STATE AGRICULTURE DEVELOPMENT COMMITTEE
Regular Meeting

April 30, 2026

Secretary Wengryn called the meeting to order at 9:12 am.

Mr. Roohr read the notice stating that the meeting was being held in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

Roll call indicated the following:

Members Present
Secretary Wengryn, Chairman
Martin Bullock
Scott Ellis
Jess Niederer
Richard Norz
Gina Fischetti (arrived at 9:17)
Ryan Feeney
Brian Schilling
Lauren Procida

Members Absent
Tiffany Bohlin
Charles Rosen

Charles Roohr, SADC Executive Director
Jay Stypinski, Esq., Deputy Attorney General

Minutes

Approval of SADC Open and Closed Session Minutes of March 26, 2026.

It was moved by Dr. Schilling and seconded by Mr. Bullock to approve the SADC Open and Closed Session Minutes of March 26, 2026. Ms. Procida abstained. The motion was unanimously approved.

Report of the Chairman

Secretary Wengryn attended two budget hearings for the department which included discussion on the farmland preservation program. He also attended a

summit with Sussex and Warren County which focused on the New Jersey beef industry. Warren County transferred land to its community college in the hopes of opening a food processing facility and creating a related agricultural curriculum.

Report of the Executive Director

Mr. Roohr announced that the Patricelli auction was successful and the farm was sold to a new farmer.

Woodland easement regulations are in development and outreach to various interest groups will increase. Staff discussed the program at the quarterly CADB Administrators meeting and received constructive feedback.

The Ag-tourism grant program will announce the recipients soon and SADC staff will work with easement holders and preserved farm owners to discuss deed of easement compliance regarding their planned projects.

Mr. Roohr acknowledged SADC staff is undergoing some changes as Cindy Roberts of Communication & Resources will be retiring in June, Katie Mazzella of Acquisition will be leaving on maternity leave, and staff has welcomed Catie Buck as a Stewardship Specialist.

Public Comment

Ms. Patricia Springwell from Hunterdon County asked the SADC to be aware of the rise of AI data centers and use preservation efforts to halt the development of them. She stressed the importance of farm inspections to reduce deed of easement violations, and the program should focus on food production and preserving fertile soils.

Mr. Marco Ortiz from Gloucester County expressed concern over activities occurring on a neighboring farm and deed of easement compliance regarding SOEs, the location of storage containers and the construction of solar panels.

Ms. Danielle Vallandingham, Mr. Ortiz's wife, from Gloucester County acknowledged the same concerns as Mr. Ortiz and asked the committee to review the SOE and Right to Farm issues of the neighboring farm.

Mr. James Farro, zoning officer from South Harrison, stated his office has received complaints regarding activities occurring on the farm and expressed concern regarding the SOE approval the farm received from the county.

New Business

A. Stewardship

1. Resolutions: Special Occasion Events – Princeton Farm Associates, LLC
Note: Mr. Norz recused from this discussion.

Mr. Willmott presented Princeton Farm Associates, LLC's SOE renewal application. In 2024, Princeton Farm Associates was granted a two-year SOE permit and is requesting a two-year SOE renewal permit to hold up to 26 events per year. Mr. Willmott stated there were compliance concerns with the original SOE permit regarding agricultural production and the use of existing infrastructure and land specifically for events. Mr. Willmott noted the landowner has made significant improvements to the farm to increase production. Based on the concerns described during the initial approval, staff recommends granting a one-year renewal.

Mr. Patel and his legal representative, Nicole Voight, Esq., provided details about the farming operations and explanations to address the concerns raised by staff. Ms. Voigt urged the committee to grant a two-year renewal so her client can continue planning for future events with clients.

After extensive discussion, the committee approved a two-year renewal.

It was moved by Ms. Niederer and seconded by Ms. Fischetti to approve resolution FY2026R4(1) granting final approval, as presented, subject to any condition of said resolutions.

1. Princeton Farm Associates, LLC, SADC ID#18-0002-DN, FY2026R4(1), Block 26001, Lot 1.04, Montgomery Township, Somerset County, 87.46 acres.

The motion was unanimously approved. A copy of Resolution FY2026R4(1) is attached to and is a part of these minutes.

2. Resolutions: Special Occasion Events – Fitz Farm, LLC

Mr. Kimmel presented Fitz Farm, LLC's application for an SOE renewal of one year in preparation for its annual Koi Fest. Staff reviewed the parameters of the SOE law and stated all requirements have been met, the farm is in compliance with the DOE, and staff's recommendation is to grant approval. The committee approved a two-year renewal.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve resolution FY2026R4(2) granting final approval, as presented, subject to any condition of said resolutions.

2. Fitz Farm, LLC, SADC ID#10-0255-DE, FY2026R4(2), Block 5, Lot 1, Alexandria Township, Hunterdon County, 82.678 acres.

The motion was unanimously approved. A copy of Resolution FY2026R4(2) is attached to and is a part of these minutes.

B. Resolutions: Final Approval – Municipal Planning Incentive Grant

Staff referred the committee to two requests for final approval under the Municipal PIG program. They reviewed the specifics of the requests with the committee and stated the staff recommendation is to grant final approval.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve Resolutions FY2026R4(3) and FY2026R4(4) granting final approval, as presented, subject to any condition of said resolutions.

1. Kenneth J. Hoser, SADC ID#21-0638-PG, FY2026R4(3), Block 20, Lot 22, and Block 26, Lots 29 and 29.01, Greenwich Township, Warren County, 119.26 acres.

2. Hasimenghe, Hasimenghe & Zilong Huang, SADC ID#21-0635-PG, FY2026R4(4), Block 600, Lot 2200, Hope Township, Warren County, 31.98 acres.

The motion was approved. A copy of resolutions FY2026R4(3) and FY2026R4(4) is attached to and part of these minutes.

C. Resolutions: Final Approval – County Planning Incentive Grant

Staff referred the committee to four requests for final approval under the County PIG program. They reviewed the specifics of the requests with the committee and stated the staff recommendation is to grant final approval.

It was moved by Dr. Schilling and seconded by Ms. Niederer to approve Resolutions FY2026R4(5) through and FY2026R4(8) granting final approval, as presented, subject to any condition of said resolutions.

1. Theodore A. and Nancy Terhune, SADC ID#21-0636-PG, FY2026R4(5),

Block 1307, Lot 11, Mansfield Township, Warren County, 67.68 acres.

2. Santino J. Jr & Christine M. Santini, SADC ID#21-0639-PG, FY2026R4(6), Block 39, Lot 5, Franklin Township, Warren County, 86.65 acres.

3. Charles E. Hughes (Lot 21), SADC ID#17-0279-PG, FY2026R4(7), Block 801, Lot 21, Pittsgrove Township, Salem County, 28.78 acres.

4. Charles E. Hughes (Lot 46), SADC ID#17-0278-PG, FY2026R4(8), Block 202, Lot 46, Pittsgrove Township, Salem County, 38.24 acres.

The motion was unanimously approved. A copy of resolutions FY2026R4(5) through FY2026R4(8) are attached to and part of these minutes.

D. **Resolutions: Final Approval- Direct Easement Purchase Program**

Staff referred the committee to eight requests for final approval under the Direct Easement Purchase program. They reviewed the specifics of the requests with the committee and stated the staff recommendation is to grant final approval.

It was moved by Mr. Ellis and seconded by Ms. Niederer to approve Resolutions FY2026R4(9) through and FY2026R4(15) granting final approval, as presented, subject to any condition of said resolutions.

1. Benjamin P. Patten, SADC ID#17-0363-DE, FY2026R4(9), Block 11, Lot 3, Pilesgrove Township, Salem County, 91.8 acres.

2. Brendan W. Furlong, SADC ID#10-0280-DE, FY2026R4(10), Block 21.04, Lot 19.04, Alexandria Township, Hunterdon County and Block 27, Lot 12, Franklin Township, Hunterdon County, 50.47 acres.

3. Gloria M. Lamborn & Narion M. Messenger, SADC ID#10-0313-DE, FY2026R4(11), Block 46, Lot 3, Franklin Township, Hunterdon County, 55.04 acres.

4. Keith and Maria Delcampe, SADC ID#10-0318-DE, FY2026R4(12), Block 26, Lot 26, Holland Township, Hunterdon County, 14.98 acres.

5. Mecouch Farms 2 LLC (Cook Rd), SADC ID#06-0103-DE, FY2026R4(13), Block 20, Lot 5 and Block 21, Lot 5, Stow Creek Township, Cumberland County, 63.75 acres.

6. Albert Pustizzi (Main Rd), SADC ID#08-0047-DE, FY2026R4(14), Block 7203, Lot 23, Franklin Township, Gloucester County, 32.91 acres.

7. Summit City Farms, LLC (Apple Adams), SADC ID#08-0049-DE, FY2026R4(15), Block 68, Lot 10, Elk Township, Gloucester County, 63.55 acres.

The motion was unanimously approved. A copy of resolutions FY2026R4(9) through FY2026R4(15) are attached to and part of these minutes.

Note: Mr. Norz recused from Township of Hillsborough (Mindel) Approval.

It was moved by Mr. Bullock and seconded by Dr. Schilling to approve Resolution FY2026R4(16), granting final approval, as presented, subject to any condition of said resolution.

8. Township of Hillsborough (Mindel), SADC ID#18-0038-DE, FY2026R4(16), Block 198, Lot 2: Block 198.01, Lot 1; Block 198.02, Lot 1.01: Block 199.02, Lot 1, Hillsborough Township, Somerset County, 438.81 acres.

The motion was unanimously approved. A copy of resolutions FY2026R4(16) are attached to and part of these minutes.

Mr. Norz expressed concern regarding farms receiving delegated certification of values and final approval at the same meeting without prior committee review.

E. **Resolutions: Preliminary Approval – Direct Easement Purchase Program**

Staff referred the committee to two requests for preliminary approval under the Direct Easement Purchase program. They reviewed the specifics of the request with the committee and stated the staff recommendation is to grant approval.

It was moved by Mr. Ellis and seconded by Mr. Bullock to approve Resolutions FY2026R4(17) through and FY2026R4(18) granting final approval, as presented, subject to any condition of said resolutions.

1. Jendel Corporation, SADC ID#17-0419-DE, FY2026R4(17), Block 4301, Lots 4, 5, 6, 7, 17, 26, 27, 28, 33, 34, 35, 36, 37, 38, and 39, Pennsville Township, Salem County, 625.19 acres.

2. Inn at M&M Hunting, SADC ID#17-0429-DE, FY2026R4(18), Block 4301, Lot 43.01, Pennsville Township, Salem County, 16.08 acres.

The motion was unanimously approved. A copy of resolutions FY2026R4(17) through FY2026R4(18) are attached to and part of these minutes.

F. Memo: Appraisal Handbook 2026 changes

Mr. Martin reviewed the updates and amendments to the appraisal handbook in anticipation of providing it to the appraisers at the appraiser conference. This year's revisions include instructions on appraising Pinelands cranberry and blueberry farms and measuring existing houses to satisfy Statewide Formula requirements.

It was moved by Dr. Schilling and seconded by Ms. Niederer to approve 2026 changes to the Appraisal Handbook as presented.

Public Comment

Ms. Patricia Springwell encouraged the committee to continue questioning SOE regulations and focus on preservation of farmland.

CLOSED SESSION

At 12:06 pm Mr. Roohr 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: the certification of value for the fee simple or development easement acquisition on property in Upper Freehold Township, Monmouth County under the state acquisition program; the acquisition of real estate, and any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. 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. Norz and seconded by Mr. Ellis 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. Ellis and seconded by Ms. Niederer to approve the certification of values as discussed in closed session. The motion was approved.

ADJOURNMENT
The meeting was adjourned at 12:51 pm

Respectfully Submitted.



Charles Roohr, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R4(1)

Special Occasion Events on Preserved Farmland
Princeton Farm Associates, LLC

April 30, 2026

Subject Property:
Block 26001, Lot 1.04
Montgomery Township, Somerset County
87.46 Acres
SADC ID# 18-0002-DN
SOE ID# 18-0002-DN-SOE2

I. Applicant and property

WHEREAS, Princeton Farm Associates, LLC, hereinafter "Owner", is the current record owner of Block 26001, Lot 1.04, in Montgomery Township, Somerset County, by deed dated September 9, 2021, and recorded in the Somerset County Clerk's Office on September 14, 2021 in Deed Book 07382, Pages 2169-2175, totaling 87.46 acres, hereinafter referred to as the "Premises", as shown in **Schedule A**; and

WHEREAS, a farmland preservation deed of easement on the Premises was conveyed by the State of New Jersey to the State Agriculture Development Committee (SADC) on December 2, 2003, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:11 et seq., P.L. 1983, c. 32 (ARDA), as a Deed of Easement, recorded in the Somerset County Clerk's Office on May 28, 2004 in Deed Book 5593, Page 839-849; and

WHEREAS, paragraph 12vi. of the farmland preservation deed of easement states that the total impervious coverage for existing and new construction, regardless of its intended use, is limited to no more than 5% of the Premises.

II. Special Occasion Events law

WHEREAS, P.L. 2023, c.9, effective February 3, 2023, recognizes that, under certain conditions, the holding of special occasion events (SOEs) can have a positive effect on the operations of preserved farms and that, with proper oversight, SOEs on preserved farmland can have minimal impact on land's viability for farming and provide new business opportunities for farmers, without displacing agricultural or horticultural production as the first priority use of preserved farmland or disrupting neighborhoods that surround preserved farms; and

WHEREAS, the SOE statute defines an SOE as a wedding, lifetime milestone event, or other cultural or social event conducted, in whole or in part, on preserved

farmland on a commercial farm, and states that SOEs shall not include activities eligible for the protections of the Right to Farm Act, N.J.S.A. 4:1C-1 et seq.; recreational uses permitted under the farmland preservation deed of easement; weddings held for the owner, operator, or employee of the commercial farm; and weddings held for certain family members of the commercial farm owner; and

WHEREAS, the SOE statute requires that farm owners and farm operators apply to the farmland preservation easement holder for approval prior to holding SOEs on preserved farmland; and

WHEREAS, a farm operator, with written authorization from the farm owner, may apply to hold SOEs on preserved farmland; and

WHEREAS, if the Applicant is the Operator but not the Owner of the farm, the Operator shall submit a notarized affidavit from the Owner authorizing the application; and

WHEREAS, the farm must be in compliance with the farmland preservation deed of easement to qualify to hold SOEs; and

WHEREAS, the preserved farmland must be a commercial farm and also produce agricultural or horticultural products worth $10,000 or more annually to qualify to hold SOEs; and

WHEREAS, the SOE statute defines the area used to hold SOEs as the "occupied area", meaning any area supporting the activities and infrastructure associated with a special occasion event including, but not limited to: an area for parking, vendors, tables, equipment, infrastructure, or sanitary facilities; an existing building; or a temporary or portable structure; and

WHEREAS, the occupied area associated with an SOE shall be no more than the lesser of 10 acres or 10 percent of the preserved farmland; and

WHEREAS, SOEs shall not interfere with the use of the preserved farmland for agricultural or horticultural production; and

WHEREAS, SOEs shall have minimal effects on the occupied area and shall be designed to protect the agricultural resources of the land and ensure that the land can be readily returned to productive agricultural or horticultural use after an SOE; and

WHEREAS, the SOE statute shall not apply to SOEs, or the parts of SOEs, that are held on exception areas or other locations that are not preserved farmland.

WHEREAS, the SOE statute contains the following requirements regarding holding SOEs on preserved farmland:

1. SOEs that involve the service of alcoholic beverages shall comply with all applicable State and local laws, regulations, resolutions, and ordinances; and

2. All applicable State and local laws, regulations, resolutions, and ordinances including, but not limited to, those concerning food safety, litter, noise, solid waste, traffic, and the protection of public health and safety shall apply to the special occasion event and all activities related thereto; and

3. To comply with local laws, regulations, resolutions, and ordinances, and if the proposed SOE meets certain conditions, the municipality may require that the owner or operator of the farm submit an application to the municipality for approval, however the municipality shall not charge an application fee of more than $50 and the application shall not require more information than the identification and location where tents and other temporary structures, sanitary facilities, parking, access and egress will be located, where music will be played, the number of expected guests, and other information that may be required of a similar event when conducted at a public park or public venue; and

4. A municipality may require a municipal application if the SOE would: (a) generate a parking or traffic flow situation that could unreasonably interfere with the movement of normal traffic or emergency vehicles or other organized group sharing similar common purposes or goals proceeding in or upon any street, park, or other public place within the municipality; or (b) require the expenditure of municipal resources or inspections from agencies or authorities of the municipality; and

5. No new permanent structures shall be constructed on preserved farmland for the purpose of holding SOEs; and

6. Improvements to existing structures shall be limited to the minimum required for the protection of health and safety; and

7. Permanent structures constructed fewer than five years prior to the date of the application shall not be used for the purpose of holding SOEs, unless: 1) the permanent structure was constructed and is used in accordance with N.J.S.A. 4:1C-9 by a winery for the primary purpose of facilitating the tasting, sale, consumption, production, packaging, or marketing of wine, wine-related products, or farm-related products, as determined by the easement holder; or 2) the total amount of revenue to be earned from all SOEs identified in the application, and approved to be held on the farm during the calendar year, will not exceed 10 percent of the total revenues accruing to the farm in that calendar year; and

8. The installation and use of tents, canopies, umbrellas, tables, chairs, and other temporary structures on preserved farmland for the purpose of holding SOEs is permitted provided they comply with applicable construction and fire codes and are limited to use from April 1 to November 30; and

9. No public utilities, including gas or sewer lines, shall be extended to preserved farmland for the purpose of holding SOEs, except that electric and water service may be extended to preserved farmland for the purpose of holding special occasion events; and

10. Parking for SOEs shall be provided through the use of existing parking areas on the farm and curtilage surrounding existing buildings to the extent possible, and additional on-site areas required for temporary parking shall comply with the standards in the Agricultural Management Practice (AMP) for On-Farm Direct Marketing Facilities, Activities, and Events, N.J.A.C. 2:76-2A.13; and

11. If a farm holds more than one SOE on the same calendar day, only one of the SOEs held on that calendar day may have over 100 guests; and

12. A farm may hold 26 SOEs each calendar year, of which only six SOEs may have 250 guests or more in attendance at any time during the event; and

13. SOEs held by or for a nonprofit entity shall not count against the 26 SOEs limit if the event has fewer than 100 guests and the permittee does not charge for, and receives no fees or compensation for, hosting the event, other than for reimbursement of out-of-pocket expenses, provided the maximum reimbursement to the permittee shall not exceed $1,000; and

14. A retail food establishment, other than a temporary retail food establishment, shall not operate on a farm in support of SOEs, with the exception of a retail food establishment based at the farm.

III. Previous Application

WHEREAS, on April 1, 2024, the Owner submitted an "Application to Hold Special Occasion Events on Preserved Farmland" to the SADC; and

WHEREAS, Resolution FY2024R5(2) approved the Applicant to hold SOEs on the Premises in calendar years 2024 and 2025; and

WHEREAS, Resolution FY2024R5(2) states that the current members of Princeton Farm Associates, LLC are Maulesh Patel and Srikanth Aitharaju; and

WHEREAS, Resolution FY2024R5(2) states that by a Members' Resolution of Princeton Farm Associates, LLC dated April 29, 2024, the Owner authorized Maulesh Patel to act on behalf of Princeton Farm Associates, LLC for the purposes of managing and overseeing all aspects of SOEs on the Premises, including applying to the SADC for SOE approval and supplementing the original application signed on March 29, 2024.

IV. Current Application

WHEREAS, on November 18, 2025, the Owner submitted, and the SADC received, a renewal "Application to Hold Special Occasion Events on Preserved Farmland"; and

WHEREAS, the application was signed on November 13, 2025 by Maulesh Patel under the name and title, "Princeton Farm Associates, LLC c/o Maulesh Patel, Managing Member"; and

WHEREAS, between March and April 2026, in response to written questions from the SADC and during a site visit on April 8, 2026, the Owner provided additional information to SADC staff to help clarify and modify application details; and

WHEREAS, the Owner represented that there have been no changes to the formation and signature authority of the Owner and that Mr. Patel remains authorized to submit an SOE application on behalf of the Owner; and

WHEREAS, the Owner is seeking SADC approval to hold an estimated 10 weddings, 14 lifetime milestone events, and 2 other cultural or social events in calendar year 2026 and the same number of events in calendar year 2027, or an estimated total of 26 SOEs per year in 2026 and 2027; and

WHEREAS, the Owner attested that there is a commercial farm on the preserved farmland and that the value of agricultural or horticultural crops produced on the preserved farmland is $10,000 or more annually; and

WHEREAS, the Owner provided a letter dated March 24, 2026 from its accountant, P. Nagaraj & Associates LLC, stating that the Owner generated an income of more than $10,000 in agricultural or horticultural production on its preserved farmland in Montgomery Township; and

WHEREAS, the November 18, 2025 application stated that the current agricultural or horticultural uses of the preserved farm are hay (60 acres), sod (25 acres), goats and chicken (30 pasture acres), sunn hemp (15 acres), flowers (10 acres), vegetables (9 acres), and fruit (2 acres); and

WHEREAS, the November 18, 2025 application included copies of the FA-1 and Supplemental Gross Sales forms for Farmland Assessment filed for the Premises along with an adjacent preserved farm also owned by the Owner (Block 26001, Lot 1.03) in Montgomery Township, Somerset County for calendar year 2026, with the FA-1 form describing the 2025 current year farming activity as hay (60 acres), sunn hemp (15 acres), strawberries (2 acres), bedding plants (2 acres), flowers (7 acres), trees and shrubs (1 acre), sod (25 acres), vegetables (11 acres), 10 goats, and 400 chickens; and

WHEREAS, the application included a map of the occupied area proposed to be used for all SOEs, hereinafter referred to as the "Occupied Area Applicant Map", as shown in **Schedule B**; and

WHEREAS, the application stated that the anticipated dates for SOEs were March 1 through December 31 for weddings and lifetime milestone events, and January 1 through December 31 for other cultural or social events; and

WHEREAS, the proposed SOEs and their specific dates are not known at this time; and

WHEREAS, the application information included the Owner's understanding that in each calendar year, only six SOEs may have 250 guests or more in attendance at any time during the event; and

WHEREAS, the Owner, in addition to planning to hold up to 26 SOEs on the Premises in calendar year 2026, intends to have SOEs, held by or for nonprofit entities, that meet the exemption criteria in P.L. 2023, c.9 for not counting against the 26 SOEs limit; and

WHEREAS, the application described the SOEs proposed to be held as the following:

1. Weddings: "Wedding ceremonies and receptions held in the existing barn and existing shed and/or in a temporary tent located east of the existing structures; some receptions cocktail-type and some sit-down dinners; outside caterer supplies food"; and

2. Lifetime milestone events: "Private parties and gatherings (for milestones, businesses, etc.) held in the existing barn and existing shed and/or in a temporary tent located east of the existing structures; some receptions cocktail-type and some sit-down dinners; outside caterer supplies food"; and

3. Other cultural or social events: "Hosting non-for-profit, corporate, or other private group having a cocktail-type or sit-down dinner type event such as a fundraiser or other social events or celebration held in the existing barn and existing shed and/or in a temporary tent located east of the existing structures; some receptions cocktail-type and some sit-down dinners; outside caterer supplies food; and

WHEREAS, in terms of permanent structures to be used for holding SOEs, the application stated that the existing barn, shed, and residence may be used and that they are all greater than five (5) years old; and

WHEREAS, regarding the use of the residence for SOEs, the application stated that any use is intended to be minimal, restricted, and low-intensity, such as the example of how a bridal party might be permitted to use the privacy of the house such as for changing clothes and freshening up, and that no food preparation would occur in the house and no overnight accommodations would be offered; and

WHEREAS, in terms of temporary structures to be used for holding SOEs, the application stated that a temporary toilet trailer would be placed in the SOE Occupied Area for a short duration in order to serve each event, rather than

using the existing portable sanitary facilities that exist year-round on the farm and are not moved; and

WHEREAS, in terms of temporary structures to be used for holding SOEs, the application stated that the Owner intends to comply with all applicable laws and obtain permits when needed; and

WHEREAS, the application stated that electric service would be extended from the existing structures and existing electric facilities to the temporary tent areas with extension cords; and

WHEREAS, the application stated that the proposed SOEs would use existing temporary parking areas in the field south of the access driveway and parallel to the driveway, as indicated on the Occupied Area Applicant Map; and

WHEREAS, the application stated that for larger events, valet parking would be available, and that for smaller events, attendants would direct parking; and

WHEREAS, the application stated that the proposed access to the temporary parking area is limited to the existing driveway, that the Owner will be using the temporary parking area in its existing condition and will not be using gravel, and that the area is on high ground, with high density shale with grass, and that there is no erosion problem after a rain event.

