the summer of 2018; and

WHEREAS, the access to the new RDSO site was anticipated to be along the existing farm lane on Parcel-A which services the entire Premises; and

WHEREAS, the Owner will need to grant an access easement to utilize the existing driveway on Parcel-A to service Parcel-B; and

WHEREAS, the primary outputs of this farm have historically been dairy, hay, pasture, small livestock and grain; and

WHEREAS, the Owner recently transitioned out of the dairy business; and

WHEREAS, Ronald Jr., and Tara Emley propose to develop Parcel-B into a mixed beef cattle, equine and hay operation and have already invested in the construction of fencing to create multiple paddock, a small barn and haying equipment; and

WHEREAS, Ronald Emley Jr., would continue to participate in the ongoing farming operations with his father, on Parcel-A; and

WHEREAS, the SADC makes the following findings related to its determination of whether the division will result in agriculturally viable parcels, such that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from the parcel's agricultural output:

Parcel-A contains significant acreage of tillable, quality soils consisting of approximately 106-acres (91%) of tillable ground, improved with a single-family home, barns and outbuildings; and

Parcel-B, contains significant acreage of tillable, quality soils consisting of approximately 50-acres (100%) acres of tillable ground; and

WHEREAS, the SADC makes the following findings related to its determination of whether the division meets the agricultural purpose test:

- 1) The sale of Parcel-B is to Ronald Emley Jr., a lifelong farmer, and Tara Emley, facilitates the creation of a new agricultural business;
- 2) The sale of Parcel-B to Ronald Emley Jr., and Tara Emley allows next generation farmers to establish their own independent agricultural operation on their own parcel; and
- 3) The sale of Parcel-B to Ronald Emley Jr. and Tara Emley to establish a mixed beef cattle, equine and hay operation expands, diversifies and intensifies the agricultural operation; and

WHEREAS, the Ocean CADB, hereinafter "CADB", approved this request at its January 9, 2019, meeting.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC finds that the division, as described herein, for the purpose of selling Parcel-B to the Owner's son, a life-long farmer, and daughter-in-law, to begin their own agricultural operation, is for an agricultural purpose.
3. The SADC finds that Parcels A and B are agriculturally viable parcels capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions.
4. The SADC approves the division of Premises as follows:

Parcel-A - p/o Block 43, Lot 1 (approximately 117 acres) with one existing single-family residence, and one RDSO, as shown on Schedule "A".

Parcel-B - p/o Block 43, Lot 1 (approximately 50 acres) which is unimproved but has one RDSO assigned to it, as shown on Schedule "B".
5. This approval is conditioned on the Owner's submission, and SADC approval, of a survey and legal description of the newly created Parcels A and B, as well as the draft access easement servicing Parcel-B. Approval of these documents will allow the SADC to prepare the legal document necessary to record its approval of the division of the premises for Parcels A and B; and
6. The SADC shall review and approve the access easement language prior to the Owner recording it with the Clerk's office.
7. This approval shall not be valid until the legal document is recorded with the Ocean County Clerk's office.
8. This approval is valid for a period of three years from the date of this resolution; and
9. Eligible funding for state soil and water conservation cost share practices shall be reallocated to the respective parcels.
10. This approval is non-transferable.
11. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
12. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/28/2019



Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

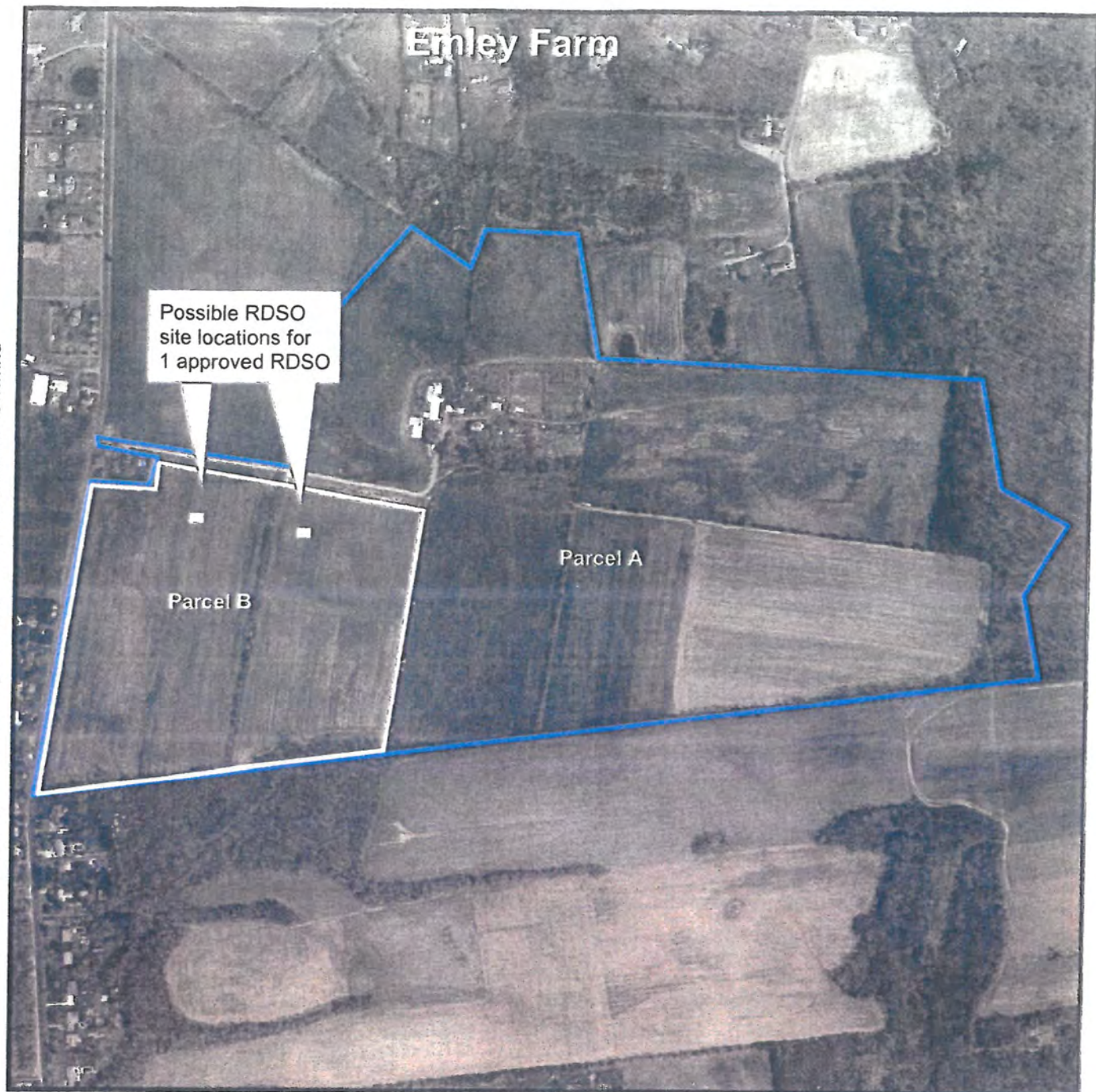
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

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Schedule "A"

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Emley Farm
Block 43, Lot 1
Plumsted Township, Ocean County
167-acres



0 370 740 1,480 2,220 Feet

2/7/2019

Farmland Preservation Program

	PRESERVED EASEMENT
	EXCEPTION AREA
	PRESERVED EASEMENT / NR
	EXCEPTION AREA / NR
	FINAL APPROVAL
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	8 YEAR PRESERVED
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State Planning Areas

	(PA1) METRO
	(PA2) SUBURBAN
	(PA3) FRINGE
	(PA4) RURAL
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	(PA5) ENV SENS
	(PA5a) ENV SENSITIVE BARRIER IS
	(P10) PINELANDS
	PARK
	MILITARY
	NEW JERSEY MEADOWLANDS
	WATER
	ELLIS ISLAND- NJ
	ELLIS ISLAND- NY

Base Map

	County Boundaries
	Municipal Boundaries
	Highlands Planning Area
	Highlands Preservation Area
	Pinelands Area
	Green Acres Preserved Easements

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R2(10)

Construction of Onsite Agricultural Labor Housing

Deliang & Helen Zhang

February 28, 2019

Subject Property: Block 49, Lot 2
Upper Pittsgrove Township, Salem County
60.32 Acres

WHEREAS, Deliang & Helen Zhang, hereinafter ("Owners") are the record owners of Block 49, Lot 2, in Upper Pittsgrove Township, Salem County, by deed dated June 30, 2006, and recorded in the Salem County Clerk's Office in Deed Book 1246, Page 137, totaling 60.32 acres, hereinafter referred to as the "Premises", see attached Schedule A; and