V. Annual SOE Certification

WHEREAS, pursuant to P.L. 2023, c.9 and Resolution FY2024R5(2), the Owner is required to annually certify to the SADC information about the SOEs that were held in calendar years 2024 and 2025, including, but not be limited to, the date, occasion, and approximate number of attendees of each event; and

WHEREAS, the Applicant submitted its Annual SOE Certification for CY2024 in 2025, certifying that two SOEs were held on the premises in 2024, a nonprofit fundraiser and awareness event and a meet and greet social event; and

WHEREAS, the Applicant submitted its Annual SOE Certification for CY2025 on March 24, 2026, certifying that four SOEs were held on the premises in 2025, which included a wedding, graduation party, 50th birthday party, and local political party gathering for the local legislative district.

VI. Deed of Easement Compliance

WHEREAS, on October 10, 2024, the SADC performed an annual monitoring inspection of the Premises; and

WHEREAS, on December 18, 2024, SADC staff issued a notification letter to the Owner regarding potential violations of the SOE law and paragraphs 1-4 of the farmland preservation deed of easement for modifying the Premises'

agricultural land to host SOEs and the displacement of agricultural or horticultural production as the first priority use of the preserved farmland; and

WHEREAS, the primary concerns noted by the SADC, based on observations from the October 10, 2024 site inspection and follow-up inspections on March 14, 2025 July 8, 2025, and April 8, 2026, are: the possible modification, grading, and development of the area west of and near the barn for non-agricultural purposes; the use of the barn primarily for SOEs and SOE equipment storage, in place of the barn being available for agricultural uses; and the growing-season long siting in a sod field of an atrium tent for non-agricultural purposes, with the atrium tent's use for SOEs disturbing the sod underneath and the atrium tent's remaining-in-place preventing the land from being returned to productive agricultural use after each SOE; and

WHEREAS, in correspondence from the Owner's attorney between January 2025 and April 2026 and during the four site visits, the Owner expressed his position that that farm was not in violation of the SOE law and farmland preservation deed of easement; and

WHEREAS, the Owner described how he had cleaned up the area around and near the barn through clearing weeds, removing trash and debris, adding and smoothing soil, and covering the area in sod; that he was using this area for SOEs; and that he planned to also use this area for agricultural purposes, noting that he held a spring and fall plant sale in 2025 and expressing a variety of possible intended uses, such as to use the area for potted flower and herb production, nursery production with the farm's recent addition of irrigation in this area, or for direct market or CSA program sales; and

WHEREAS, the Owner described that the atrium tent was in an area where sod was not typically harvested, that he had stored farm equipment in the atrium tent, and that in addition to using the atrium tent for SOEs, the Owner was considering using it for on-farm direct marketing activities or sales; and

WHEREAS, the Owner described how the barn, in addition to being used for SOEs, was used for some farm equipment storage and in the future would be used for some initial nursery plant propagation processing before moving the plants in the two nearby greenhouses; and

WHEREAS, on July 22, 2025, the SADC sent the Owner a status letter acknowledging that the Owner was in the early stages of establishing a new agricultural production operation and that the SADC would take a measured approach to enforcement and defer further discussion until the time of SOE permit renewal; and

WHEREAS, after the Owner's submission of the SOE permit renewal application on November 18, 2025, the SADC worked with the Owner to get more information on the SOE application, the status of the Owner's current agricultural operation

and plans, and other details that would help inform the SADC regarding its concerns; and

WHEREAS, in correspondence dated April 1, 2026 and during the April 8, 2026 follow-up inspection, the Owner stated that he was amending the SOE application to not include the use of the atrium tent; and

WHEREAS, during the April 8, 2026 follow-up inspection, the SADC observed significant investment in the property for a new nursery production operation, including the addition of two greenhouses, a wood boiler, and irrigation in the area immediately north of the barn; the addition, on the Owner's adjacent preserved farm, of ten hoophouses, irrigation, and active nursery production with plants being processed into pots and there being plants in the ground, in pots outdoors, and in pots in the new hoophouses as well as the high tunnels that had been used for vegetable production the prior year; and the utilization of deer fencing that had been installed in the past year; and

WHEREAS, in terms of the Owner's plans for 2026, the Owner described how he intended to continue expanding the area in nursery production; grow vegetables in another field but not have the CSA be a focus because of low participation in 2025; grow sweet corn in the field that had been used for flower production the prior year; sell the farm's agricultural products in the area near the barn and greenhouses and under a market tent, such as through a Mother's Day sales event, a Fall mums sales events, and seedling and plant sales throughout the year; and use the market tent or lawn if any on-farm direct marketing events were to be scheduled and have them focus on the sale of agricultural products; and

WHEREAS, during the April 8, 2026 inspection, the SADC observed two new doorways being added to the barn, one in the back and one on the side, which the Owner stated were needed to create more efficient access between the barn and the two nearby greenhouses in back of the barn; and

WHEREAS, during the April 8, 2026 inspection, the SADC observed the barn being used primarily for SOE equipment storage, including tables, chairs, bar structures, and string lights, along with storage for one piece of agricultural equipment; and

WHEREAS, the website for the Owner's nursery production operation, Skillman Nurseries, states that it supplies landscapers, contractors, garden centers, and others, grows most of its trees and shrubs on site, and has a full wholesale inventory of shade trees, evergreens, ornamentals, flowering trees, and shrubs.

VII. Review of Application and Certification

WHEREAS, in order to measure the acreage of the occupied area depicted on the Occupied Area Applicant Map, the SADC created a GIS map, attached hereto as **Schedule C**; and

WHEREAS, the occupied area is approximately 4.58 acres, or approximately 5.24% of the Premises, as calculated using the Occupied Area SADC Map; and

WHEREAS, to review whether the preserved farmland produces agricultural or horticultural products worth $10,000 or more annually, the SADC considered its observations from several site inspections, the attestation provided by the farm's accountant, and an Agricultural/Horticultural Production Value Estimating Tool For SOE Applications, as shown in **Schedule D,** using some of the information from the application; and

WHEREAS, the value of agricultural or horticultural products produced on the Premises appears to be more than $10,000 annually; and

WHEREAS, the SADC reviewed whether the farm is in compliance with the SOE law and its farmland preservation deed of easement as part of its review of the SOE permit renewal application; and

WHEREAS, the SOE statute states that the easement holder shall approve an SOE application upon a determination that the farm is in compliance with the terms of the farmland preservation deed of easement and a finding that the applicant and proposed SOEs comply with the requirements of the SOE statute and any rules and regulations adopted by the SADC.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.

2. The SADC makes the following relevant findings of fact and conclusions of law regarding the application by the Owner to hold SOEs on the Premises:

    a. The farm is in compliance with the farmland preservation deed of easement, provided that:
        i. The area west of and near the barn is being used not only for SOEs but also, and primarily, for the production and/or marketing of agricultural or horticultural products grown on the farm;
        ii. The barn is being used not only for SOEs but also, and primarily, for agricultural use or purposes; and
        iii. Continued monitoring of the farm does not find compliance issues.

    b. There is a commercial farm on the Premises.

    c. The preserved farmland produces agricultural or horticultural products worth at least $10,000 annually.

d. The proposed occupied area is no more than the lesser of 10 acres or 10 percent of the preserved farmland.

e. The proposed number of SOEs to be held on the farm during the calendar year is not more than 26.

f. The proposed number of SOEs that would have 250 guests or more in attendance at any time during the event is not more than 6.

g. The farm and proposed SOEs comply with the requirements of the SOE statute, provided that continued monitoring of the farm's operation, activities, and events does not find otherwise

3. The SADC approves the Owner's application to hold SOEs on the Premises in calendar years 2026 and 2027, provided that the farm remains in compliance with ARDA, the terms of the farmland preservation deed of easement, the SOE statute, and this resolution.

4. The installation and use of temporary structures on preserved farmland for the purpose of holding SOEs is limited to the timeframe from April 1 to November 30.

5. The atrium tent will not be used for SOEs in 2026 unless concerns regarding compliance with the SOE law and the farmland preservation deed of easement are addressed through continuing discussion with the SADC or in future SOE regulations.

6. The Owner shall annually certify to the SADC, in a form and manner prescribed by the SADC, information about the SOEs that were held in the prior calendar year, including, but not be limited to, the date, occasion, and approximate number of attendees of each event.

7. The Owner shall provide the SADC with an end-of-year description of and proof of any agricultural production or marketing of the farm's production in the area west and near the barn during 2026, and shall provide an end-of-year description of the barn's uses in 2026.

    a. Any trees, shrubs, or nursery products the Skillman Nurseries sources from other farms to directly fill clients' orders are not considered Skillman Nurseries' own agricultural production.

8. Upon request the Owner shall provide details regarding the dates, size, location and type of events held or to be held in 2026.

9. The SADC will transmit a copy of this resolution to Montgomery Township and the Somerset County Agriculture Development Board.

10. This action 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.



4/30/26
DATE

Charles Roohr, Executive Director
State Agriculture Development Committee

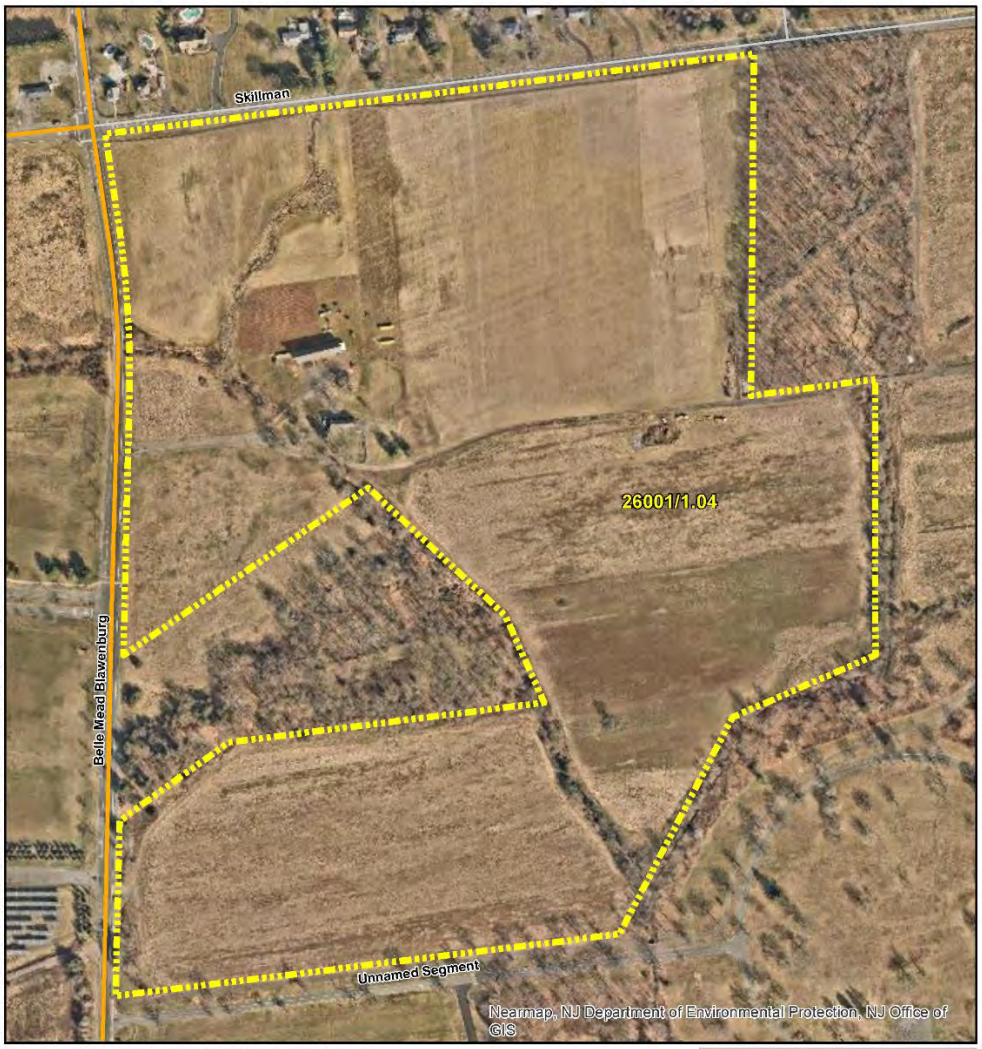
VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	RECUSED
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Schedule A

Premises

Princeton Farm Associates, LLC (18-0002-DN)



X:\counties\somco\projects\Princeton Farm Associates project map.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Princeton Farm Associates, LLC
Block 26001 Lot 1.04 (87.46 ac)
SOEs Occupied Area = 6.58 ac
Percentage of farm in SOEs Occupied Area - 7.52%
Montgomery Twp., Somerset County

N

Property In Question
County Roads
Municipal/Local Roads

250 125 0 250 500 Feet

Sources:
NJ Farmland Preservation Program
NJOIT Parcel Data
Green Acres Conservation Easement Data
NJOIT/Near Map 2023 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 geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

May 7, 2024

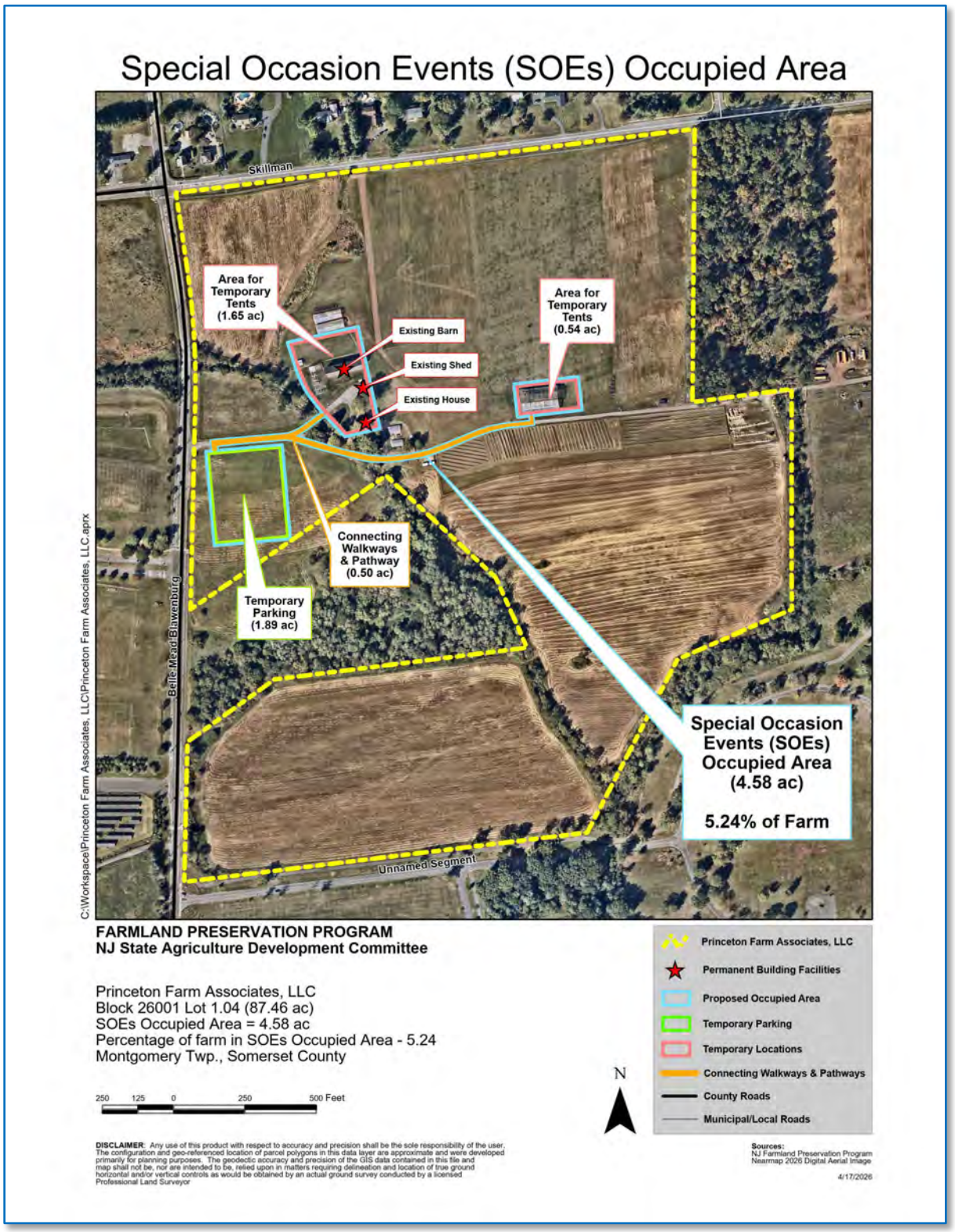
Schedule B

Occupied Area Applicant Map



Schedule C

Occupied Area SADC Map



Schedule D

Agricultural/Horticultural Production Value
Estimating Tool For SOE Applications

Agricultural/Horticultural Production Value Estimating Tool For Special Occasion Event (SOE) Applications

Applicant Name	Princeton Farm Associates
Farm Address	991 Route 601, Skillman, NJ 08558
County	Somerset
Municipality	Montgomery
SADC ID Number	18-0002-DN

General Category of Production	Estimated Gross Production Value/ Acre	Number of Acres	Total Estimated Gross Production Value
Vegetable	$1,747	9.0	$15,724.80
Fruit (other than grapes)	$6,335	2.0	$12,670.00
Winery/Grapes	$0		
Nursery/greenhouse/floriculture	$10,000		
Sod	$6,000		
Field crops	$294		
Hay	$287	60.0	$17,238.00
Equine	$190		
Livestock	$190		
Dairy	$190		
Christmas Trees	$0		
Woodland	$0		
TOTALS		**71.0**	**$45,632.80**

Basic Instructions: Fill in the number of acres from the farm's SOE Application. The spreadsheet estimating tool will then provide an estimated value of the farm's annual agricultural or horticultural production.

***Notes:** The SADC is in the process of adding an "Estimated Gross Production Value/Acre" for each "General Category of Production". Any category that does not yet have an estimated value will show up as $0. Please check back regularly for updated versions of this spreadsheet tool as the remaining estimated values get added.

***Last Updated 3/23/23**

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R4(2)

Special Occasion Events on Preserved Farmland
Fitz Farm, LLC

April 30, 2026

Subject Property:
Block 5, Lot 1
Alexandria Township, Hunterdon County
82.678 acres
SADC ID# 10-0255-DE
SOE ID# 10-0255-DE-SOE3

I. Applicant and property

WHEREAS, Fitz Farm, LLC, hereinafter "Owner" and/or "Applicant", is the current record owner of Block 5, Lot 1 in Alexandria Township, Hunterdon County, by deed dated November 26, 2019 and recorded in the Hunterdon County Clerk's Office on December 12, 2019 in Deed Book 2486, Page 201, totaling approximately 91 acres, hereinafter referred to as the "Property", as shown in **Schedule A**; and

WHEREAS, a farmland preservation deed of easement on the Property, excluding an 8.725-acre non-severable exception area, was conveyed by Ronald T. Perrine and Kathleen A. Perrine to the State Agriculture Development Committee (SADC) on February 19, 2019, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c. 32 (ARDA), as a Deed of Easement, recorded in the Hunterdon County Clerk's Office on March 11, 2019 in Deed Book 2463, Page 363, resulting in a preserved farm parcel of 82.678 acres (the "Premises"); and

II. Special Occasion Events law

WHEREAS, P.L. 2023, c.9, effective February 3, 2023, recognizes that, under certain conditions, the holding of special occasion events (SOEs) can have a positive effect on the operations of preserved farms and that, with proper oversight, SOEs on preserved farmland can have minimal impact on land's viability for farming and provide new business opportunities for farmers, without displacing agricultural or horticultural production as the first priority use of preserved farmland or disrupting neighborhoods that surround preserved farms; and

WHEREAS, the SOE statute defines an SOE as a wedding, lifetime milestone event, or other cultural or social event conducted, in whole or in part, on preserved farmland on a commercial farm, and states that SOEs shall not include activities eligible for the protections of the Right to Farm Act, N.J.S.A. 4:1C-1 et seq.;

recreational uses permitted under the farmland preservation deed of easement; weddings held for the owner, operator, or employee of the commercial farm; and weddings held for certain family members of the commercial farm owner; and

WHEREAS, the SOE statute requires that farm owners and farm operators apply to the farmland preservation easement holder for approval prior to holding SOEs on preserved farmland; and

WHEREAS, a farm operator, with written authorization from the farm owner, may apply to hold SOEs on preserved farmland; and

WHEREAS, if the Applicant is the Operator but not the Owner of the farm, the Operator shall submit a notarized affidavit from the Owner authorizing the application; and

WHEREAS, the farm must be in compliance with the farmland preservation deed of easement to qualify to hold SOEs; and

WHEREAS, the preserved farmland must be a commercial farm and also produce agricultural or horticultural products worth $10,000 or more annually to qualify to hold SOEs; and

WHEREAS, the SOE statute defines the area used to hold SOEs as the "occupied area", meaning any area supporting the activities and infrastructure associated with a special occasion event including, but not limited to: an area for parking, vendors, tables, equipment, infrastructure, or sanitary facilities; an existing building; or a temporary or portable structure; and

WHEREAS, the occupied area associated with an SOE shall be no more than the lesser of 10 acres or 10 percent of the preserved farmland; and

WHEREAS, SOEs shall not interfere with the use of the preserved farmland for agricultural or horticultural production; and

WHEREAS, SOEs shall have minimal effects on the occupied area and shall be designed to protect the agricultural resources of the land and ensure that the land can be readily returned to productive agricultural or horticultural use after an SOE; and

WHEREAS, the SOE statute does not apply to SOEs, or the parts of SOEs, that are held on exception areas or other locations that are not preserved farmland.

WHEREAS, the SOE statute contains the following requirements regarding holding SOEs on preserved farmland:

1. SOEs that involve the service of alcoholic beverages shall comply with all applicable State and local laws, regulations, resolutions, and ordinances; and

2. All applicable State and local laws, regulations, resolutions, and ordinances including, but not limited to, those concerning food safety, litter, noise, solid waste, traffic, and the protection of public health and safety shall apply to the special occasion event and all activities related thereto; and

3. To comply with local laws, regulations, resolutions, and ordinances, and if the proposed SOE meets certain conditions, the municipality may require that the owner or operator of the farm submit an application to the municipality for approval, but the municipality shall not charge an application fee of more than $50.00, and the application shall not require more information than the identification and location where tents and other temporary structures, sanitary facilities, parking, access and egress will be located, where music will be played, the number of expected guests, and other information that may be required of a similar event when conducted at a public park or public venue; and

4. A municipality may require a municipal application if the SOE would: (a) generate a parking or traffic flow situation that could unreasonably interfere with the movement of normal traffic or emergency vehicles or other organized group sharing similar common purposes or goals proceeding in or upon any street, park, or other public place within the municipality; or (b) require the expenditure of municipal resources or inspections from agencies or authorities of the municipality; and

5. No new permanent structures shall be constructed on preserved farmland for the purpose of holding SOEs; and

6. Improvements to existing structures shall be limited to the minimum required for the protection of health and safety; and

7. Permanent structures constructed fewer than five years prior to the date of the application shall not be used for the purpose of holding SOEs, unless: 1) the permanent structure was constructed and is used in accordance with N.J.S.A. 4:1C-9 by a winery for the primary purpose of facilitating the tasting, sale, consumption, production, packaging, or marketing of wine, wine-related products, or farm-related products, as determined by the easement holder; or 2) the total amount of revenue to be earned from all SOEs identified in the application, and approved to be held on the farm during the calendar year, will not exceed 10 percent of the total revenues accruing to the farm in that calendar year; and

8. The installation and use of tents, canopies, umbrellas, tables, chairs, and other temporary structures on preserved farmland for the purpose of holding SOEs is permitted provided they comply with applicable construction and fire codes and are limited to use from April 1 to November 30; and

9. No public utilities, including gas or sewer lines, shall be extended to preserved farmland for the purpose of holding SOEs, except that electric and water service

may be extended to preserved farmland for the purpose of holding special occasion events; and

10. Parking for SOEs shall be provided through the use of existing parking areas on the farm and curtilage surrounding existing buildings to the extent possible, and additional on-site areas required for temporary parking shall comply with the standards in the Agricultural Management Practice (AMP) for On-Farm Direct Marketing Facilities, Activities, and Events, N.J.A.C. 2:76-2A.13; and

11. If a farm holds more than one SOE on the same calendar day, only one of the SOEs held on that calendar day may have over 100 guests; and

12. A farm may hold 26 SOEs each calendar year, of which only six SOEs may have 250 guests or more in attendance at any time during the event; and

13. SOEs held by or for a nonprofit entity shall not count against the 26 SOE limit if the event has fewer than 100 guests and the permittee does not charge for, and receives no fees or compensation for, hosting the event, other than for reimbursement of out-of-pocket expenses, provided the maximum reimbursement to the permittee shall not exceed $1,000; and

14. A retail food establishment, other than a temporary retail food establishment, shall not operate on a farm in support of SOEs, with the exception of a retail food establishment based at the farm; and

III. Previous Applications

WHEREAS, on February 27, 2024, the Owner submitted an "Application to Hold Special Occasion Events on Preserved Farmland" to the SADC, which the SADC approved on June 27, 2024, through Resolution FY2024R6(2); and

WHEREAS, Resolution FY2024R6(2) approved the Applicant to hold one SOE on the Premises in calendar year 2024; and

WHEREAS, on February 7, 2025, the Owner submitted an "Application to Hold Special Occasion Events on Preserved Farmland" to the SADC, which the SADC approved on May 22, 2025, through Resolution FY2025R5(1); and

WHEREAS, Resolution FY2025R5(1) approved the Applicant to hold one SOE on the Premises in calendar year 2025; and

IV. Current Application

WHEREAS, on March 6, 2026, the Owner submitted and the SADC received a renewal "Application to Hold Special Occasion Events on Preserved Farmland"; and

WHEREAS, between March and April 2026, in response to written questions from the SADC, the Owner submitted additional application information to clarify and modify application details and to complete the application; and

WHEREAS, the application was signed by Brian Fitzsimmons on behalf of the Owner; and

WHEREAS, Resolutions FY2024R6(2) and FY2025R5(1) state that current members of the Owner are Brian Fitzsimmons and Walter Fitzsimmons, and that the Owner's operating agreement states that Brian Fitzsimmons is authorized to act on behalf of the Owner as the managing member; and

WHEREAS, Resolution FY2024R6(2) and FY2025R5(1) state that the current members of Fitz's Fish Ponds, LLC (hereinafter "Fish Ponds") are Brian Fitzsimmons and Walter Fitzsimmons; and

WHEREAS, Resolution FY2024R6(2) and FY2025R5(1) state that Fish Ponds is a company that designs, builds, and services ponds, waterfalls, and other water features; has a Pond Construction Department, a Landscapes & Stonework subsidiary, and an Aquarium & Aquascaping section; operates four retail stores in Colts Neck, NJ, Green Brook, NJ, Fairfield, NJ and New Hope, PA; sells koi fish and fish care, filtration, lighting, pump, spillway, UV light, and water treatment products in its stores and online; and runs the farm operation of buying, raising, and selling koi; and

WHEREAS, Fish Ponds' website notes that Fish Ponds' services also include Pond Service and Maintenance, Fountain and Aerator Services, Large Pond and Lake Management, and Fish Health Services, and that Fish Ponds also established retail stores in 2025 in Saddle River, NJ, Mount Holly, NJ, and Chattanooga, TN, and in 2026 in Franklin, TN; and

WHEREAS, Resolution FY2024R6(2) and FY2025R5(1) state that Fish Ponds uses the exception area as its headquarters and warehouse;

WHEREAS, Resolution FY2024R6(2) and FY2025R5(1) state that Fish Ponds considers the main feature of the Premises to be its six greenhouses, which are dedicated to housing and caring for its imported Japanese koi and aquatic plants; and

WHEREAS, Resolution FY2024R6(2) and FY2025R5(1) state that the six greenhouses include a Quarantine greenhouse, named for being the initial 4-week quarantine location for new fish shipped from Japan; the Champion greenhouse, named for housing Grand Champion-sized koi; the ICF greenhouse, named for its building material (Insulated Concrete Form) and which houses large Japanese koi; the SAUNA (Tosai House), which houses most of the baby koi or tosai, including the koi that are kept with the intention of growing them to get bigger; the Plant House, which houses a selection of aquatic plants; and the Lily House, which houses additional plants, koi for the Fish Ponds website, and additional baby koi; and

WHEREAS, Resolution FY2024R6(2) and FY2025R5(1) state that approximately one acre of the Premises is used by Fish Ponds for an aquaculture koi operation; and

WHEREAS, Resolution FY2024R6(2) and FY2025R5(1) state that the majority of the Premises' tillable acres is used by a tenant farmer for hay, livestock, and vegetable production; and

WHEREAS, the Owner represented that there have been no changes to Owner's operating agreement or to the current members of Fish Ponds, and that Brian Fitzsimmons is authorized to act on behalf of the Owner as the managing member; and

WHEREAS, the Owner represented that there have been no changes to the nature and details of Fish Ponds' operation, to the relationship between the Owner and Fish Ponds, or to the uses of the Premises other than that there are no longer any cows on the farm; and

WHEREAS, the Owner is seeking SADC approval to have one SOE, a cultural or social event, to be held by Fish Ponds, in calendar year 2026; and

WHEREAS, the Owner represented that there is a commercial farm on the preserved farmland and that the value of agricultural or horticultural crops produced on the preserved farmland is $10,000 or more annually; and

WHEREAS, the application stated that the current agricultural or horticultural uses of the preserved farm are vegetables (estimated 20 acres), hay (estimated 30 acres), and fish (estimated 1 acre); and

WHEREAS, the Owner provided a copy of the FA-1 and Supplemental Gross Sales forms for Farmland Assessment filed for the Premises for calendar year 2026, with the FA-1 form describing the 2025 current year farming activity as hay (80 acres), beef cattle (10 animals), and aquaculture (1 acre); and

WHEREAS, the Owner proposes to use the same SOE Occupied Area that had been approved in Resolution FY2025R5(1) and is depicted in **Schedule B**; and

WHEREAS, the application stated that the anticipated date and time for the proposed SOE, called "Koi Fest", is August 22, 2026 from 10:00 a.m. to 4:00 p.m.; and

WHEREAS, the application described the proposed SOE as the following: "Koi Fest is an annual event where we sell koi fish, host vendors, have food trucks, and offer giveaways…There is one large tent that houses all the different pop-up tanks that have fish in them"; and

WHEREAS, Koi Fest is advertised as a celebration of koi, ponds, and water garden living and as including the following components: the lowest prices of the season on Japanese koi, plants, and hardgoods; a selection of high-end koi for sale; expert advice for enhancing a pond or aquarium; a showcase of hundreds of industry and other vendors offering products and services, including

vendors such as Fitz's Fish Ponds, Evolution Aqua, Koi Trips, Zen Nippon Airinaki Tri-State ZNA Koi Club, Atlantic Oase, Easy Pro Pond Products, Pond Magic, Pond Microbe-Life, Pond Trade Magazine, Sophie Screenprinting, Mountain Tree, Unity Bank, Fly Green, Brandywine Poets, Tia B's Street Tacos, and 22 West Tap and Grill; hourly giveaways, including a koi trip to Japan; a Japanese-style koi auction; the 4th Annual ZNA Tri-State Koi Show and Banquet; the opportunity to connect with and learn from pond builders, aquarium enthusiasts, water feature professionals, and other industry professionals, vendors, special guests, and hobbyists; food trucks; art booths; and entertainment including live music and family-friendly and kids activities; and

WHEREAS, the following additional components are available to attendees at Koi Fest depending on the type of ticket they purchase or reserve: a Special Access Day and Welcome Dinner on August 21, 2026 that includes access to purchase koi as part of a semi-private group tour or one-on-one guided tour of the farm's greenhouses, access to vendor booths and hardgoods sales in a more intimate setting, a Special Access Welcome Dinner and (Sushi and Hibachi Night), and a bonfire and community gathering; VIP early access to Koi Fest on Saturday August 22, 2026 starting at 9:00 a.m.; and a Tri-State ZNA Koi Show Banquet and Awards Night on August 22, 2026 from 5:00 to 9:00 p.m. that includes appetizers and a buffet dinner, an awards show ceremony, judge explanations, and live music and entertainment; and

WHEREAS, the Owner represented that the 2026 edition of Koi Fest would be comprised of the same basic elements as the 2025 edition with no major changes; and

WHEREAS, the application stated that the entire proposed SOE, except for its temporary parking areas, would be located on the exception area; and

WHEREAS, the application stated that the proposed SOE would not be using any temporary structures or permanent structures on the preserved farmland; and

WHEREAS, the application stated that, within the exception area, the proposed SOE would use numerous temporary tents and seven portable bathroom facilities; and

WHEREAS, the application stated that electric and water service for the proposed SOE would be provided by existing well water and electricity from the farm; and

WHEREAS, the application stated that the proposed SOE would use the following areas for temporary parking: an area immediately to the northeast of the exception area; a farm field to east of the exception area; and a strip of Premises along the west side of the rear driveway when exiting the Property onto Little York-Pattenburg Rd.; and

WHEREAS, the application estimated that the proposed SOE would be attended by approximately 2,000 or more people throughout the day; and

WHEREAS, the application included an estimate that the dollar amount earned in 2026 through the holding of SOEs would be $20,000; and

V. Annual SOE Certification

WHEREAS, pursuant to P.L. 2023, c.9 and Resolution FY2025R5(1), the Owner is required to annually certify to the SADC information about the SOEs that were held in 2025, including, but not be limited to, the date, occasion, and approximate number of attendees of each event; and

WHEREAS, the Applicant submitted its Annual SOE Certification on April 13, 2026, certifying that one SOE was held on the premises in 2025, a koi festival on August 23, 2025 that was attended by approximately 1,500 people; and

VI. Review of Application and Certification

WHEREAS, on April 16, 2026, the SADC performed an annual monitoring inspection of the Premises; and

WHEREAS, the April 16, 2026 inspection included observing the field to the southeast of the exception area to determine whether an area of concern noted in Resolution FY2025R5(1), i.e., a storage area in the field to the southeast of the exception area with pallets, debris, and brush related to the non-agricultural business aspects of Fish Ponds, had been addressed; and

WHEREAS, the Owner has made significant progress towards addressing the area of concern, with most of the material having been removed, however restoration and stabilization of the area is needed as a portion of the area has large rocks and small debris, and most of the area is bare without vegetation; and

WHEREAS, restoration and stabilization of the area could be achieved by removing the large rocks and small debris and then seeding and mulching the area; and

WHEREAS, in order to measure the acreage of the occupied area proposed by the Owner, the SADC created a GIS map, attached hereto as **Schedule B**; and

WHEREAS, the occupied area is approximately 4.48 acres, or approximately 5.42% of the Premises, as calculated using the Occupied Area SADC Map; and

WHEREAS, to review whether the preserved farmland produces agricultural or horticultural products worth $10,000 or more annually, the SADC used the information from the application regarding the farm's current agricultural or horticultural uses and an Agricultural/Horticultural Production Value Estimating Tool For SOE Applications, hereinafter "Estimating Tool", as shown in **Schedule C**; and

WHEREAS, the Estimating Tool indicates that the value of agricultural or horticultural products produced on the Premises is more than $10,000 annually; and

WHEREAS, the SOE statute states that the easement holder shall approve an SOE application upon a determination that the farm is in compliance with the terms of the farmland preservation deed of easement and a finding that the applicant and proposed SOEs comply with the requirements of the SOE statute and any rules and regulations adopted by the SADC,

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.

2. The SADC makes the following findings of fact and conclusions of law regarding the application by the Owner to hold an SOE on the Premises:

    a. The farm is in compliance with the farmland preservation deed of easement, provided the Owner is actively working to address the annual monitoring area of concern, and has addressed it, by August 22, 2026 by restoring and stabilizing the field area that had been used for non-agricultural storage.

    b. There is a commercial farm on the Premises.

    c. The preserved farmland produces agricultural or horticultural products worth at least $10,000 annually.

    d. The proposed occupied area is no more than the lesser of 10 acres or 10 percent of the preserved farmland.

    e. The proposed number of SOEs to be held on the farm during the calendar year is not more than 26.

    f. The proposed number of SOEs that would have 250 guests or more in attendance at any time during the event is not more than 6.

    g. The farm and proposed SOE comply with the requirements of the SOE statute, provided continued monitoring of the farm's activities and events does not find otherwise.

3. The SADC approves an SOE permit for the Owner and Premises for calendar years 2026 and 2027. This permit includes approval of the Owner's application to hold an SOE on the Premises August 21-22, 2026, provided the farm remains in compliance with ARDA, the terms of the farmland preservation deed of easement, the SOE statute, and this resolution. This permit also includes approval for Koi Fest in 2027, should the Owner plan to continue holding Koi Fest in 2027 and provided that there are no major changes to the SOE and that

the farm remains in compliance with ARDA, the terms of the farmland preservation deed of easement, the SOE statute, and this resolution.

4. If there are major changes to Koi Fest in 2027, or if the Owner would like to conduct additional SOEs on the Premises in 2027, the Owner shall submit a new SOE application to the SADC.

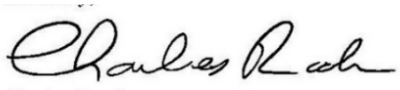
5. The installation and use of temporary structures on preserved farmland for the purpose of holding SOEs is limited to the timeframe from April 1 to November 30;

6. The Owner shall annually certify to the SADC, in a form and manner prescribed by the SADC, information about the SOEs that were held in the prior calendar year, including, but not be limited to, the date, occasion, and approximate number of attendees of each event.

7. The SADC will transmit a copy of this resolution to Alexandria Township and the Hunterdon County Agriculture Development Board.

8. This action is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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



4/30/26
DATE

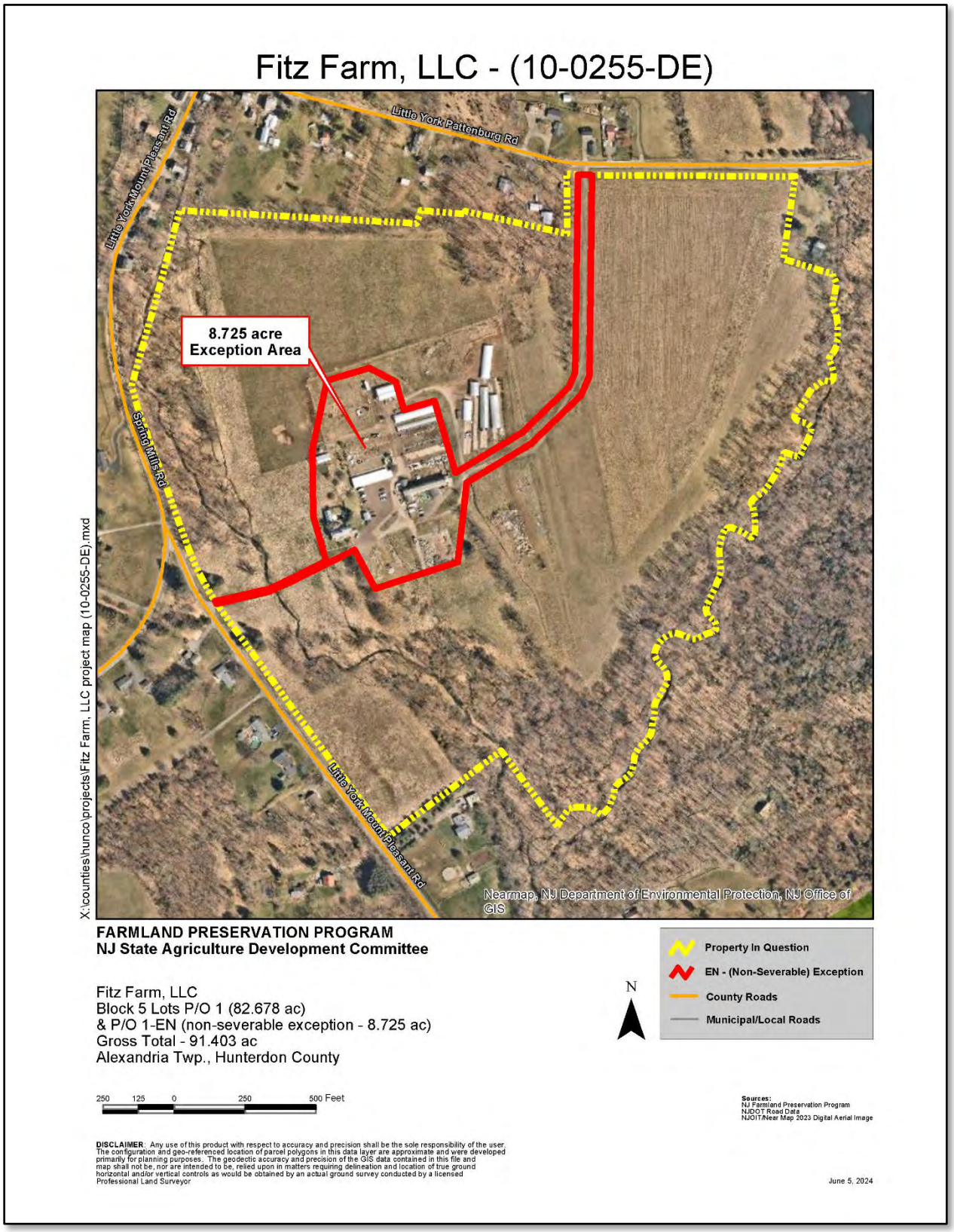
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

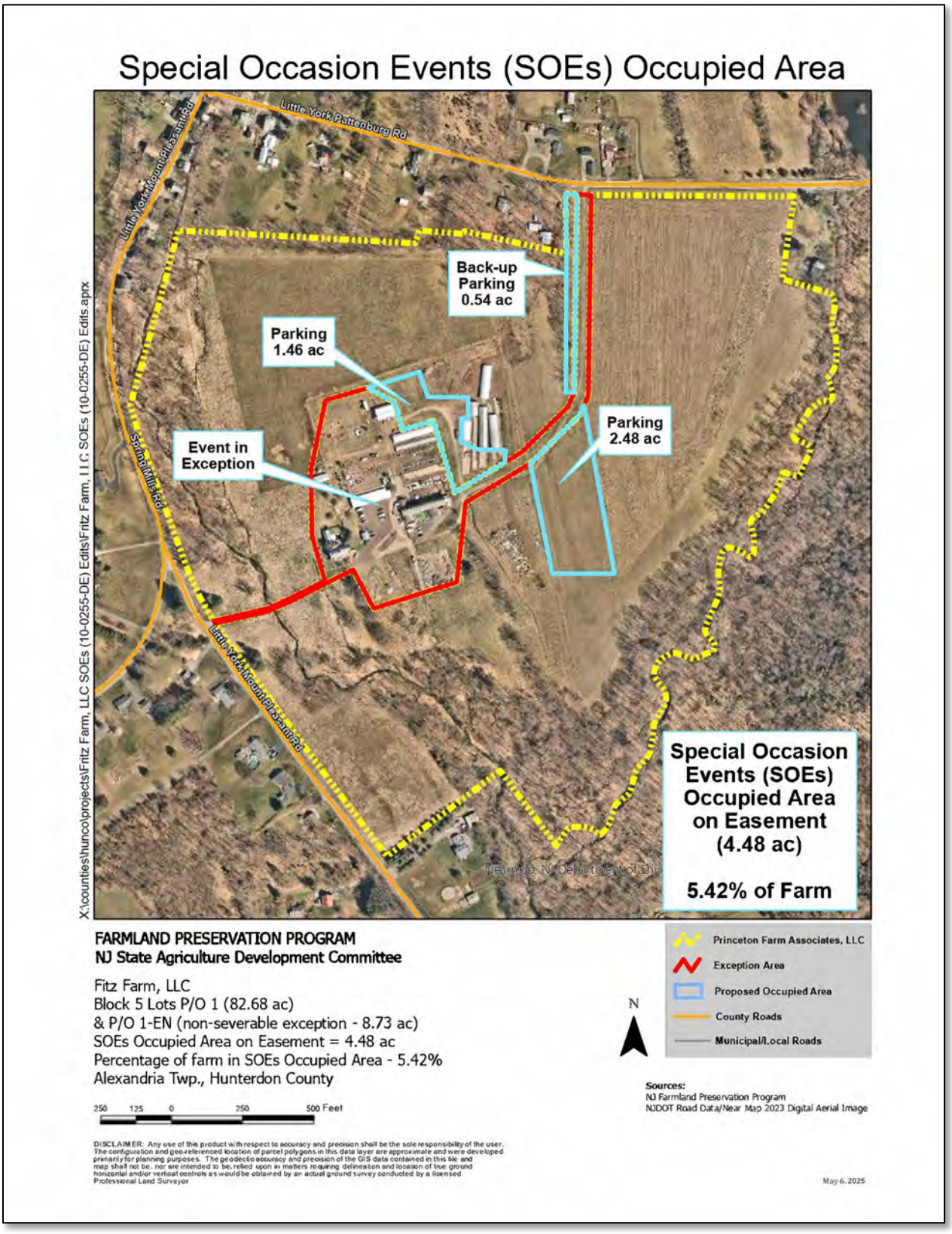
Schedule A

Premises



Schedule B

Occupied Area SADC Map



Schedule C

Agricultural/Horticultural Production Value
Estimating Tool For SOE Applications

Agricultural/Horticultural Production Value Estimating Tool For Special Occasion Event (SOE) Applications

Applicant Name	Fitz Farm LLC
Farm Address	610 Little York Mt. Pleasant Rd., Milford, NJ2 08848
County	Hunterdon
Municipality	Alexandria
SADC ID Number	10-0255-DE

General Category of Production	Estimated Gross Production Value/ Acre	Number of Acres	Total Estimated Gross Production Value
Vegetable	$1,747	20.0	$34,944.00
Fruit (other than grapes)	$6,335		
Winery/Grapes	$0		
Nursery/greenhouse/floriculture	$10,000		
Sod	$6,000		
Field crops	$294		
Hay	$287	30.0	$8,619.00
Equine	$190		
Livestock	$190		
Dairy	$190		
Christmas Trees	$0		
Woodland	$0		
TOTALS		**50.0**	**$43,563.00**

Basic Instructions: Fill in the number of acres from the farm's SOE Application. The spreadsheet estimating tool will then provide an estimated value of the farm's annual agricultural or horticultural production.