WHEREAS, the development easement on the Premises was conveyed to the State Agriculture Development Committee (SADC) on June 22, 2001, by the previous owners, Robert and Judith Schultz, pursuant to the Agriculture and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, c. 32 as recorded in Deed Book 1073, Page 190; and

WHEREAS, the farmland preservation Deed of Easement identifies one existing single-family residence, no Residual Dwelling Site Opportunities, no units used for agricultural labor purposes and no exception areas; and

WHEREAS, since acquiring the Premises, the Owners have converted the premises from grain into a fresh market specialty Asian vegetable operation; and

WHEREAS, during the annual monitoring inspection, SADC staff identified agricultural laborers residing in a converted barn and notified the Owners that this would be considered a violation of the Deed of Easement unless it received approval from the SADC as an agricultural labor unit; and

WHEREAS, on January 2, 2019, the Owners submitted a request to utilize the converted barn on the Premises to house up to 12 seasonal agricultural laborers in the location as shown on Schedule "A"; and

WHEREAS, paragraph 14 of the Deed of Easement for the Premises states that: "*Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:*

- i. *To provide structures for the housing of agricultural labor employed on the Premises, but only with approval of the Committee. If the Committee grants approval for the*

construction of the agricultural labor housing, such housing shall not be used for a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural."; and

WHEREAS, the existing unit consists of 10 bedrooms at approximately 172 sq./ft., in size each (1,720 sq./ft. total) with common kitchen, dining and bathroom facilities totaling 1,130 sq./ft., for a total of 2,850 sq./ft. of space utilized for agricultural labor housing; and

WHEREAS, the entire farm is currently utilized for specialty vegetable production including 50-acres of field production and 75 high-tunnel/hoophouses allowing for season-extending production from the soils inside the structures; and

WHEREAS, the farm is in active production and the unit would be occupied from March through November; and

WHEREAS, the Owner has asserted that onsite labor is necessary to properly produce, harvest and market the time-sensitive fresh market specialty crops raised on the farm; and

WHEREAS, the primary duties of the employees residing in the agricultural labor unit are related to field preparation, seeding, transplanting, irrigation, fertilizing, harvesting, and packaging the output of the farm.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC has reviewed the Owners' request to utilize an area of an existing barn consisting of approximately 2,850 sq./ft., for the purpose of housing seasonal agricultural laborers in the location as shown on Schedule "A", and finds:
 - a) That improvements to the proposed unit are consistent with agricultural uses on the Premises.
 - b) That the size and location of the proposed unit minimizes any adverse impact on the agricultural operation.
 - c) The production aspects of the operation - 75 high tunnel/hoophouses for indoor production and 50-acres of outdoor field grown specialty vegetable crops - warrants the need for up to 12 skilled seasonal laborers.
 - d) Onsite labor housing is important due to the intensity of the work and the time-sensitive nature of the crops produced.

3. Only agricultural labor employed on the Premises, in production aspects of the operation, and their immediate family, may live in the agricultural labor units. Agricultural labor housing shall not be used as housing for the Owner, Owner's spouse, Owner's parents, Owner's lineal descendants, adopted or natural, Owner's spouse's parents, or the Owner's spouse's lineal descendants, adopted or natural.
4. The laborers shall be engaged in the day-to-day production activities on the Premises, which at this time includes field preparation, seeding, transplanting, irrigation, fertilizing, harvest, and packaging the output of the farm.
5. As a condition of this approval, the Committee reserves its right to annually request documentation supporting the production aspects of the operation to ensure that there is sufficient production activity occurring on the farm to continue to warrant use of the agricultural labor unit.
6. The Owners' use of any structures for housing agricultural laborers shall be in compliance with all applicable Federal, State, County and local regulations.
7. This approval is non-transferable.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
9. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