***Notes:** The SADC is in the process of adding an "Estimated Gross Production Value/Acre" for each "General Category of Production". Any category that does not yet have an estimated value will show up as $0. Please check back regularly for updated versions of this spreadsheet tool as the remaining estimated values get added.

***Last Updated 3/23/23**

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R4(3)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO GREENWICH TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Hoser, Kenneth J. – Revocable Living Trust ("Owner")
SADC ID# 21-0638-PG

Greenwich Township, Warren County
N.J.A.C. 2:76-17A.1, et seq.

APRIL 30, 2026

WHEREAS, on June 25, 2025 the application for the sale of a development easement for the subject farm identified as Block 20, Lot 22 and Block 26, Lots 29 and 29.01, Greenwich Township, Warren County, totaling approximately 119.26 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, the Township has met the Municipal Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17A.6 and 7; and

WHEREAS, the Owner(s) received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is in a County Project Area and in the Highlands Planning Area; and

WHEREAS, the Property includes one (1), approximately 2-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 117.26 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 2-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one (1) future single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) One (1) existing single family residential unit and one (1) apartment
2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

WHEREAS, the apartment on the premises shall be limited to the existing square footage (estimated +/- 700 square feet); and

WHEREAS, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots being consolidated (Block 26, Lot 29 and 29.01) simultaneously or immediately after closing on the easement to the extent possible; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .69 acres (.59%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

(1) the appraised current market value (N.J.S.A. 4:1C-31)
(2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
(3) the Pinelands Formula (N.J.A.C. 2:76-19)
(4) the Highlands dual appraisal (P.L. 2004, c.120)

WHEREAS, the Property is in the Highlands Planning Area and, pursuant to N.J.S.A. 13:8C-38j., as amended by P.L. 2025, Chapter 36, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the Owner is an immediate family member of a landowner who owned the property as of 01/01/2004, making the Property eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on December 10, 2025, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $1,800 per acre based on zoning and environmental regulations in place as of the current valuation date September 2, 2025 and $7,500 per acre based on zoning and environmental regulations in place as of January 1, 2004; and

WHEREAS, the SADC certified the market value unrestricted of $15,300 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $7,650 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to limit the size of the residential units on the premises and in the nonseverable exception area to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $13,770 per acre; and

WHEREAS, the Owners accepted the Township's offer of $13,770 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), an approval and commitment of funding by each applicable level of government, as evidenced by an adopted resolution from each governing body for the acquisition of a development easement, is required to be eligible for a SADC cost share grant; and

WHEREAS, on March 19, 2026, the Greenwich Township Committee approved the application for the sale of development easement and a funding commitment of $1,377 per acre; and

WHEREAS, on March 9, 2026, the Warren County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, on March 25, 2026, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for $1,377 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 117.26 acres)

	Total	Per/acre
SADC	$1,291,736.16	($11,016.00/acre)
Township	$161,467.02	($1,377.00/acre)
County	$161,467.02	($1,377.00/acre)
Total Purchase	$1,614,670.20	($13,770.00/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the Statewide Formula calculation and utilize a 3% buffer in acreage to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of $1,423,624.78; and

WHEREAS, pursuant to N.J.A.C. 2:76 17A.14(c), if there are insufficient funds available in a Municipality's base grant, it may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting $1,000,000 in base grant and $423,624.78 competitive grant funding which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(b), the SADC may 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; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15(b), the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds, provided the Township's request for reimbursement is submitted within 120 days of the purchase of the development easement;

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 buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 120.778 net easement acres, at a State cost share of $11,787.12 per acre, for a total grant of approximately $1,423,624.78 pursuant to N.J.A.C. 2:76-26.12.

3. This final approval is conditioned on all contiguous lots being consolidated (Block 26, Lot 29 and 29.01) simultaneously or immediately after closing on the easement to the extent possible.

4. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.

5. 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 funds).

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 will be providing its grant directly to the County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to relevant provisions in N.J.A.C. 2:76-6.18 and 6.18A.

8. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way,

easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

9. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

10. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

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.

4/30/26
DATE

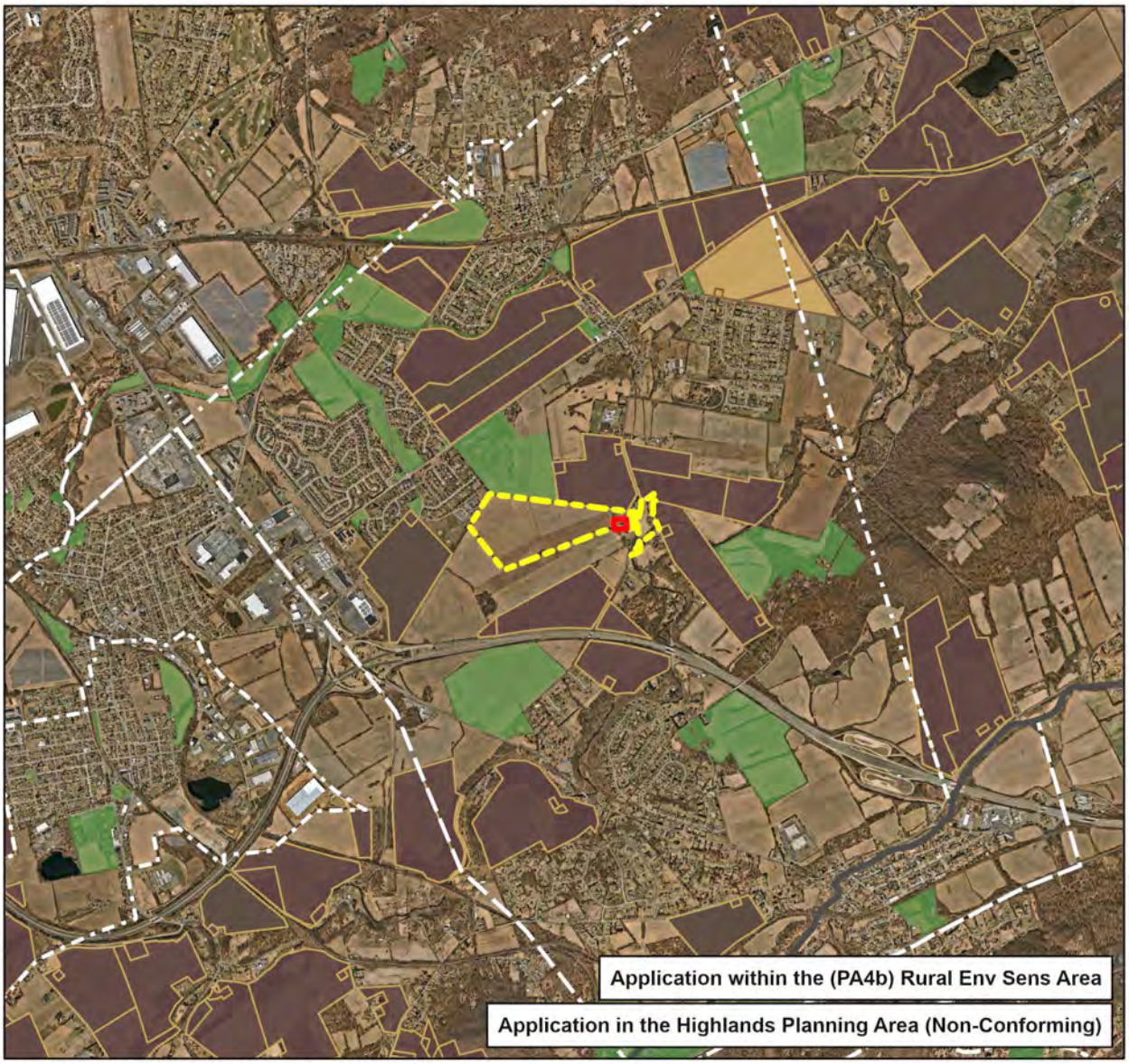
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\warco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hoser, Kenneth J. – Revocable Living Trust
Block 20 Lot 22 (10.62 ac);
Block 26 Lots 29.01 (0.98 ac); P/O 29 (105.66 ac);
& P/O 129-EN (non-severable exception - 2.0 ac)
Gross Total = 119.26 ac
Greenwich Twp., Warren County

0 1250 2500 5000 7500 Feet

N

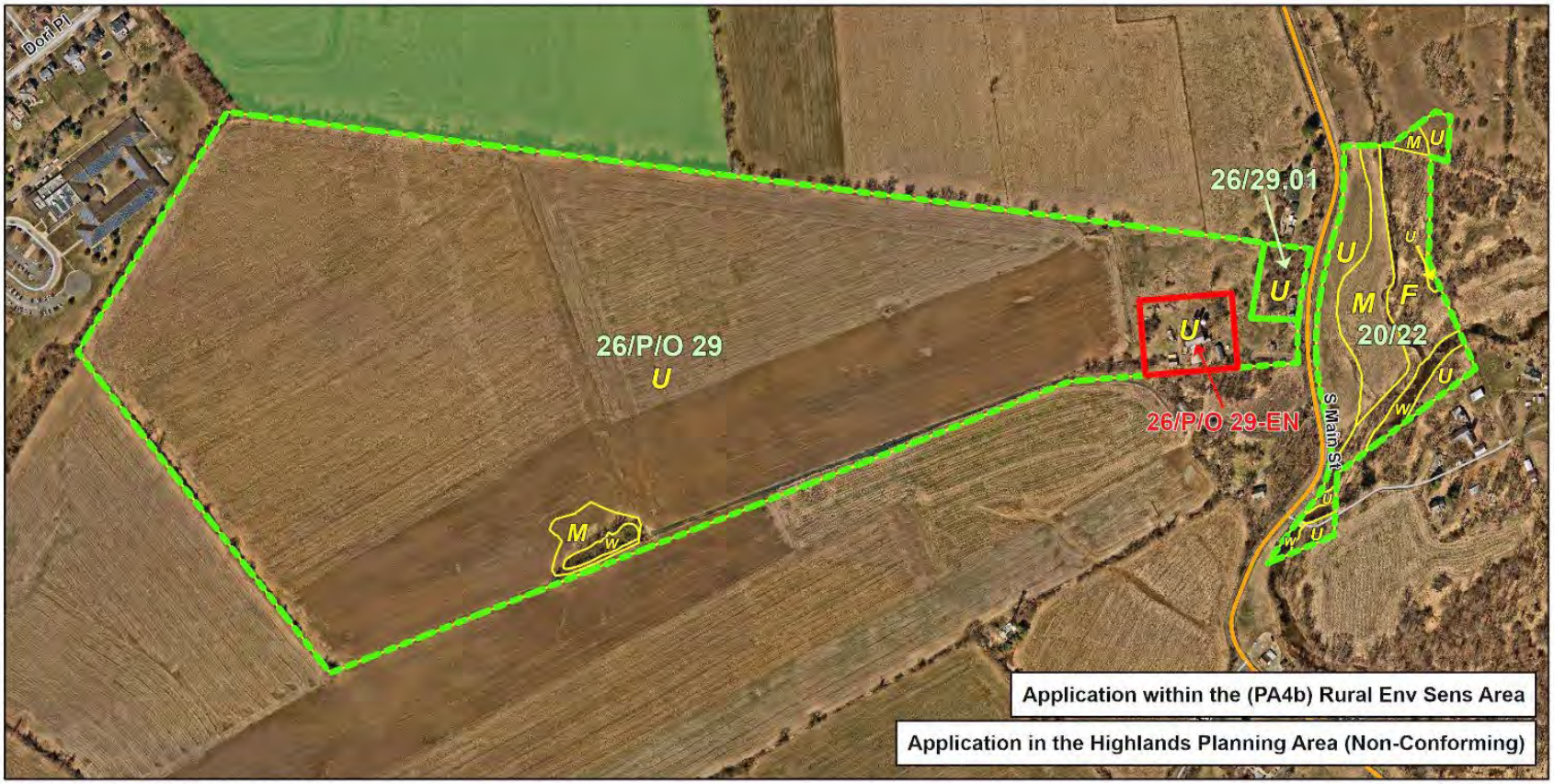
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey" - edited to adjacent survey data
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

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.

6/6/2025

Wetlands



X:\counties\warco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hoser, Kenneth J. – Revocable Living Trust
Block 20 Lot 22 (10.62 ac);
Block 26 Lots 29.01 (0.98 ac); P/O 29 (105.66 ac);
& P/O 129-EN (non-severable exception - 2.0 ac)
Gross Total = 119.26 ac
Greenwich Twp., Warren County

0 250 500 1,000 1,500 Feet

	Gross %	Net %
Freshwater Wetlands (F)	3	3
Modified Ag (M)	3	3
Upland/Non-Wetlands (U)	93	93
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	1	1

Property in Question
Exception areas
Wetlands Boundaries
County Roads
Municipal / Local Roads
Municipal, County & Non-Profit Preserved Open Open Space (OPS), State Owned Conservation Easements, & State Owned OPS & Recreation

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
- edited to adjacent survey data
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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.

6/6/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hoser, Kenneth J. – Revocable Living Trust
Block 20 Lot 22 (10.62 ac); Block 26 Lots 29.01 (0.98 ac);
P/O 29 (105.66 ac); & P/O 129-EN (non-severable exception - 2.0 ac)
Gross Total = 119.26 ac
Greenwich Twp., Warren County

Estimated Easement Acres: 117.26
Total Disturbance Acres (Does not include exception areas): 0.69
Percent of Disturbance: 0.59%

- **Extent of Disturbance**
- **Easement Area**
- **Exception Area**

500 250 0 500 1,000 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Near Map 2024 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features,
as would be obtained from a survey performed by a licensed New Jersey land surveyor.

6/9/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Hoser, Kenneth J. Trust of Tru**		
SADC ID:	**21-0638-PG**	**Total Score**	**40.00**
Farm Address:	**Greenwich**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**19.94**
Natural Resource Factors - Max Add-on % =		**10**	**7.95**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***30.00***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		9.76
Size		10.00
Tillability		10.00
Contiguity to Preserved Farms		9.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	29.76
		Agricultural Resource %
		19.94

Natural Resource Factors		**Points**
Groundwater Recharge Capability		7.08
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		7.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	24.08
		Natural Resource %
		7.95

Local Importance Factors	**Percent**
Risk of Conversion	5
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
	Local Importance %
	5

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	5
	Additional Restrictions %
	10

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$15,300**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$12,240**
Per Acre Value of Voluntary Deed Restrictions (each)	**$765**
Per Acre Value after Voluntary Deed Restrictions	**$13,770**
Net Acres	**117.28**
Estimated Easement Values	
Estimated Unadjusted Total	**$1,435,507**
Plus: Adjustment for Voluntary Restrictions (+)	**$179,438**
Estimated offer before Residential Opportunities reduction	**$1,614,945**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$1,614,945**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

SCHEDULE D

SADC Municipal Pig Financial Status

Greenwich Township, Warren County

										Grant				Competitive Funds				
										Fiscal Year 09			750,000.00	Maximum Grant			Competitive Fund Balance	
										Fiscal Year 11			500,000.00					
										Fiscal Year 13			500,000.00	Fiscal Year 20	500,000.00		Fiscal Year 20	4,576,375.22
										Fiscal Year 17			-	Fiscal Year 21	500,000.00		Fiscal Year 21	5,000,000.00
										Fiscal Year 19			-					
										Fiscal Year 21			-					
				SADC Certified		SADC		Federal Grant										
SADC ID#	Farm	Acres	Pay Acres	or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY 20 Balance	FY 21 Balance
													1,750,000.00				500,000.00	500,000.00
21-0471-PG	Fox River LLP / Statile	65.8580	65.0560	7,900.00	4,850.00	513,942.40	315,521.60			315,521.60	315,521.60	315,521.60	1,434,478.40					
	Reprogram Fy17											434,478.40	1,000,000.00					
21-0638-PG	Hoser, Kenneth J. - Revocable Living Trust	117.2600	120.7780	13,770.00	11,787.12	1,663,113.06	1,423,624.78			1,000,000.00			-	423,624.78			76,375.22	
Closed	1	65.8580	65.0560			513,942.40	315,521.60	-	-									
Encumbered	1	117.2600	120.7780			1,663,113.06	1,423,624.78											
								Encumber/Expended	FY09	-	-	315,521.60	-					
								Encumber/Expended	FY11	500,000.00	-	-	-					
								Encumber/Expended	FY13	500,000.00	-	-	-					
								Encumber/Expended	FY17	-	-	-	-					
								Encumber/Expended	FY19	-	-	-	-					
								Encumber/Expended	FY20					423,624.78	-	-	76,375.22	
								Encumber/Expended	FY21	-	-	-	-	-	-	-		500,000.00
									Total				0.00				76,375.22	500,000.00

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R4(4)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO HOPE TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Hasimenghe, Hasimenghe & Zilong Huang ("Owners")
SADC ID#21-0635-PG
Hope Township, Warren County
N.J.A.C. 2:76-17A.1, et seq.

APRIL 30, 2026

WHEREAS, on June 6, 2025, the application for the sale of a development easement for the subject farm identified as Block 600, Lot 2200, Hope Township, Warren County, totaling approximately 31.98 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, the Township has met the Municipal Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17A.6 and 7; and

WHEREAS, the Owner(s) received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is in a County Project Area and in the Highlands Planning Area; and

WHEREAS, the Property includes, one (1), approximately 1.75 acre non-severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 30.23 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1.75-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception area
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .57 acres (1.88%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

(1) the appraised current market value (N.J.S.A. 4:1C-31)
(2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
(3) the Pinelands Formula (N.J.A.C. 2:76-19)
(4) the Highlands dual appraisal (P.L. 2004, c.120)

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on January 30, 2026, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $6,100 per acre based on zoning and environmental regulations in place as of the current valuation date September 19, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $12,700 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $6,350 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $9,529 per acre; and

WHEREAS, the Owners accepted the Township's offer of $9,529 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), an approval and commitment of funding by each applicable level of government, as evidenced by an adopted resolution from each governing body for the acquisition of a development easement, is required to be eligible for a SADC cost share grant; and

WHEREAS, on February 11, 2026, the Hope Township Committee approved the application for the sale of development easement and a funding commitment of $952.90 per acre; and

WHEREAS, on April 16, 2026, the Warren County Agriculture Development Board passed a

resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, on April 21, 2026, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for $952.90 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 30.23 acres)

	Total	Per/acre
SADC	$230,449.34	($7,623.20/acre)
Hope Township	$28,806.17	($952.90/acre)
Warren County	$28,806.17	($952.90/acre)
Total Purchase	$288,061.67	($9,529.00/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the Statewide Formula calculation and utilize a 3% buffer in acreage to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of $253,978.90; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting $253,978.90 in base grant, which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(b), the SADC may 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; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15(b), the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds, provided the Township's request for reimbursement is submitted within 120 days of the purchase of the development easement;

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 buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 31.137 net easement acres, at a State cost share of $8,156.82 per acre, for a total grant of approximately $253,978.90 pursuant to N.J.A.C. 2:76-26.12.

3. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.

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 funds).

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 will be providing its grant directly to Warren County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to relevant provisions in N.J.A.C. 2:76-6.18 and 6.18A.

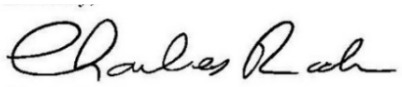
7. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

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.



4/30/26
DATE

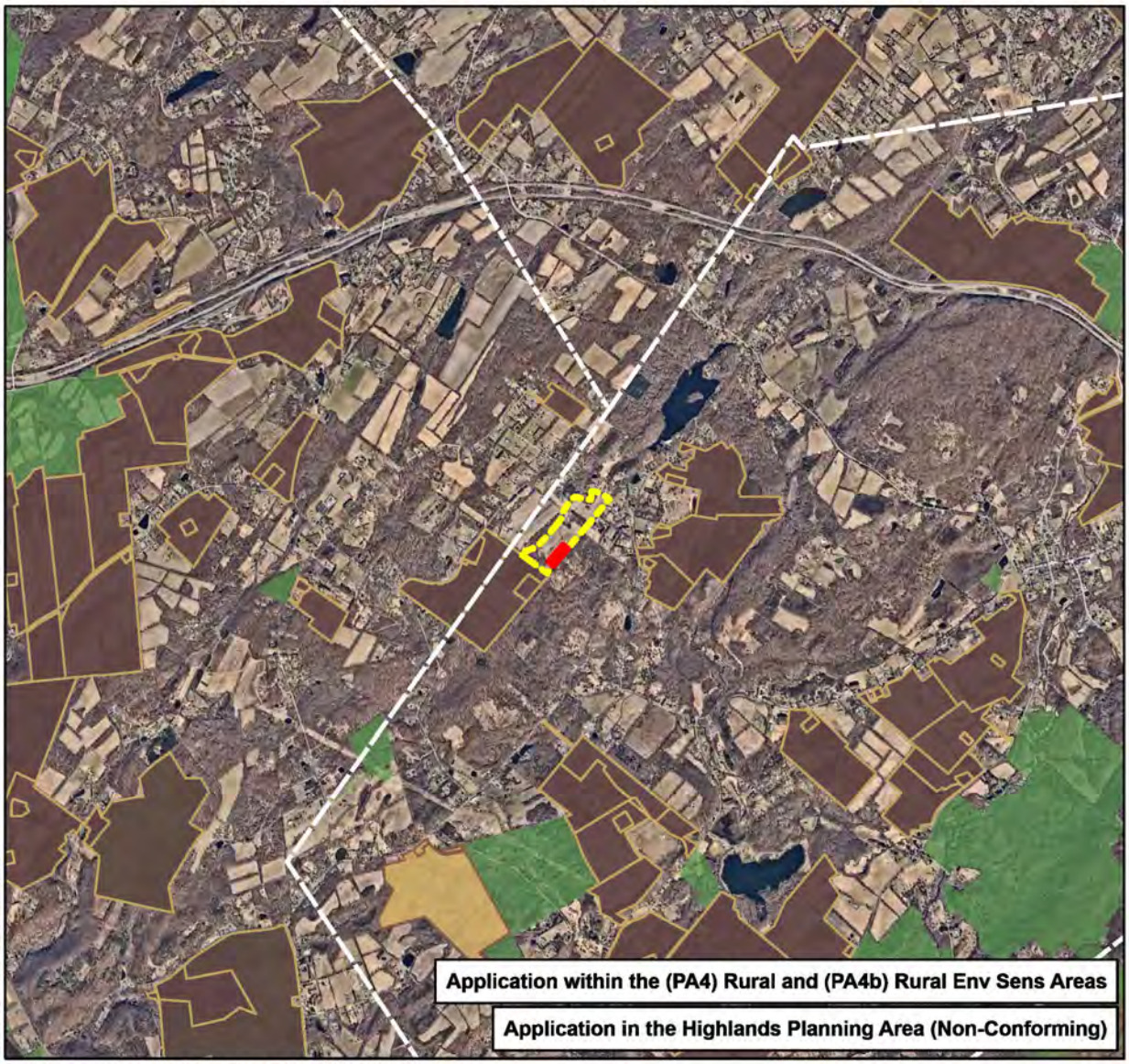
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hasimenghe Hasimenghe & Zilong Huang
Block 600 Lots P/O 2200 (30.23 ac); &
P/O 2200-EN (non-severable exception - 1.75 ac)
Gross Total = 31.98 ac
Hope Twp., Warren County

0 1250 2500 5000 7500
Feet

N

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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey" -edited to adjacent surveyed parcel data
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

5/5/2025

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.

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hasimenghe Hasimenghe & Zilong Huang
Block 600 Lots P/O 2200 (30.23 ac); &
P/O 2200-EN (non-severable exception - 1.75 ac)
Gross Total = 31.98 ac
Hope Twp., Warren County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	7	7
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	93	93
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Property in Question
Exception areas
Wetlands Boundaries
Tidelands Grid/Boundaries
300 ft Buffered Wetlands
County Roads
Limited Access Hwys
Federal or State Highways
Municipal / Local Roads
Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ County Boundaries
NJ Municipal Boundaries

N

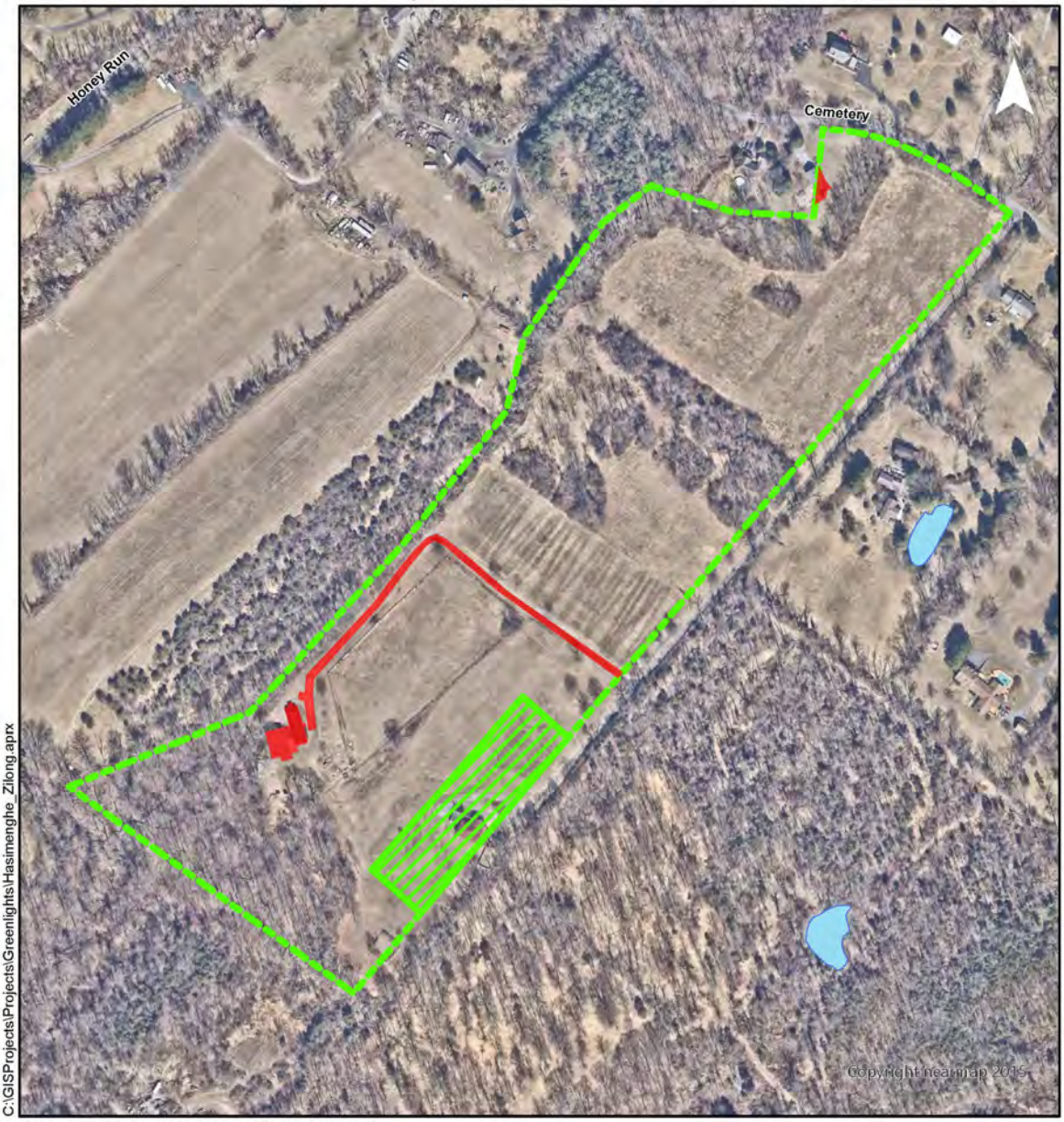
Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
-edited to adjacent surveyed parcel data
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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.

5/5/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hasimenghe Hasimenghe & Zilong Huang
Block 600 Lots P/O 2200 (30.23 ac); &
P/O 2200-EN (non-severable exception - 1.75 ac)
Gross Total = 31.98 ac
Hope Twp., Warren County

Estimated Easement Acres: 30.23
Total Disturbance Acres (Does not include exception areas): 0.57
Percent of Disturbance: 1.88%

Extent of Disturbance
Easement Area
Exception Area

150 75 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2024 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features,
as would be obtained from a survey performed by a licensed New Jersey land surveyor.

5/12/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Hasimenghe, Hasimenghe & Zilong, Huang**		
SADC ID:	**21-0635-PG**	**Total Score**	**25.03**
Farm Address:	**Hope**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**12.06**
Natural Resource Factors - Max Add-on % =		**10**	**2.97**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***20.03***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		0.00
Size		4.00
Tillability		6.00
Contiguity to Preserved Farms		8.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	18.00
		Agricultural Resource %
		12.06

Natural Resource Factors		**Points**
Groundwater Recharge Capability		8.00
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	9.00
		Natural Resource %
		2.97

Local Importance Factors	**Percent**
Risk of Conversion	5
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
	Local Importance %
	5

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	0
	Additional Restrictions %
	5

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$12,700**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,894**
Per Acre Value of Voluntary Deed Restrictions (each)	**$635**
Per Acre Value after Voluntary Deed Restrictions	**$9,529**
Net Acres	**30.24**
Estimated Easement Values	
Estimated Unadjusted Total	**$288,955**
Plus: Adjustment for Voluntary Restrictions (+)	**$19,202**
Estimated offer before Residential Opportunities reduction	**$288,157**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$288,157**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

Schedule D

SADC Municipal Pig Financial Status

Hope Township, Warren County

						SADC		Federal Grant		Grant				Competitive Funds				
										Fiscal Year 09			750,000.00	Maximum Grant			Competitive Fund Balance	
										Fiscal Year 11			500,000.00					
										Fiscal Year 13			-	Fiscal Year 20			Fiscal Year 20	5,000,000.00
										Fiscal Year 17			-	Fiscal Year 21	500,000.00		Fiscal Year 21	5,000,000.00
										Fiscal Year 19			-					
										Fiscal Year 21			-					
SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY 20 Balance	FY 21 Balance
													1,250,000.00				500,000.00	500,000.00
21-0583-PG	Campbell Foundry	172.8500	172.8500	2,000.00	1,500.00	345,700.00	259,275.00			259,275.00	256,735.50	256,735.50	993,264.50					
21-0588-PG	Malon	62.1720	62.1720	4,500.00	3,100.00	279,774.00	192,733.20			197,780.00	192,733.20	192,733.20	800,531.30					
21-0593-PG	Maertens, Patricia	22.3510	22.3510	4,200.00	2,920.00	93,874.20	65,264.92			65,700.00	65,264.92	65,264.92	735,266.38					
	Reprogram FY17											194,964.50	540,301.88					
	Campbell Foundry ancillary											9,416.50	530,885.38					
	Malon ancillary											5,655.50	525,229.88					
	Maertens ancillary											4,342.50	520,887.38					
21-0493-PG	Gugel, George	43.7160	43.6690	4,000.00	2,800.00	174,676.00	122,273.20			136,990.00	122,273.20	122,273.20	398,614.18					
21-0635-PG	Hasimenghe Hasimenghe & Zilong Huang	30.2300	31.1370	9,529.00	8,156.82	296,704.47	253,978.90			253,978.90			144,635.28					
Closed	4	301.0890	301.0420			894,024.20	639,546.32	-	-									
Encumbered	1	30.2300	31.1370			296,704.47	253,978.90											
									Encumber/Expended FY09	-	-	555,035.50	-					
									Encumber/Expended FY11	253,978.90	-	101,385.82	144,635.28					
									Encumber/Expended FY13	-	-	-	-					
									Encumber/Expended FY17	-	-	-	-					
									Encumber/Expended FY19	-	-	-	-					
									Encumber/Expended FY20					-	-	-	500,000.00	
									Encumber/Expended FY21	-	-	-	-	-	-	-		500,000.00
									Total				144,635.28				500,000.00	500,000.00

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R4(5)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO WARREN COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Theodore A. Terhune and Nancy Terhune ("Owners")
SADC ID# 21-0636-PG
Mansfield Township, Warren County
N.J.A.C. 2:76-17 et seq.

APRIL 30, 2026

WHEREAS, on May 17, 2025 the application for the sale of a development easement for the subject farm identified as Block 1307, Lot 11, Mansfield Township, Warren County, totaling approximately 67.68 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, on January 15, 2026, the property ownership was transferred from Terhune Farm Partners LP to Theodore A. Terhune and Nancy Terhune, and the file name will be referred to as such from hereon; and

WHEREAS, the County has met the County Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owners received the SADC Guide and Resource Booklet for the NJ Farmland Preservation Program; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is in a County Project Area; and

WHEREAS, the Property is in the Highlands Planning Area and, pursuant to N.J.S.A. 13:8C-38j., as amended by P.L. 2025, Chapter 36, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the chain of title reflects that the Terhune family, as individuals or in limited partnership, have owned the property since at least 1993 and therefore are eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, the Property includes one of exception area, approximately 1-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 66.68 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such

that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception area
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .15 acres (.22%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 70.21 which exceeds 45, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

(1) the appraised current market value (N.J.S.A. 4:1C-31)
(2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
(3) the Pinelands Formula (N.J.A.C. 2:76-19)
(4) the Highlands dual appraisal (P.L. 2004, c.120)

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on September 22, 2025, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $6,400 per acre based on zoning and environmental regulations in place as of the current valuation date August 1, 2025 and $6,600 per acre based on zoning and environmental regulations in place as of January 1, 2004; and

WHEREAS, the SADC certified the market value unrestricted of $13,200 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $7,600 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to limit the size of the residential units in the non-severable exception area to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $11,650 per acre; and

WHEREAS, the Owners accepted the County's offer of $11,650 per acre, based on the Statewide Farmland Preservation methodology for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), an approval and commitment of funding by each applicable level of government, as evidenced by an adopted resolution from each governing body for the acquisition of a development easement, is required to be eligible for a SADC cost share grant; and

WHEREAS, on March 26, 2026, the Mansfield Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, on March 19, 2026, the Warren County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on March 25, 2026, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $2,330 per acre for the local cost share ; and

WHEREAS, the estimated cost share breakdown is as follows (based on 66.68 acres)

	Total	Per/acre
SADC	$621,457.60	($9,320.00/acre)
Warren County	$155,364.10	($2,330.00/acre)
Total Purchase	$776,822.00	($11,650.00/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the Statewide Formula calculation and utilize a 3% buffer in acreage to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of $684,904.43; and

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 (d), 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(c), the County is requesting $684,904.43 in competitive grant funding which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), 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(d); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant to the County for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its base grant appropriation and subject to the availability of funds, provided the County's request for reimbursement is submitted within 120 days of the purchase of the development easement.

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 buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 68.680 net easement acres, at a State cost share of $9,972.40 per acre, for a total grant of approximately $684,904.43 pursuant to N.J.A.C. 2:76-26.12.

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 funds).

4. 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.

5. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.

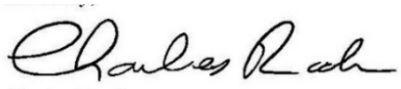
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains

within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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



4/30/26
DATE

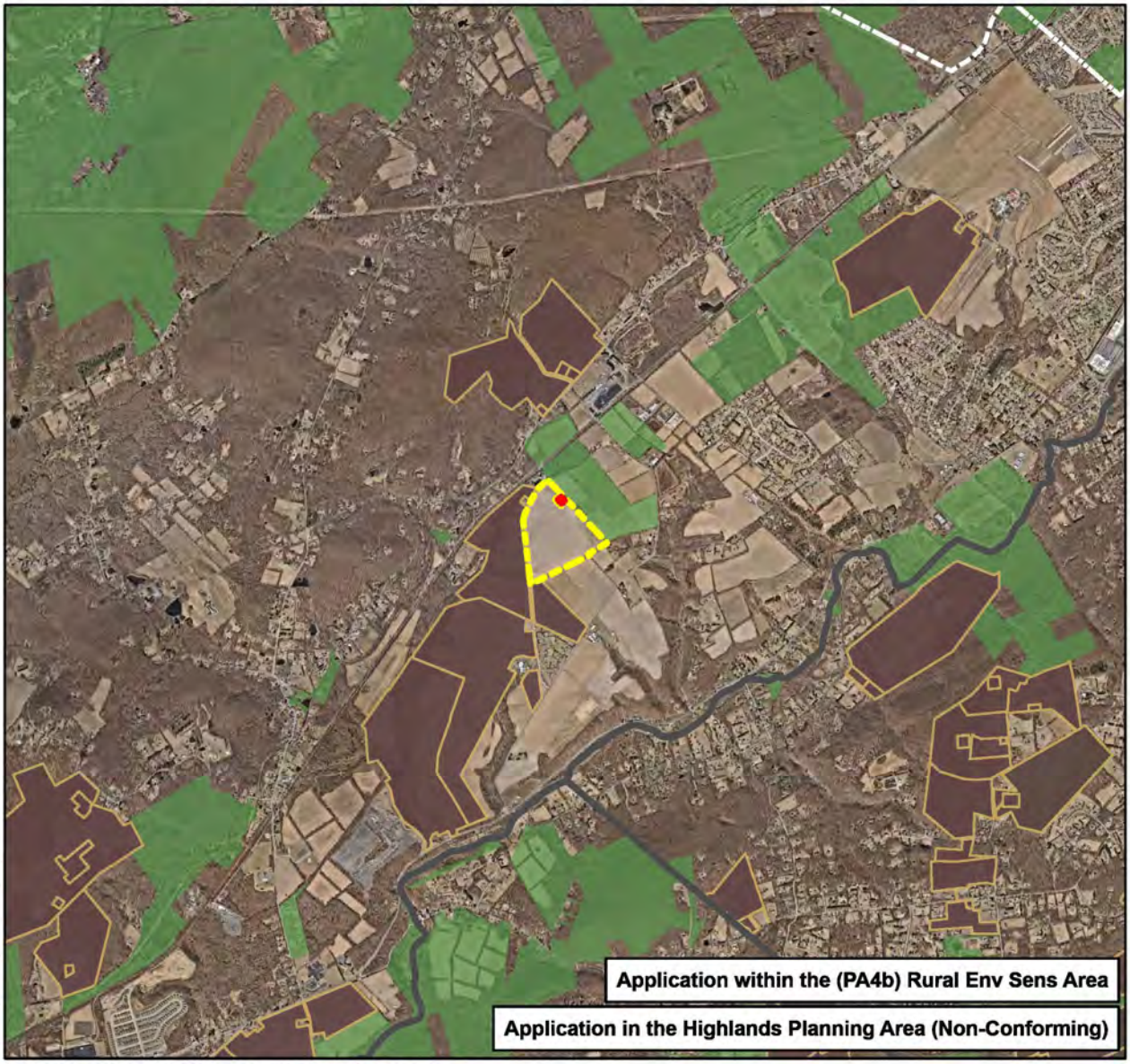
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Terhune Farm Partners, LP
Block 1307 Lots P/O 11 (66.68 ac); &
P/O 11-EN (non-severable exception - 1.00 ac)
Gross Total = 67.68 ac
Mansfield Twp., Warren County



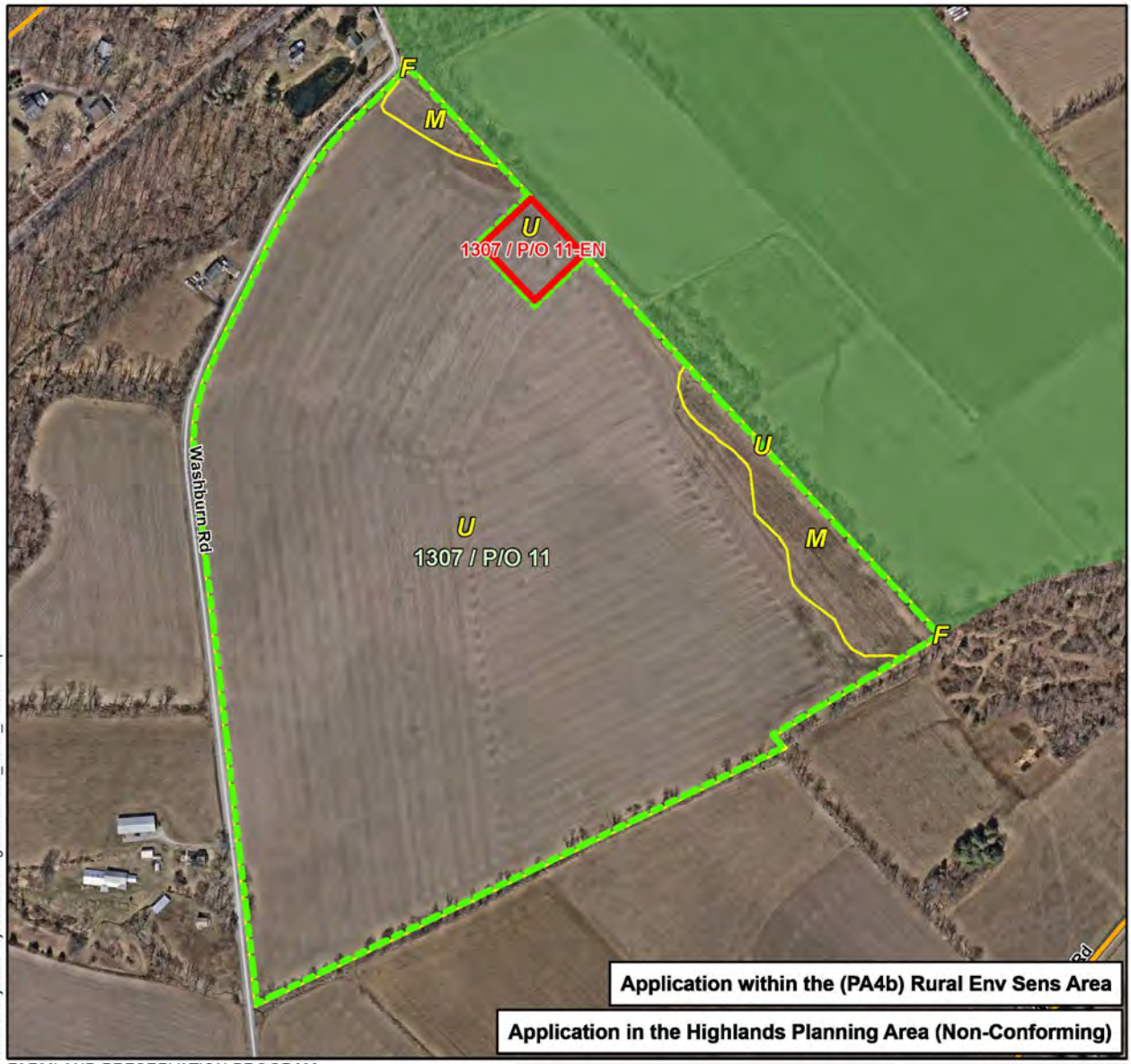


DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision 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:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

5/5/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Terhune Farm Partners, LP
Block 1307 Lots P/O 11 (66.68 ac); &
P/O 11-EN (non-severable exception - 1.00 ac)
Gross Total = 67.68 ac
Mansfield Twp., Warren County

	Gross %	Net %
Freshwater Wetlands (F)	0	0
Modified Ag (M)	6	6
Upland/Non-Wetlands (U)	94	94
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

0 100 200 400 600
Feet

N

Property in Question
Exception areas
Wetlands Boundaries
Tidelands Grid/Boundaries
300 ft Buffered Wetlands
County Roads
Limited Access Hwys
Federal or State Highways
Municipal / Local Roads
Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ County Boundaries
NJ Municipal Boundaries

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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.