2/28/2019

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

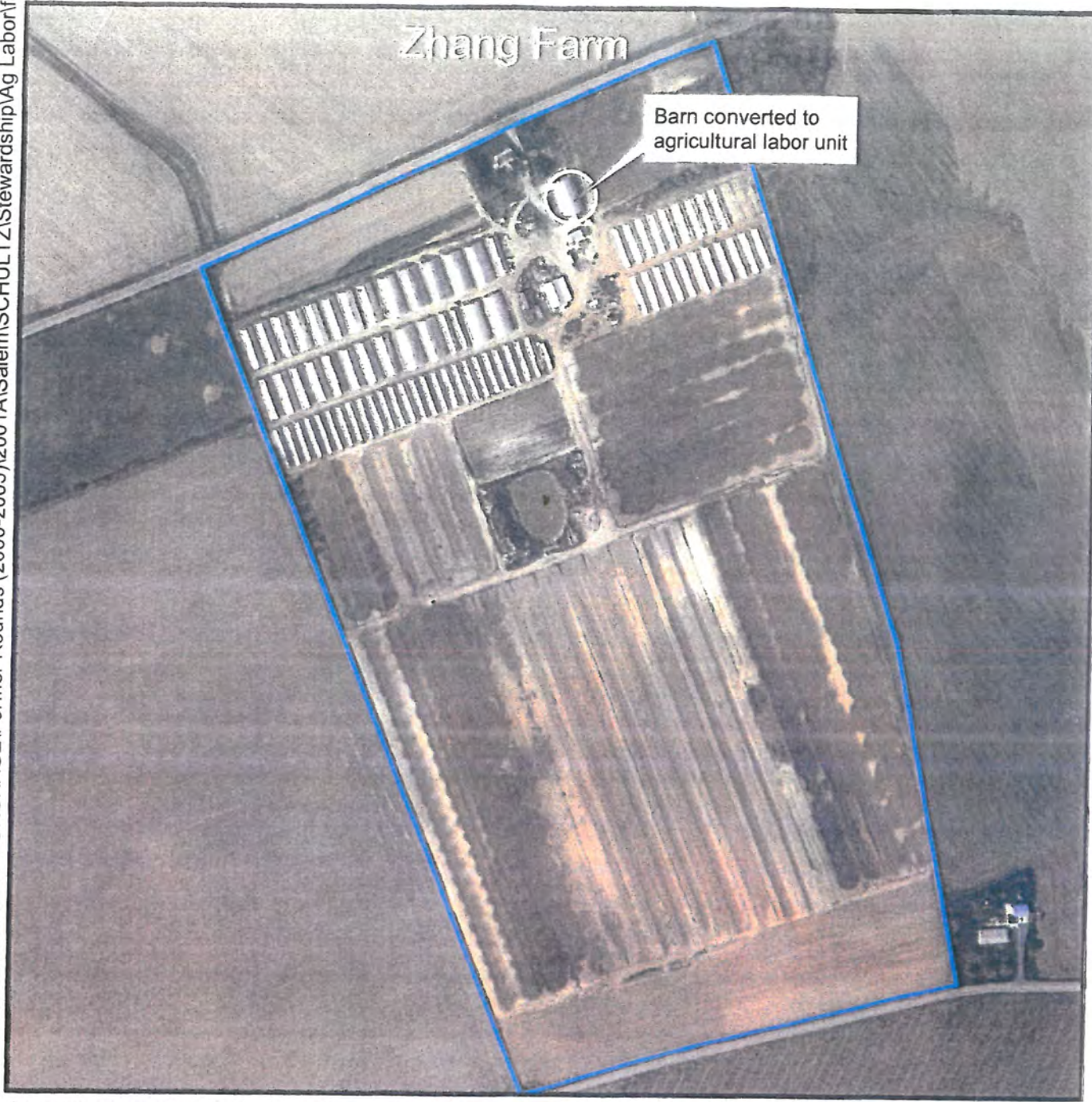
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Schedule "A"

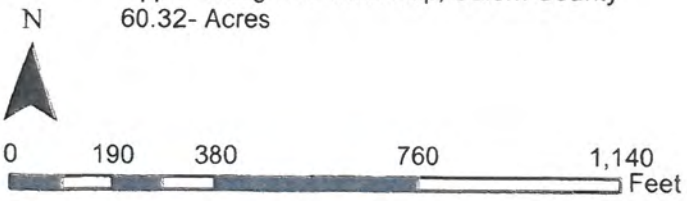
Zhang Farm

Barn converted to agricultural labor unit



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Zhang Farm
Block 49, Lot 2
Upper Pittsgrove Township, Salem County
60.32- Acres



2/5/2019

Farmland Preservation Program	
	PRESERVED EASEMENT
	EXCEPTION AREA
	PRESERVED EASEMENT / NR
	EXCEPTION AREA / NR
	FINAL APPROVAL
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	8 YEAR PRESERVED
	TARGETED FARM
	EXCEPTION AREA TARGETED
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