5/5/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Terhune Farm Partners, LP
Block 1307 Lots P/O 11 (66.68 ac); &
P/O 11-EN (non-severable exception - 1.00 ac)
Gross Total = 67.68 ac
Mansfield Twp., Warren County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 66.68
Total Disturbance Acres (Does not include exception areas): 0.15
Percent of Disturbance: 0.22%

150 75 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2024 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

5/5/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	Theodore A. Terhune and Nancy Terhune		
SADC ID:	21-0636-PG	Total Score	38.26
Farm Address:	Warren, Mansfield	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	17.77
Natural Resource Factors - Max Add-on % =		10	5.49
Local Importance Factors - Max Add-on %=		15	5.00
Max Allowable Score of all of the above		*30*	*28.26*
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors			Points
Soils			8.52
Size			8.00
Tillability			10.00
Contiguity to Preserved Farms			8.00
Agricultural Water Availability (Y/N)			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.67	26.52
			Agricultural Resource %
			17.77

Natural Resource Factors			Points
Groundwater Recharge Capability			7.64
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			2.00
Contiguity to Preserved Open Space			7.00
Surface Water Quality Classification			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.33	16.64
			Natural Resource %
			5.49

Local Importance Factors	Percent
Risk of Conversion	5
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
	Local Importance % 5

Voluntary Deed Restrictions	Percent
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	5
	Additional Restrictions % 10

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	$13,200
Per Acre Formula Easement Value (unadjusted offer, per acre)	$10,330
Per Acre Value of Voluntary Deed Restrictions (each)	$660
Per Acre Value after Voluntary Deed Restrictions	$11,650
Net Acres	66.70
Estimated Easement Values	
Estimated Unadjusted Total	$689,011
Plus: Adjustment for Voluntary Restrictions (+)	$88,044
Estimated offer before Residential Opportunities reduction	$777,055
Less: Adjustment for Residential Opportunities (-)	$0
Estimated Total Offer After Reduction for Residential Opportunities	$777,055

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and - 11 through - 17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

SCHEDULE D

SADC County Planning Incentive Grant Financial Status
Warren County

											Base Grant				Competitive Funds						
											Fiscal Year 11	1,500,000.00			Maximum Grant			Fund Balance			
											Fiscal Year 13	1,000,000.00			Fiscal Year 11	3,000,000.00		Fiscal Year 11	0.00		
											Fiscal Year 17	1,000,000.00			Fiscal Year 13	5,000,000.00		Fiscal Year 13	0.00		
											-	-			Fiscal Year 17	5,000,000.00		Fiscal Year 17	0.00		
											Fiscal Year 20	-			Fiscal Year 18	2,000,000.00		Fiscal Year 18	0.00		
											Fiscal Year 21	-			Fiscal Year 20	2,000,000.00		Fiscal Year 20	6,180,950.59		
											Fiscal Year 22	1,000,000.00			Fiscal Year 25	7,500,000.00		Fiscal Year 25	29,354,529.45		
					SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant												
SADC ID#	Farm	Municipality	Acres	Pay Acres			Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														4,500,000.00								
21-0615-PG	Beatty, Carol A. (South)	Greenwich	49.925	49.090	9,500.00	5,700.00	466,355.00	279,813.00							296,514.00	279,813.00	279,813.00			4,445,586.25		
21-0614-PG	Beatty, Carol A. (North)	Greenwich	84.171	84.171	8,800.00	5,300.00	740,704.80	446,106.30			30,391.40	30,391.40	30,391.40	1,002,812.28	428,164.60	415,714.90	415,714.90			4,029,871.35		
21-0608-PG	Dykstra Properties, LLC	Mansfield	286.381	286.381	3,900.00	2,740.00	1,116,885.90	784,683.94							815,333.58	784,683.94	784,683.94			3,245,187.41		
21-0619-PG	7 Old Orchard Rd, LLC	Hardwick	74.219	70.336	4,000.00	2,440.00	281,344.00	171,619.84							189,243.96	171,619.84	171,619.84			3,073,567.57	2,000,000.00	
21-0611-PG	Anema, Ralph & Dianna	Washington	121.968	121.968	4,300.00	2,980.00	524,462.40	363,464.64							374,648.58	363,464.64	363,464.64			2,878,026.80	1,832,076.13	
21-0624-PG	McEvoy, Gerard & Janet (Lot 11.01 #2)	White	20.090	19.998	7,923.00	6,338.40	158,444.15	126,755.32			2,812.28	2,812.28		1,000,000.00	123,943.04	123,943.04				2,858,157.20	1,728,002.69	
21-0625-PG	Ferri, Alexander & Ashley	Washington	63.068	63.068	4,200.00	2,920.00	264,885.60	184,158.56			195,494.00	184,158.56		815,841.44								
21-0623-PG	McEvoy, Gerard & Janet (Lot 11 #1)	White	84.618	84.618	7,842.00	6,273.60	663,574.36	530,859.48			585,063.15	530,859.48		284,981.96								
21-0636-PG	Terhune Farm Partners, LP	Mansfield	66.6800	68.6800	11,650.00	9,972.40	800,122.00	684,904.43			284,981.96			-	399,922.47						1,328,080.21	2,000,000.00
21-0639-PG	Santini, Santino J. Jr. & Christine M.	Franklin	83.1500	85.6450	9,860.00	8,440.16	844,459.70	722,857.50							722,857.50						861,343.03	1,743,879.68
Closed	41		3,287.335	3,273.854			15,792,985.43	10,590,970.14	89,686.77	38,717.25												
Encumbered	5		317.606	322.009			2,731,485.81	2,249,535.30														
									Encumber/Expended	FY09	-	-	-	-								
									Encumber/Expended	FY11	-	-	1,500,000.00	-	-	-	290,754.44	2,709,245.56				
									Encumber/Expended	FY13	-	-	1,000,000.00	-	-	-	4,466,313.42		533,686.58			
									Encumber/Expended	FY17	-	2,812.28	997,187.72	-	-	19,869.60	2,121,973.20			2,858,157.20		
									Encumber/Expended	FY18					866,659.65	104,073.44	167,923.87				861,343.03	
									Encumber/Expended	FY20	-	-	-	-	256,120.32	-	-					1,743,879.68
									Encumber/Expended	FY21	-	-	-	-								
									Encumber/Expended	FY22	284,981.96	715,018.04	-	-								
									Encumber/Expended	FY25					-	-	-					
										Total				0.00				2,709,245.56	533,686.58	2,858,157.20	861,343.03	1,743,879.68

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R4(6)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO WARREN COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Santini, Santino J. Jr & Christine M. ("Owners")
SADC ID# 21-0639-PG
Franklin Township, Warren County
N.J.A.C. 2:76-17 et seq.

APRIL 30, 2026

WHEREAS, on July 30, 2025 the application for the sale of a development easement for the subject farm identified as Block 39, Lot 5, Franklin Township, Warren County, totaling approximately 86.65 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owners received the SADC Guide and Resource Booklet for the NJ Farmland Preservation Program; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is in a County Project Area; and

WHEREAS, the Property is in the Highlands Planning Area and, pursuant to N.J.S.A. 13:8C-38j., as amended by P.L. 2025, Chapter 36, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the Property was acquired by the Owners in 2023 and, therefore, as the Owner **is** not eligible for an appraisal of the subject property pursuant to N.J.S.A. 13:8C-38j.; and

WHEREAS, the Property includes three (3) exception areas:

- one (1), approximately 2-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses; and
- one (1), approximately 1-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses; and
- one (1), approximately 0.5-acre severable exception for sale to the County;

resulting in approximately 83.15 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception areas shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 2-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the 1-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the .05-acre severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) May be severed or subdivided from the Premises
3) Shall be limited to zero (0) single family residential units

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exceptions
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .64 acres (.77%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 68.69 which exceeds 45, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

(1) the appraised current market value (N.J.S.A. 4:1C-31)
(2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
(3) the Pinelands Formula (N.J.A.C. 2:76-19)
(4) the Highlands dual appraisal (P.L. 2004, c.120)

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on December 19, 2025, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $4,900 per acre based on zoning and environmental regulations in place as of the current valuation date September 19, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $11,600 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $5,800 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $9,860 per acre; and

WHEREAS, the Owners accepted the County's offer of $9,860 per acre, based on the Statewide Farmland Preservation Formula methodology for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), an approval and commitment of funding by each applicable level of government, as evidenced by an adopted resolution from each governing body for the acquisition of a development easement, is required to be eligible for a SADC cost share grant; and

WHEREAS, on March 2, 2026, the Franklin Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, on February 19, 2026, the Warren County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on March 11, 2026, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $1,972 per acre for the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 83.15 acres).

	Total	Per/acre
SADC	$655,887.20	($7,888.00/acre)
Warren County	$163,971.80	($1,972.00/acre)
Total Purchase	$819,859.00	($9,860.00/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the Statewide Formula calculation and utilize a 3% buffer in acreage to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of $722,857.50; and

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 (d), 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(c), the County is requesting $722,857.50 in competitive grant funding which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), 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(d); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant to the County for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its base grant appropriation and subject to the availability of funds, provided the County's request for reimbursement is submitted within 120 days of the purchase of the development easement.

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 buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 85.645 net easement acres, at a State cost share of $8,440.16 per acre, for a total grant of approximately $722,857.50 pursuant to N.J.A.C. 2:76-26.12.
3. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.
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 funds).
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.

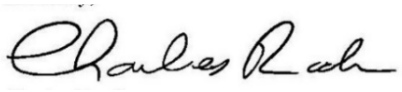
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.

8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
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.



4/30/26
DATE

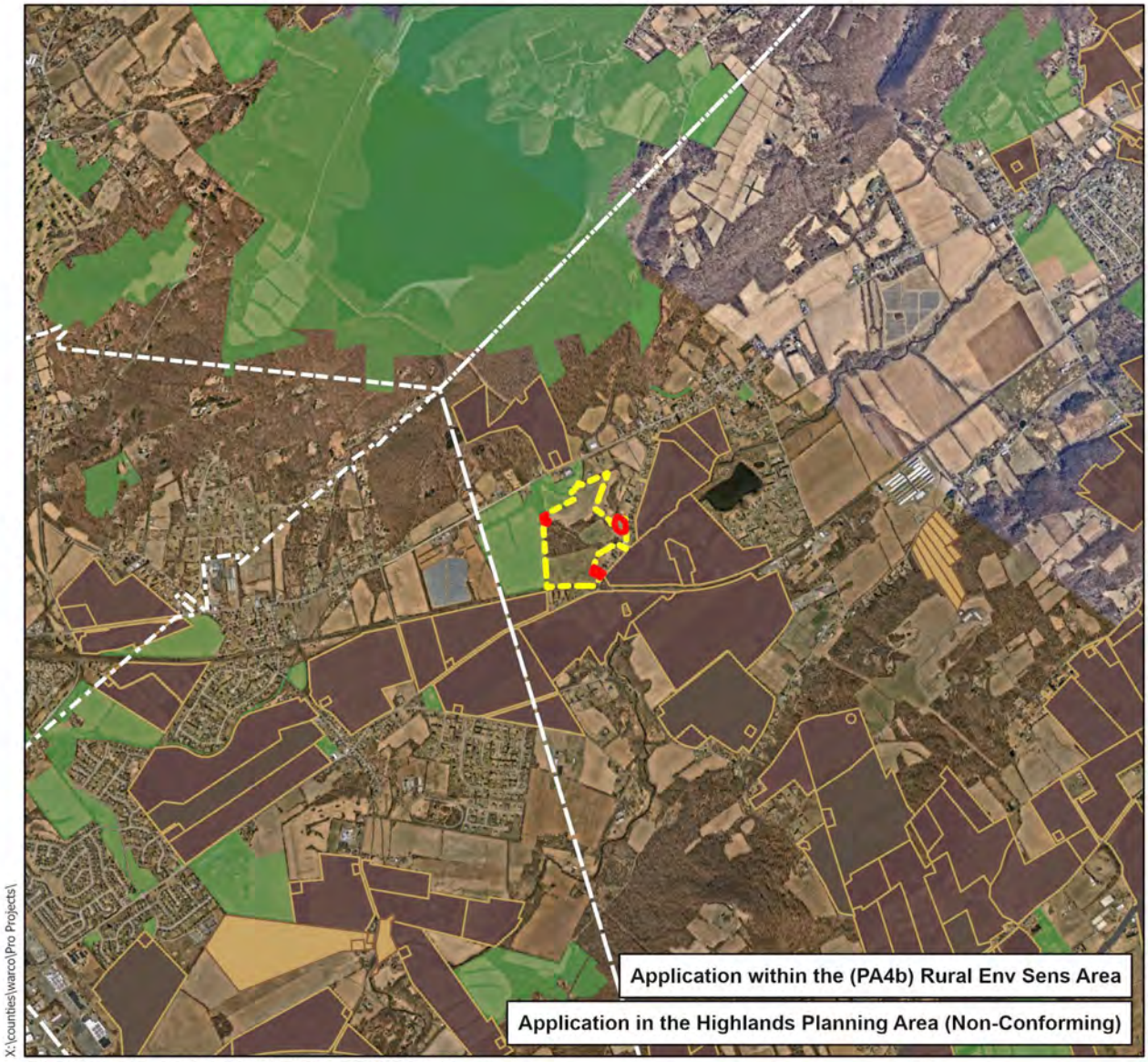
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\warco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Santini, Santino J. Jr. & Christine M.
Block 39 Lots P/O 5 (83.06 & 0.09 ac); &
P/O 5-EN (non-severable exceptions - 2.0 & 1.0 ac);
& P/O 5-ES (severable exception - 0.5 ac)
Gross Total = 86.65 ac
Franklin Twp., Warren County

0 1250 2500 5000 7500 Feet

N

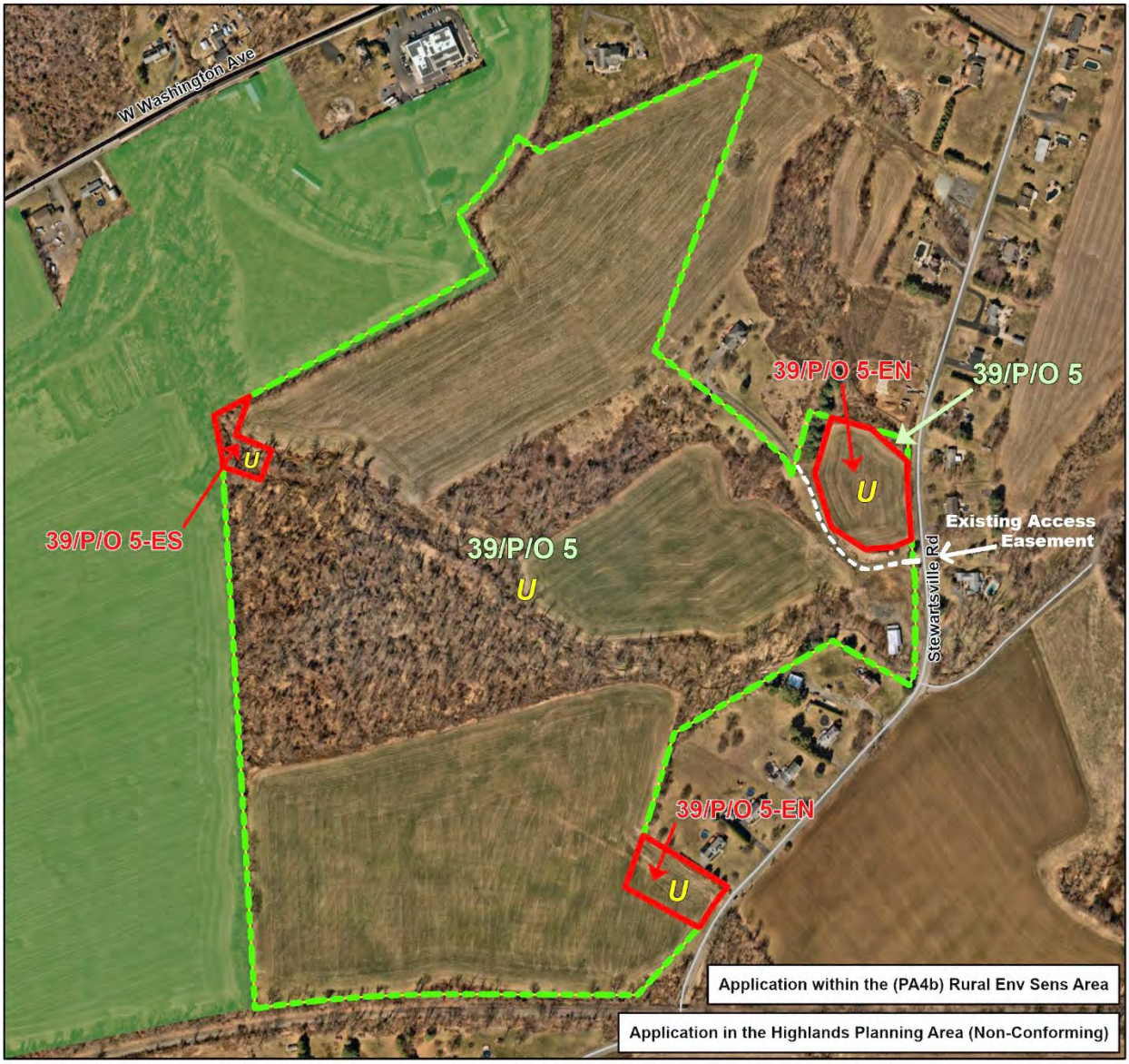
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (OPS), NRCS & State Owned Conservation Easements, & State Owned OPS & Recreation Easements
- NJ County Boundaries
- NJ Municipal Boundaries

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

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7/21/2025

Wetlands



X:\counties\warco\Pro Projects\Santini, Santino J Jr & Christine M.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Santini, Santino J. Jr. & Christine M.
Block 39 Lots P/O 5 (83.06 & 0.09 ac); &
P/O 5-EN (non-severable exceptions - 2.0 & 1.0 ac);
& P/O 5-ES (severable exception - 0.5 ac)
Gross Total = 86.65 ac
Franklin Twp., Warren County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	0	0
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	100	100
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Property in Question
Exception areas
Wetlands Boundaries
State Hwys
Municipal / Local Roads
Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

N

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7/21/2025

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\warco\Pro Projects\Santini, Santino J Jr & Christine M.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

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Block 39 Lots P/O 5 (83.06 & 0.09 ac); &
P/O 5-EN (non-severable exceptions - 2.0 & 1.0 ac);
& P/O 5-ES (severable exception - 0.5 ac)
Gross Total = 86.65 ac
Franklin Twp., Warren County

Estimated Easement Acres: 83.15
Total Disturbance Acres (Does not include exception areas): 0.64
Percent of Disturbance: 0.77%

- Extent of Disturbance
- Easement Area
- Exception Area

150 75 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2025 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

7/21/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Santini, Santino J. Jr & Christine M.**		
SADC ID:	**21-0639-PG**	**Total Score**	**35.00**
Farm Address:	**Franklin (Warren)**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**19.07**
Natural Resource Factors - Max Add-on % =		**10**	**8.34**
Local Importance Factors - Max Add-on %=		**15**	**10.00**
Max Allowable Score of all of the above		***30***	***30.00***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		9.46
Size		10.00
Tillability		7.00
Contiguity to Preserved Farms		9.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	28.46
		Agricultural Resource %
		19.07

Natural Resource Factors		**Points**
Groundwater Recharge Capability		8.26
Upland Forest		2.50
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		7.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	25.26
		Natural Resource %
		8.34

Local Importance Factors	**Percent**
Risk of Conversion	5
Buffer to Critical Infrastructure	5
Property of Unique Importance	0
	Local Importance %
	10

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	0
	Additional Restrictions %
	5

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$11,600**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$9,280**
Per Acre Value of Voluntary Deed Restrictions (each)	**$580**
Per Acre Value after Voluntary Deed Restrictions	**$9,860**
Net Acres	**83.16**
Estimated Easement Values	
Estimated Unadjusted Total	**$771,725**
Plus: Adjustment for Voluntary Restrictions (+)	**$48,233**
Estimated offer before Residential Opportunities reduction	**$819,958**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$819,958**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

SCHEDULE D

SADC County Planning Incentive Grant Financial Status
Warren County

											Base Grant				Competitive Funds						
											Fiscal Year 11	1,500,000.00			Maximum Grant			Fund Balance			
											Fiscal Year 13	1,000,000.00			Fiscal Year 11	3,000,000.00		Fiscal Year 11	0.00		
											Fiscal Year 17	1,000,000.00			Fiscal Year 13	5,000,000.00		Fiscal Year 13	0.00		
											-	-			Fiscal Year 17	5,000,000.00		Fiscal Year 17	0.00		
											Fiscal Year 20	-			Fiscal Year 18	2,000,000.00		Fiscal Year 18	0.00		
											Fiscal Year 21	-			Fiscal Year 20	2,000,000.00		Fiscal Year 20	6,180,950.59		
											Fiscal Year 22	1,000,000.00			Fiscal Year 25	7,500,000.00		Fiscal Year 25	29,354,529.45		
					SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant												
SADC ID#	Farm	Municipality	Acres	Pay Acres			Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														4,500,000.00								
21-0615-PG	Beatty, Carol A. (South)	Greenwich	49.925	49.090	9,500.00	5,700.00	466,355.00	279,813.00							296,514.00	279,813.00	279,813.00			4,445,586.25		
21-0614-PG	Beatty, Carol A. (North)	Greenwich	84.171	84.171	8,800.00	5,300.00	740,704.80	446,106.30			30,391.40	30,391.40	30,391.40	1,002,812.28	428,164.60	415,714.90	415,714.90			4,029,871.35		
21-0608-PG	Dykstra Properties, LLC	Mansfield	286.381	286.381	3,900.00	2,740.00	1,116,885.90	784,683.94							815,333.58	784,683.94	784,683.94			3,245,187.41		
21-0619-PG	7 Old Orchard Rd, LLC	Hardwick	74.219	70.336	4,000.00	2,440.00	281,344.00	171,619.84							189,243.96	171,619.84	171,619.84			3,073,567.57	2,000,000.00	
21-0611-PG	Anema, Ralph & Dianna	Washington	121.968	121.968	4,300.00	2,980.00	524,462.40	363,464.64							374,648.58	363,464.64	363,464.64			2,878,026.80	1,832,076.13	
21-0624-PG	McEvoy, Gerard & Janet (Lot 11.01 #2)	White	20.090	19.998	7,923.00	6,338.40	158,444.15	126,755.32			2,812.28	2,812.28		1,000,000.00	123,943.04	123,943.04				2,858,157.20	1,728,002.69	
21-0625-PG	Ferri, Alexander & Ashley	Washington	63.068	63.068	4,200.00	2,920.00	264,885.60	184,158.56			195,494.00	184,158.56		815,841.44								
21-0623-PG	McEvoy, Gerard & Janet (Lot 11 #1)	White	84.618	84.618	7,842.00	6,273.60	663,574.36	530,859.48			585,063.15	530,859.48		284,981.96								
21-0636-PG	Terhune Farm Partners, LP	Mansfield	66.6800	68.6800	11,650.00	9,972.40	800,122.00	684,904.43			284,981.96			-	399,922.47						1,328,080.21	2,000,000.00
21-0639-PG	Santini, Santino J. Jr. & Christine M.	Franklin	83.1500	85.6450	9,860.00	8,440.16	844,459.70	722,857.50							722,857.50						861,343.03	1,743,879.68
Closed	41		3,287.335	3,273.854			15,792,985.43	10,590,970.14	89,686.77	38,717.25												
Encumbered	5		317.606	322.009			2,731,485.81	2,249,535.30														
									Encumber/Expended	FY09	-	-	-	-								
									Encumber/Expended	FY11	-	-	1,500,000.00	-	-	-	290,754.44	2,709,245.56				
									Encumber/Expended	FY13	-	-	1,000,000.00	-	-	-	4,466,313.42		533,686.58			
									Encumber/Expended	FY17	-	2,812.28	997,187.72	-	-	19,869.60	2,121,973.20			2,858,157.20		
									Encumber/Expended	FY18					866,659.65	104,073.44	167,923.87				861,343.03	
									Encumber/Expended	FY20	-	-	-	-	256,120.32	-	-					1,743,879.68
									Encumber/Expended	FY21	-	-	-	-								
									Encumber/Expended	FY22	284,981.96	715,018.04	-	-								
									Encumber/Expended	FY25					-	-	-					
										Total				0.00				2,709,245.56	533,686.58	2,858,157.20	861,343.03	1,743,879.68

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R4(7)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO SALEM COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Hughes, Charles E. (Lot 21) ("Owner")
SADC ID# 17-0279-PG
Pittsgrove Township, Salem County
N.J.A.C. 2:76-17 et seq.

APRIL 30, 2026

WHEREAS, on October 14, 2025, the application for the sale of a development easement for the subject farm identified as Block 801, Lot 21, Pittsgrove Township, Salem County, totaling approximately 28.78 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owner received the SADC Guide and Resource Booklet for the NJ Farmland Preservation Program; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is in a County Project Area; and

WHEREAS, the Property includes one (1) approximately 1.5-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 27.28 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1.5-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one single family residential unit

4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception area
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .04 acres (.15%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 73.58 which exceeds 46, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

(1) the appraised current market value (N.J.S.A. 4:1C-31)
(2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
(3) the Pinelands Formula (N.J.A.C. 2:76-19)
(4) the Highlands dual appraisal (P.L. 2004, c.120)

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on January 21, 2026, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $11,050 per acre based on zoning and environmental regulations in place as of the current valuation date November 17, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $17,750 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $8,875 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to limit the size of the residential units on the premises in the non-severable exception area to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $14,441 per acre; and

WHEREAS, the Owners accepted the County's offer of $14,441 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), an approval and commitment of funding by each applicable level of government, as evidenced by an adopted resolution from each governing body for the acquisition of a development easement, is required to be eligible for a SADC cost share grant; and

WHEREAS, on March 25, 2026, the Salem County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on March 18, 2026, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $2,888.20 per acre for the local cost share; and

WHEREAS, Pittsgrove Township has not yet adopted a resolution approving the acquisition of a development easement, therefore the SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments; and

WHEREAS, the estimated cost share breakdown is as follows (based on 27.28 acres)

	Total	Per/acre
SADC	$315,160.38	($11,552.80/acre)
Salem County	$78,790.10	($2,888.20/acre)
Total Purchase	$393,950.48	($14,441.00/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the Statewide Formula calculation and utilize a 3% buffer in acreage to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of $347,333.43; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting $347,333.43 in base grant which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), 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(d); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant to the County for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its base grant appropriation and subject to the availability of funds, provided the County's request for reimbursement is submitted within 120 days of the purchase of the development easement.

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 buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 28.098 net easement acres, at a State cost share of $12,361.50 per acre, for a total grant of approximately $347,333.43 pursuant to N.J.A.C. 2:76-26.12.

3. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.

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 funds).

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 development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.

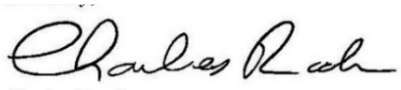
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

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.

4/30/26
DATE



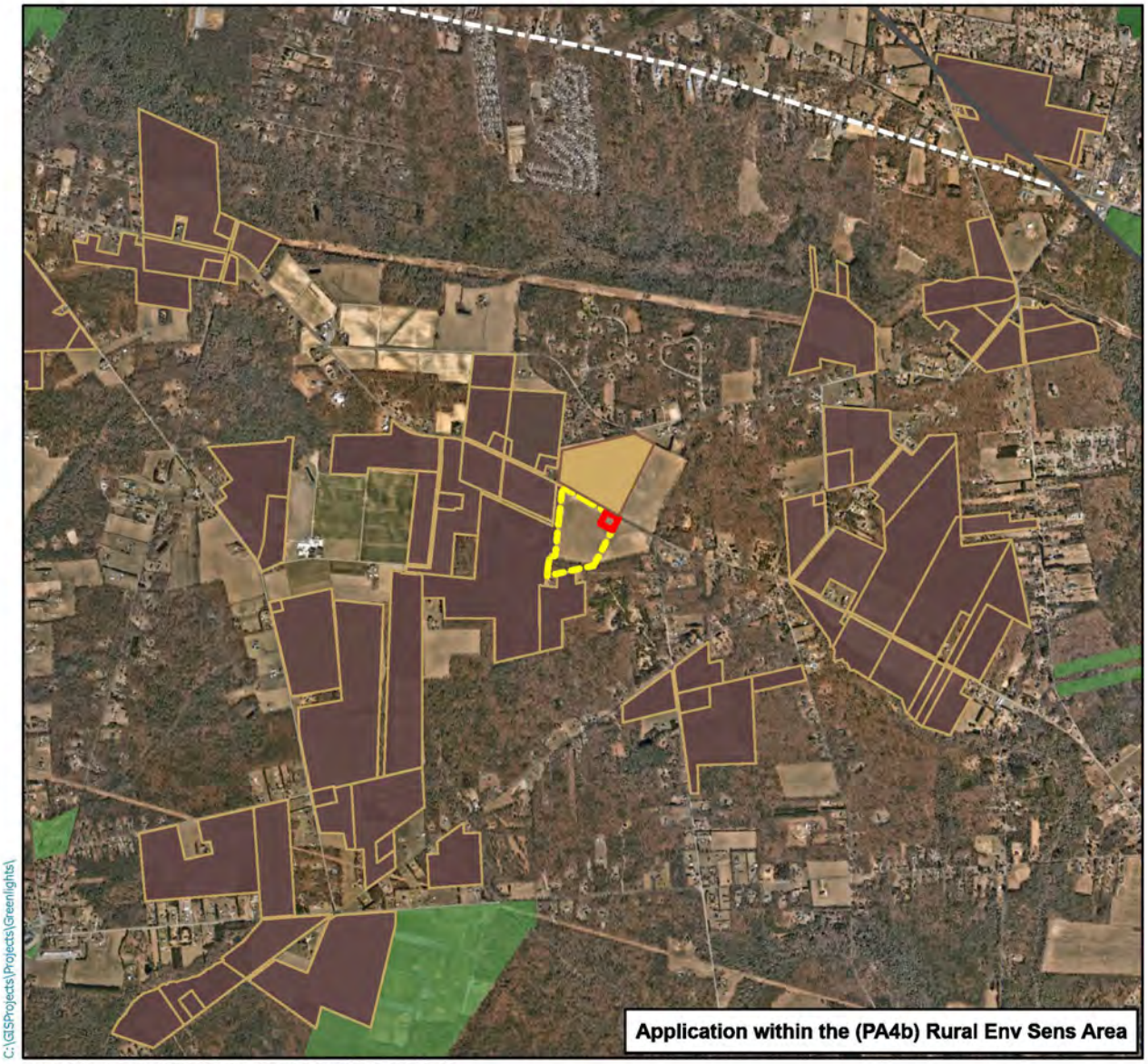
Charles Roohr, Executive Director
State Agriculture Development Committee

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Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



C:\GISProjects\Projects\Greenlights\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hughes, Charles E. (Lot 21)
Block 801 Lots P/O 21 (27.28 ac); &
P/O 21-EN (non-severable exception 1.50 ac)
Gross Total = 28.78 ac
Pittsgrove Twp., Salem County

0 1250 2500 5000 7500 Feet

N

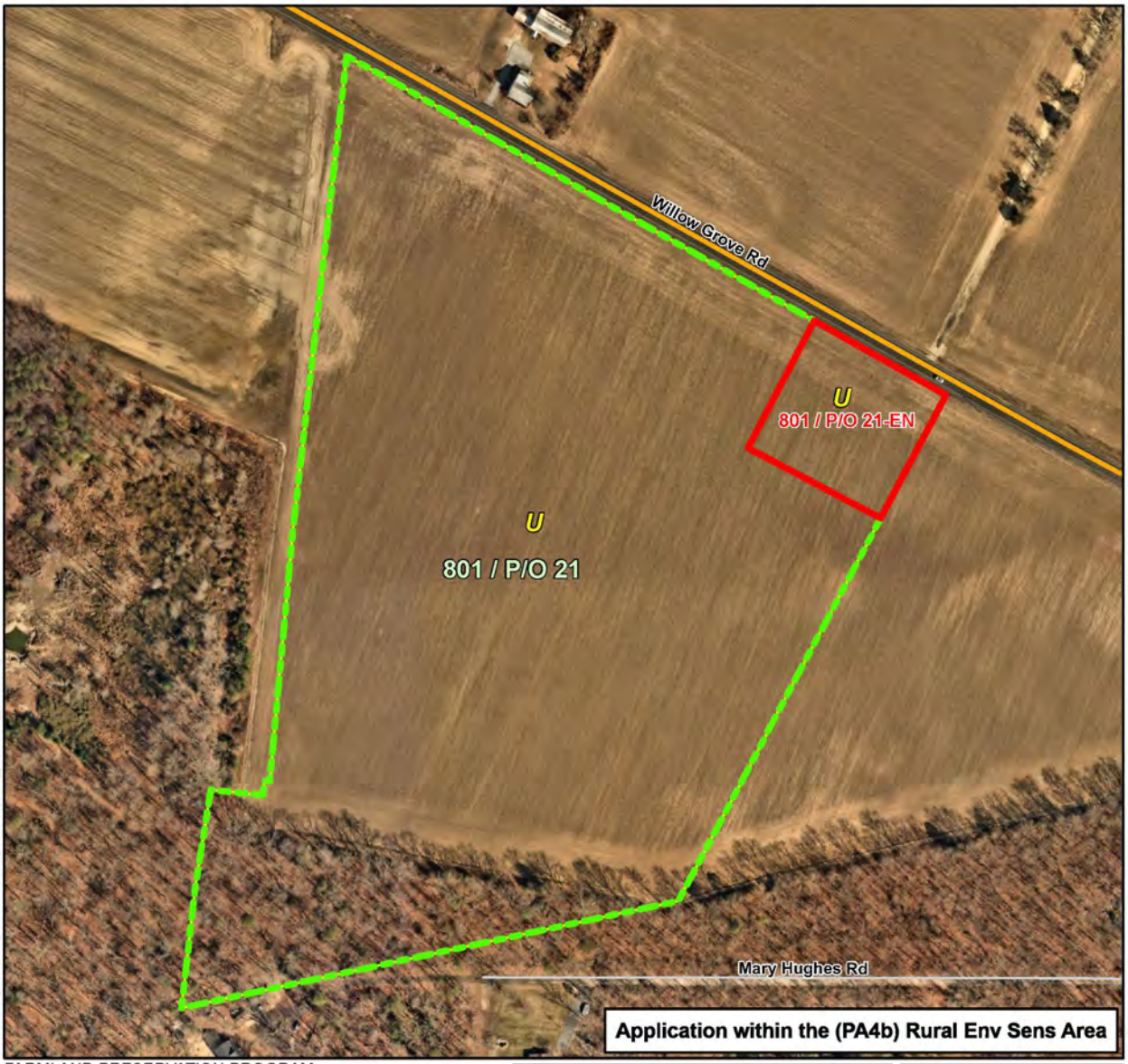
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10/3/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hughes, Charles E. (Lot 21)
Block 801 Lots P/O 21 (27.28 ac); &
P/O 21-EN (non-severable exception 1.50 ac)
Gross Total = 28.78 ac
Pittsgrove Twp., Salem County

0 100 200 400 600 Feet

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Upland/Non-Wetlands (U)	100	100
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Property in Question
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Wetlands Boundaries
Tidelands Grid/Boundaries
300 ft Buffered Wetlands
County Roads
Limited Access Hwys
Federal or State Highways
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Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ County Boundaries
NJ Municipal Boundaries

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey" - edited to adjacent survey data
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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.

10/3/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hughes, Charles E. (Lot 21)
Block 801 Lots P/O 21 (27.28 ac); &
P/O 21-EN (non-severable exception 1.50 ac)
Gross Total = 28.78 ac
Pittsgrove Twp., Salem County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 27.28
Total Disturbance Acres (Does not include exception areas): 0.04
Percent of Disturbance: 0.15%

150 75 0 150 300 Feet

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping was compiled at this product at this work intended to be relied upon for survey quality
representation of the location of the boundaries and physical features,
or could be obtained from a survey performed by a licensed New Jersey land surveyor.

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Hexagon 2014 Digital Data

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	Hughes, Charles E. (Lot 21)		
SADC ID:	17-0279-PG	Total Score	31.35
Farm Address:	Pittsgrove	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	18.76
Natural Resource Factors - Max Add-on % =		10	2.59
Local Importance Factors - Max Add-on %=		15	0.00
Max Allowable Score of all of the above		*30*	*21.35*
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors			Points
Soils			10.00
Size			0.00
Tillability			9.00
Contiguity to Preserved Farms			9.00
Agricultural Water Availability (Y/N)			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.67	28.00
			Agricultural Resource %
			18.76

Natural Resource Factors			Points
Groundwater Recharge Capability			7.84
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			0.00
Contiguity to Preserved Open Space			0.00
Surface Water Quality Classification			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.33	7.84
			Natural Resource %
			2.59

Local Importance Factors	Percent
Risk of Conversion	0
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
	Local Importance %
	0

Voluntary Deed Restrictions	Percent
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	5
	Additional Restrictions %
	10

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	$17,750
Per Acre Formula Easement Value (unadjusted offer, per acre)	$12,665
Per Acre Value of Voluntary Deed Restrictions (each)	$888
Per Acre Value after Voluntary Deed Restrictions	$14,441
Net Acres	27.29
Estimated Easement Values	
Estimated Unadjusted Total	$345,628
Plus: Adjustment for Voluntary Restrictions (+)	$48,467
Estimated offer before Residential Opportunities reduction	$394,095
Less: Adjustment for Residential Opportunities (-)	$0
Estimated Total Offer After Reduction for Residential Opportunities	$394,095

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

SCHEDULE D

SADC County Planning Incentive Grant Financial Status
Salem County

											Base Grant				Competitive Funds					
											Fiscal Year 09			617,339.97	Maximum Grant			Fund Balance		
											Fiscal Year 11			1,500,000.00	Fiscal Year 11	3,000,000.00		Fiscal Year 11		0.00
											Fiscal Year 13			500,000.00	Fiscal Year 13	5,000,000.00		Fiscal Year 13		0.00
											Fiscal Year 17			1,000,000.00	Fiscal Year 17	5,000,000.00		Fiscal Year 17		0.00
											-			-	Fiscal Year 18	2,000,000.00		Fiscal Year 18		0.00
											Fiscal Year 20			2,000,000.00	Fiscal Year 20	2,000,000.00		Fiscal Year 20		6,180,950.59
					SADC Certified or	SADC Grant					Fiscal Year 21			2,000,000.00	Fiscal Year 25	7,500,000.00		Fiscal Year 25		29,354,529.45
											Fiscal Year 22			2,000,000.00						
							SADC		Federal Grant											
SADC ID#	Farm	Municipality	Acres	Pay Acres	Negotiated Per Acre	Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														9,617,339.97								
17-0160-PG	Brown, Steven R. & Timothy G.	Upper Pittsgrove	48.239	48.239	3,300.00	2,380.00	159,188.70	114,808.82							117,274.50	114,808.82		2,909,331.85	4,009,566.11			
17-0168-PG	**Catalano, Joanne J.**	**Mannington**	**198.090**	**196.611**	**4,350.00**	**3,010.00**	**858,771.77**	**388,134.69**	**470,637.08**	**203,664.42**	**400,707.75**	**388,134.69**	**388,134.69**	**6,611,865.31**								
17-0169-PG	**E&A Farms (Williams)**	**Quinton**	**92.924**	**81.930**	**3,950.00**	**1,948.99**	**323,623.50**	**159,681.16**	**163,942.34**	**67,264.94**	**159,588.00**	**159,681.16**	**159,681.16**	**6,452,184.15**						**5,000,000.00**		
17-0182-PG	**Tice, Barry and Joanne**	**Upper Pittsgrove**	**40.735**	**40.735**	**5,500.00**	**3,650.00**	**224,042.50**	**148,682.75**			**153,373.00**	**148,682.75**	**148,682.75**	**6,303,501.40**								
17-0179-PG	**Sorbello, Frank & Thomas**	**Pilesgrove**	**94.398**	**94.398**	**6,000.00**	**2,091.69**	**566,388.00**	**197,451.07**	**368,936.93**	**170,701.13**	**204,771.00**	**197,451.07**	**197,451.07**	**6,106,050.33**								
17-0190-PG	**Dare, Carolyn B.**	**Upper Pittsgrove**	**20.946**	**20.946**	**7,200.00**	**4,500.00**	**150,811.20**	**94,257.00**			**94,257.00**	**94,257.00**	**94,257.00**	**6,011,793.33**								
17-0206-PG	**Kelly, Dennis J. Sr. (E&D Farm)**	**Pilesgrove**	**83.923**	**83.923**	**7,260.00**	**3,510.00**	**609,280.98**	**294,569.48**	**314,711.50**	**57,907.12**	**4,473.40**	**4,473.40**	**4,473.40**	**6,007,319.93**	**290,096.08**	**290,096.08**	**290,096.08**			**4,709,903.92**		
17-0186-PG	**Harris, Howard Grant & Elizabeth**	**Pilesgrove**	**79.298**	**79.298**	**6,250.00**	**3,125.77**	**495,612.50**	**247,867.50**	**247,745.00**	**71,306.95**					**259,125.00**	**247,867.50**	**247,867.50**			**4,462,036.42**		
17-0194-PG	**Moore, John J. & Lori A.**	**Mannington**	**66.928**	**66.928**	**5,200.00**	**3,500.00**	**348,025.60**	**234,248.00**			**7,319.93**	**7,319.93**	**7,319.93**	**6,000,000.00**	**226,928.07**	**226,928.07**	**226,928.07**			**4,235,108.35**		
17-0195-PG	**Melchert, Richard H. (Lot 4)**	**Upper Pittsgrove**	**77.159**	**77.063**	**7,600.00**	**4,700.00**	**585,678.80**	**362,196.10**							**374,214.00**	**362,196.10**	**362,196.10**			**3,872,912.25**		
17-0199-PG	**Ayars, Joseph P. (Lot 1)**	**Elsinboro**	**49.636**	**49.636**	**3,500.00**	**1,549.99**	**173,726.00**	**76,935.50**	**96,790.50**	**47,154.50**					**91,560.00**	**57,908.67**	**57,908.67**			**3,815,003.58**		
17-0205-PG	**Schaeffer, David L.**	**Pilesgrove**	**80.685**	**80.685**	**7,950.00**	**3,697.33**	**641,445.75**	**298,318.75**	**343,127.00**	**95,020.63**					**321,039.17**	**298,318.75**	**298,318.75**			**3,516,684.83**		
17-0207-PG	**Morda, Mary Louise**	**Pilesgrove**	**84.227**	**84.227**	**8,350.00**	**4,173.80**	**703,295.45**	**351,546.45**	**351,749.00**	**75,905.58**					**351,647.73**	**351,546.45**	**351,546.45**			**3,165,138.38**		
17-0209-PG	**Vittori, Joel L. & Faith C.**	**Mannington**	**79.300**	**79.100**	**5,100.00**	**3,450.00**	**403,410.00**	**272,895.00**							**288,116.40**	**272,895.00**	**272,895.00**			**2,892,243.38**		
17-0210-PG	**Johnson, Ralph E. & Jill Marie**	**Mannington and Quinton**	**43.694**	**43.694**	**5,600.00**	**3,700.00**	**244,686.40**	**161,667.80**							**174,924.90**	**161,667.80**	**161,667.80**			**2,730,575.58**		
17-0204-PG	**Duffy, Diane Carol & Paul Charles (L 16.04)**	**Mannington**	**58.216**	**58.216**	**5,100.00**	**2,350.00**	**296,901.60**	**136,807.60**	**160,094.00**	**64,037.60**					**143,051.80**	**136,807.60**	**136,807.60**			**2,593,767.98**		
17-0223-PG	**Dare, Dennis & Nancy**	**Upper Pittsgrove**	**69.749**	**69.749**	**5,300.00**	**3,550.00**	**369,669.70**	**247,608.95**			**259,256.50**	**247,608.95**	**247,608.95**	**5,752,391.05**								
17-0221-PG	**Stimpson, Donald**	**Upper Pittsgrove**	**40.240**	**40.240**	**7,100.00**	**4,450.00**	**285,704.00**	**179,068.00**			**182,717.00**	**179,068.00**	**179,068.00**	**5,573,323.05**								
17-0224-PG	**Smith, C. Dale & Donald G.**	**Alloway**	**77.154**	**77.143**	**6,700.00**	**4,250.00**	**516,858.10**	**327,857.75**			**344,080.00**	**327,857.75**	**327,857.75**	**5,245,465.30**								
17-0257-PG	**Bishop, Kevin & Jessica**	**Upper Pittsgrove**	**31.992**	**31.992**	**9,988.00**	**7,990.40**	**319,536.10**	**255,628.88**			**289,724.70**	**255,628.88**	**255,628.88**	**4,989,836.42**								
17-0253-PG	Herdman, Bruce and Ann Marie	Pilesgrove	28.400	29.252	10,800.00	9,244.80	315,921.60	270,428.89			270,428.89			4,719,407.53								
17-0278-PG	Hughes, Charles E. (Lot 46)	Pittsgrove	38.240	39.387	14,444.00	12,364.06	568,905.83	486,983.23			486,983.23			4,232,424.30								
17-0279-PG	Hughes, Charles E. (Lot 21)	Pittsgrove	27.280	28.098	14,441.00	12,361.50	405,763.22	347,333.43			347,333.43			3,885,090.87								
Closed	**37**		**2548.674**	**2535.279**			**14,130,253.97**	**8,274,001.49**	**3,435,040.31**	**1,294,458.20**												
Encumbered	**4**		**142.159**	**144.976**			**1,449,779.35**	**1,219,554.37**	**-**	**-**												
										Encumber/Expended	FY09	-	-	617,339.97	-							
										Encumber/Expended	FY11	-	-	1,500,000.00	-	-	21,652.92	69,015.23	2,909,331.85			
										Encumber/Expended	FY13	-	-	500,000.00	-	-	93,155.90	897,277.99		4,009,566.11		
										Encumber/Expended	FY17	-	-	1,000,000.00	-	-	-	2,406,232.02			2,593,767.98	
										Encumber/Expended	FY18					-	-	-				
										Encumber/Expended	FY20	989,836.42	-	1,010,163.58	-	-	-	-				
										Encumber/Expended	FY21	114,909.13	-	-	1,885,090.87							
										Encumber/Expended	FY22	-	-	-	2,000,000.00							
										Encumber/Expended	FY25					-	-	-				
											Total				3,885,090.87				2,909,331.85	4,009,566.11	2,593,767.98	2,000,000.00	2,000,000.00

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R4(8)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO SALEM COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Hughes, Charles E. (Lot 46) ("Owner")
SADC ID# 17-0278-PG
Pittsgrove Township, Salem County
N.J.A.C. 2:76-17 et seq.

APRIL 30, 2026

WHEREAS, on October 14, 2025, the application for the sale of a development easement for the subject farm identified as Block 202, Lot 46, Pittsgrove Township, Salem County, totaling approximately 38.24 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owner received the SADC Guide and Resource Booklet for the NJ Farmland Preservation Program; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is in a County Project; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the Premises includes:
1) Zero (0) exceptions,
2) One (1) existing single family residential unit
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .21 acres (.55%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 65.93 which exceeds 46, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

(1) the appraised current market value (N.J.S.A. 4:1C-31)
(2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
(3) the Pinelands Formula (N.J.A.C. 2:76-19)
(4) the Highlands dual appraisal (P.L. 2004, c.120)

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on January 21, 2026, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $11,250 per acre based on zoning and environmental regulations in place as of the current valuation date November 17, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $17,750 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $8,875 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to limit the size of the residential units on the premises to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $14,444 per acre; and

WHEREAS, the Owners accepted the County's offer of $14,444 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), an approval and commitment of funding by each applicable level of government, as evidenced by an adopted resolution from each governing body for the acquisition of a development easement, is required to be eligible for a SADC cost share grant; and

WHEREAS, on March 18, 2026, the Salem County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on March 25, 2026, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $1,444.40 per acre for the local cost share; and

WHEREAS, Pittsgrove Township has not yet adopted a resolution approving the acquisition of a development easement, therefore the SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments; and

WHEREAS, the estimated cost share breakdown is as follows (based on 38.24 acres).

	Total	Per/acre
SADC	$441,870.85	($11,555.20/acre)
Salem County	$110,467.71	($2,888.80/acre)
Total Purchase	$552,338.56	($14,444.00/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the Statewide Formula calculation and utilize a 3% buffer in acreage to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of $486,983.23; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting $486,983.23 in base grant which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), 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(d); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant to the County for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its base grant appropriation and subject to the availability of funds, provided the County's request for reimbursement is submitted within 120 days of the purchase of the development easement.

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 buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 39.387 net easement acres, at a State cost share of $12,364.06 per acre, for a total grant of approximately $486,983.23 pursuant to N.J.A.C. 2:76-26.12.
3. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.
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 funds).
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.

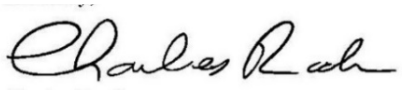
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.

8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
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.



4/30/26
DATE

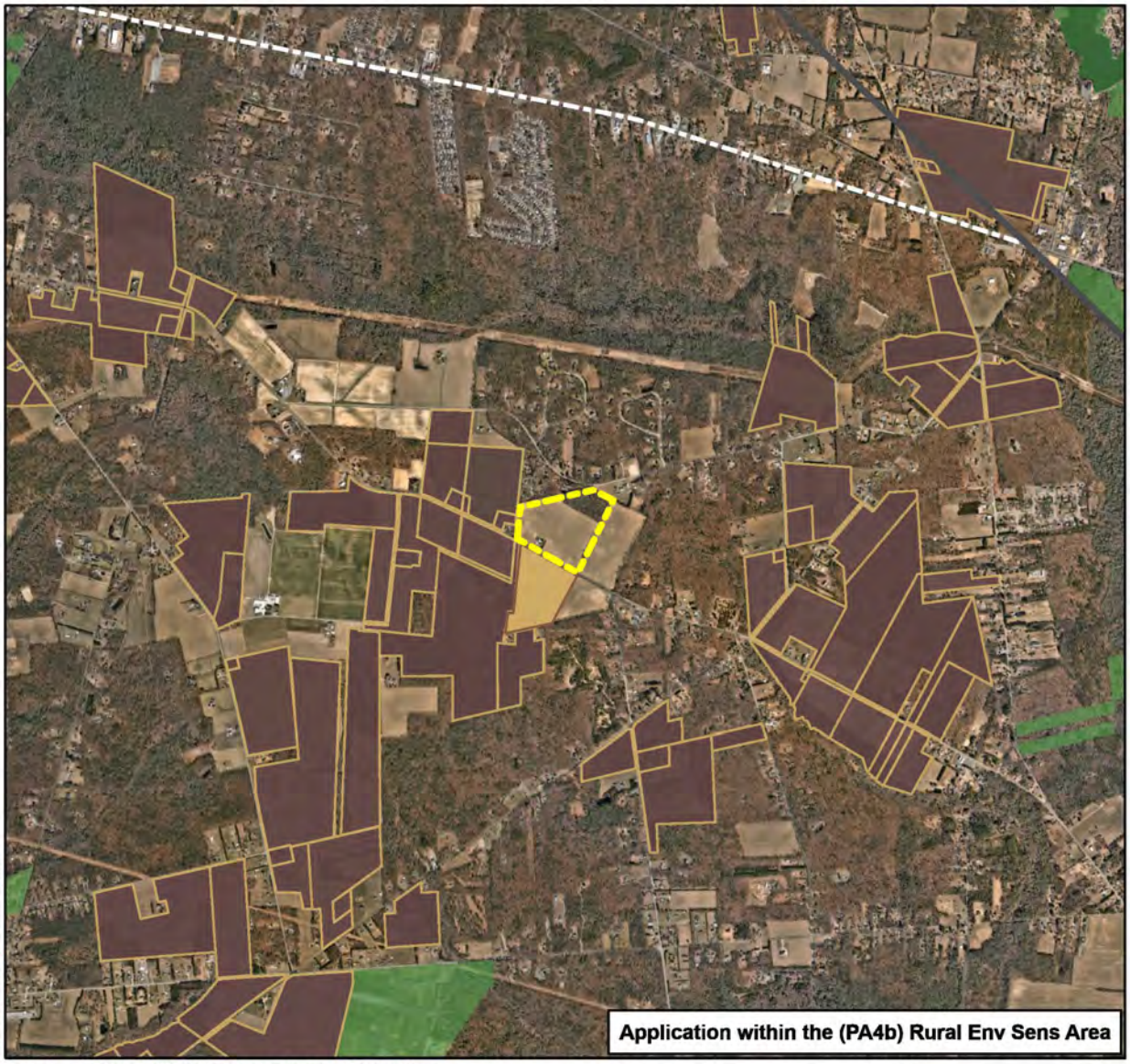
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



C:\GISProjects\Projects\Greenlights\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hughes, Charles E. (Lot 46)
Block 202 Lot 46 (38.24 ac)
Gross Total = 38.24 ac
Pittsgrove Twp., Salem County

0 1250 2500 5000 7500
Feet

N

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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

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.

9/29/2025

Wetlands



C:\GISProjects\Projects\Greenlights\Hughes_Charles_Lot46.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hughes, Charles E. (Lot 46)
Block 202 Lot 46 (38.24 ac)
Gross Total = 38.24 ac
Pittsgrove Twp., Salem County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	0	0
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	100	100
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Property in Question
Exception areas
Wetlands Boundaries
Tidelands Grid/Boundaries
300 ft Buffered Wetlands
County Roads
Limited Access Hwys
Federal or State Highways
Municipal / Local Roads
Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ County Boundaries
NJ Municipal Boundaries

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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9/29/2025

SCHEDULE B

Preliminary Soil Disturbance Map



C:\GISProjects\Projects\Greenlights\Hughes_Charles_Lot46.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hughes, Charles E. (Lot 46)
Block 202 Lot 46 (38.24 ac)
Gross Total = 38.24 ac
Pittsgrove Twp., Salem County

Estimated Easement Acres: 38.24
Total Disturbance Acres (Does not include exception areas): 0.21
Percent of Disturbance: 0.55%

Extent of Disturbance
Easement Area
Exception Area

150 75 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2024 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features,
as would be obtained from a survey performed by a licensed New Jersey land surveyor.

9/29/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Hughes, Charles E. (Lot 46)**		
SADC ID:	**17-0278-PG**	**Total Score**	**31.37**
Farm Address:	**Pittsgrove**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.42**
Natural Resource Factors - Max Add-on % =		**10**	**3.95**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***21.37***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		10.00
Size		0.00
Tillability		8.00
Contiguity to Preserved Farms		8.00
Agricultural Water Availability (Y/N)		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	26.00
		Agricultural Resource %
		17.42

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.98
Upland Forest		5.00
Wetland & Open Water/Flood Hazard Mitigation		0.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	11.98
		Natural Resource %
		3.95

Local Importance Factors	**Percent**
Risk of Conversion	0
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
	Local Importance %
	0

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	5
	Additional Restrictions %
	10

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$17,750**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$12,668**
Per Acre Value of Voluntary Deed Restrictions (each)	**$888**
Per Acre Value after Voluntary Deed Restrictions	**$14,444**
Net Acres	**38.24**
Estimated Easement Values	
Estimated Unadjusted Total	**$484,424**
Plus: Adjustment for Voluntary Restrictions (+)	**$67,914**
Estimated offer before Residential Opportunities reduction	**$552,338**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$552,338**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

SCHEDULE D

SADC County Planning Incentive Grant Financial Status
Salem County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC Cost Basis	SADC Cost Share	Federal Grant Total Federal Grant	Federal Grant SADC Federal Grant	Base G Fiscal Year 09 Encumbered	Fiscal Year 11 PV	Fiscal Year 13	Fiscal Year 17	-	Fiscal Year 20	Fiscal Year 21	Fiscal Year 22
17-0160-PG	Brown, Steven R. & Timothy G.	Upper Pittsgrove	48.239	48.239	3,300.00	2,380.00	159,188.70	114,808.82										
17-0168-PG	**Catalano, Joanne J.**	**Mannington**	**198.090**	**196.611**	**4,350.00**	**3,010.00**	**858,771.77**	**388,134.69**	**470,637.08**	**203,664.42**	**400,707.75**	**388,134.69**						
17-0169-PG	**E&A Farms (Williams)**	**Quinton**	**92.924**	**81.930**	**3,950.00**	**1,948.99**	**323,623.50**	**159,681.16**	**163,942.34**	**67,264.94**	**159,588.00**	**159,681.16**						
17-0182-PG	**Tice, Barry and Joanne**	**Upper Pittsgrove**	**40.735**	**40.735**	**5,500.00**	**3,650.00**	**224,042.50**	**148,682.75**			**153,373.00**	**148,682.75**						
17-0179-PG	**Sorbello, Frank & Thomas**	**Pilesgrove**	**94.398**	**94.398**	**6,000.00**	**2,091.69**	**566,388.00**	**197,451.07**	**368,936.93**	**170,701.13**	**204,771.00**	**197,451.07**						
17-0190-PG	**Dare, Carolyn B.**	**Upper Pittsgrove**	**20.946**	**20.946**	**7,200.00**	**4,500.00**	**150,811.20**	**94,257.00**			**94,257.00**	**94,257.00**						
17-0206-PG	**Kelly, Dennis J. Sr. (E&D Farm)**	**Pilesgrove**	**83.923**	**83.923**	**7,260.00**	**3,510.00**	**609,280.98**	**294,569.48**	**314,711.50**	**57,907.12**	**4,473.40**	**4,473.40**						
17-0186-PG	**Harris, Howard Grant & Elizabeth**	**Pilesgrove**	**79.298**	**79.298**	**6,250.00**	**3,125.77**	**495,612.50**	**247,867.50**	**247,745.00**	**71,306.95**								
17-0194-PG	**Moore, John J. & Lori A.**	**Mannington**	**66.928**	**66.928**	**5,200.00**	**3,500.00**	**348,025.60**	**234,248.00**			**7,319.93**	**7,319.93**						
17-0195-PG	**Melchert, Richard H. (Lot 4)**	**Upper Pittsgrove**	**77.159**	**77.063**	**7,600.00**	**4,700.00**	**585,678.80**	**362,196.10**										
17-0199-PG	**Ayars, Joseph P. (Lot 1)**	**Elsinboro**	**49.636**	**49.636**	**3,500.00**	**1,549.99**	**173,726.00**	**76,935.50**	**96,790.50**	**47,154.50**								
17-0205-PG	**Schaeffer, David L.**	**Pilesgrove**	**80.685**	**80.685**	**7,950.00**	**3,697.33**	**641,445.75**	**298,318.75**	**343,127.00**	**95,020.63**								
17-0207-PG	**Morda, Mary Louise**	**Pilesgrove**	**84.227**	**84.227**	**8,350.00**	**4,173.80**	**703,295.45**	**351,546.45**	**351,749.00**	**75,905.58**								
17-0209-PG	**Vittori, Joel L. & Faith C.**	**Mannington**	**79.300**	**79.100**	**5,100.00**	**3,450.00**	**403,410.00**	**272,895.00**										
17-0210-PG	**Johnson, Ralph E. & Jill Marie**	**Mannington and Quinton**	**43.694**	**43.694**	**5,600.00**	**3,700.00**	**244,686.40**	**161,667.80**										
17-0204-PG	**Duffy, Diane Carol & Paul Charles (L 16.04)**	**Mannington**	**58.216**	**58.216**	**5,100.00**	**2,350.00**	**296,901.60**	**136,807.60**	**160,094.00**	**64,037.60**								
17-0223-PG	**Dare, Dennis & Nancy**	**Upper Pittsgrove**	**69.749**	**69.749**	**5,300.00**	**3,550.00**	**369,669.70**	**247,608.95**			**259,256.50**	**247,608.95**						
17-0221-PG	**Stimpson, Donald**	**Upper Pittsgrove**	**40.240**	**40.240**	**7,100.00**	**4,450.00**	**285,704.00**	**179,068.00**			**182,717.00**	**179,068.00**						
17-0224-PG	**Smith, C. Dale & Donald G.**	**Alloway**	**77.154**	**77.143**	**6,700.00**	**4,250.00**	**516,858.10**	**327,857.75**			**344,080.00**	**327,857.75**						
17-0257-PG	**Bishop, Kevin & Jessica**	**Upper Pittsgrove**	**31.992**	**31.992**	**9,988.00**	**7,990.40**	**319,536.10**	**255,628.88**			**289,724.70**	**255,628.88**						
17-0253-PG	Herdman, Bruce and Ann Marie	Pilesgrove	28.400	29.252	10,800.00	9,244.80	315,921.60	270,428.89			270,428.89							
17-0278-PG	Hughes, Charles E. (Lot 46)	Pittsgrove	38.240	39.387	14,444.00	12,364.06	568,905.83	486,983.23			486,983.23							
17-0279-PG	Hughes, Charles E. (Lot 21)	Pittsgrove	27.280	28.098	14,441.00	12,361.50	405,763.22	347,333.43			347,333.43							
Closed	**37**		**2548.674**	**2535.279**			**14,130,253.97**	**8,274,001.49**	**3,435,040.31**	**1,294,458.20**								
Encumbered	**4**		**142.159**	**144.976**			**1,449,779.35**	**1,219,554.37**	**-**	**-**								

Encumber/Expended FY09	**-**	**-**
Encumber/Expended FY11	**-**	**-**
Encumber/Expended FY13	**-**	**-**
Encumber/Expended FY17	**-**	**-**
Encumber/Expended FY18		
Encumber/Expended FY20	**989,836.42**	**-**
Encumber/Expended FY21	**114,909.13**	**-**
Encumber/Expended FY22	**-**	**-**
Encumber/Expended FY25		
Total		

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R4(9)
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

APRIL 30, 2026

Subject Property: **Patten, Benjamin P.** ("Owner")
Block 11, Lot 3 – Pilesgrove Township, Salem County (Schedule A)
SADC ID#: 17-0363-DE

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter "Statewide Formula"); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on June 13, 2022, the SADC certified the Development Easement value of $5,000 per acre based on zoning and environmental regulations in place as of the current valuation date April 15, 2022; and

WHEREAS, the SADC granted Final Approval for the Property on September 22, 2022 (RESOLUTION FY2023R9(12)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, due to the age of the date of value of the original appraisals, SADC staff decided that new appraisals were warranted in order to offer the Statewide Formula value; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 17, 2026, the SADC certified a development easement value $7,200 per acre based on zoning and environmental regulations in place as of the current valuation date January 27, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $12,100 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $6,050 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule B); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to a limit the size of the residential units in the nonseverable exception area to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

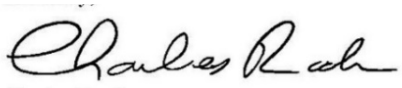
WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is $9,852 per acre; and

WHEREAS, the Owners accepted the offer of $9,852 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the new Statewide Formula calculation.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of $9,852 per acre for a total of approximately $882,936.24 based on an estimated 89.62 easement acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2023R9(12) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.



4/30/26
DATE

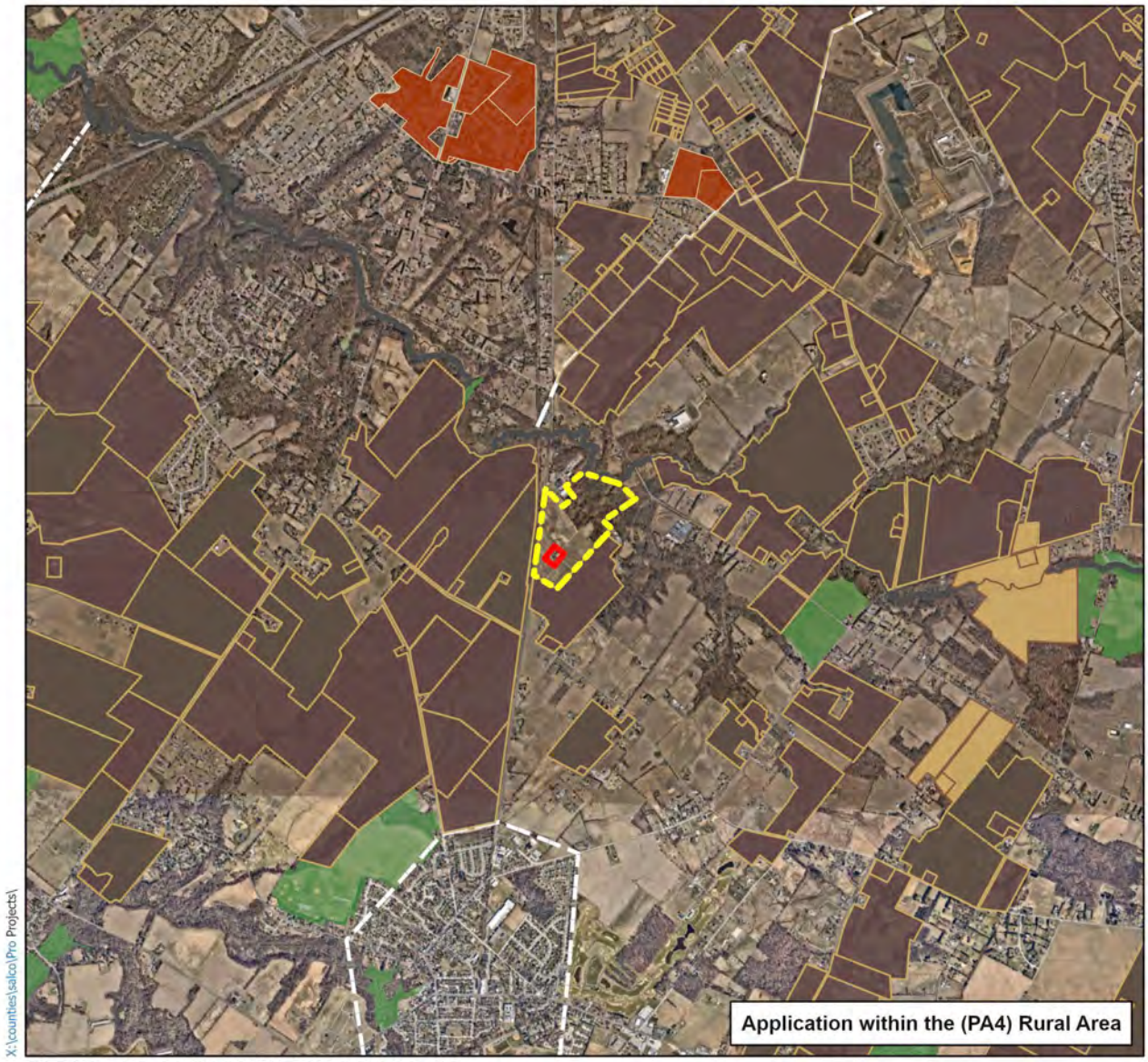
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\salco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Patten, Benjamin P.
Block 11 Lots P/O 3 (89.62 ac); &
P/O 3-EN (non-severable exception - 3.0 ac)
Gross Total = 92.62 ac
Pilesgrove Twp., Salem County

0 1250 2500 5000 7500 Feet

N

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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"- parcel edited from hardcopy survey
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

7/9/2025

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Wetlands



X:\counties\salco\Pro Projects\Patten, Benjamin P 2.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Patten, Benjamin P.
Block 11 Lots P/O 3 (89.62 ac); &
P/O 3-EN (non-severable exception - 3.0 ac)
Gross Total = 92.62 ac
Pilesgrove Twp., Salem County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	15	16
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	84	83
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	1	1

Property in Question
Exception areas
Wetlands Boundaries
Tidelands Grid/Boundaries
County Roads
Municipal / Local Roads
Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey" - parcel edited to hard copy survey
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

Tidelands Disclaimer:
The Tidelands depicted on this map were derived from NJDEP's Tidelands claim downloadable file hosted on NJGIN. These features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Riparian claims.

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.

N

7/9/2025

SADC Statewide Formula Value Calculation

Farm Name:	**Patten, Benjamin**		
SADC ID:	**17-363-DE**	**Total Score**	**31.42**
Farm Address:	**Pilesgrove**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**15.78**
Natural Resource Factors - Max Add-on % =		**10**	**5.64**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***21.42***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors			**Points**
Soils			8.55
Size			6.00
Tillability			6.00
Contiguity to Preserved Farms			9.00
Agricultural Water Availability (Y/N)			5.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.67	23.55
			Agricultural Resource %
			15.78

Natural Resource Factors			**Points**
Groundwater Recharge Capability			4.08
Upland Forest			2.50
Wetland & Open Water/Flood Hazard Mitigation			3.00
Contiguity to Preserved Open Space			0.00
Surface Water Quality Classification			10.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.33	17.08
			Natural Resource %
			5.64

Local Importance Factors	**Percent**
Risk of Conversion	0
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
	Local Importance %
	0

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	5
	Additional Restrictions %
	10

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$12,100**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,642**
Per Acre Value of Voluntary Deed Restrictions (each)	**$605**
Per Acre Value after Voluntary Deed Restrictions	**$9,852**
Net Acres	**89.63**
Estimated Easement Values	
Estimated Unadjusted Total	**$774,582**
Plus: Adjustment for Voluntary Restrictions (+)	**$108,452**
Estimated offer before Residential Opportunities reduction	**$883,034**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$883,034**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

Report Date
4/10/2026
11:57 AM
C:\Users\agsmazz\Downloads\SFV Testing Site\Patten, Benjamin_SFV_Score_Report.xlsx

Version 1.16 10/08/2025

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R4(10)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Furlong, Brendan W.

APRIL 30, 2026

Subject Property: Furlong, Brendan W.
Block 21.04, Lot 19.04, Alexandria Township, Hunterdon County
Block 27, Lot 12, Franklin Township, Hunterdon County
SADC ID#: 10-0280-DE

WHEREAS, on June 10, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Brendan W. Furlong, hereinafter "Owner," identified as Block 21.04, Lot 19.04, Alexandria Township, and Block 27, Lot 12, Franklin Township, Hunterdon County, hereafter "the Property," totaling approximately 50.47 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Owner has received the SADC Guide and Resource Booklet for the NJ Farmland Preservation Program; and

WHEREAS, the Property includes one (1), approximately 2.7-acre non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 47.77 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 2.7-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception area
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

WHEREAS, the Property is currently an equine operation with approximately 8.28 acres in equine production as pasture and hay with no existing equine service activities; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 1.27 acres (2.66%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, this application is categorized as an "Alternate" farm in accordance with N.J.A.C. 2:76-6.16 and 11.5, SADC Policy P-14-E ("Prioritization of Project Areas and Individual Applications"), and the State acquisition selection criteria approved by the SADC on August 26, 2024; and

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) on September 25, 2025; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

1) the appraised current market value (N.J.S.A. 4:1C-31)
2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
3) the Pinelands Formula (N.J.A.C. 2:76-19)
4) the Highlands dual appraisal (P.L. 2004, c.120); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 2, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $6,500 per acre based on current and 1/1/2004 zoning and environmental regulations in place as of the current valuation date December 12, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $13,000 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS, the 50% base value of $6,500 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the

easement is $10,548 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $10,548 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the Statewide Formula calculation; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $10,548 per acre for a total of approximately $503,877.96.

3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

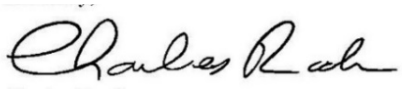
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

6. The SADC authorizes the Chairman or Executive Director to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including,

but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.

7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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



4/30/26
DATE

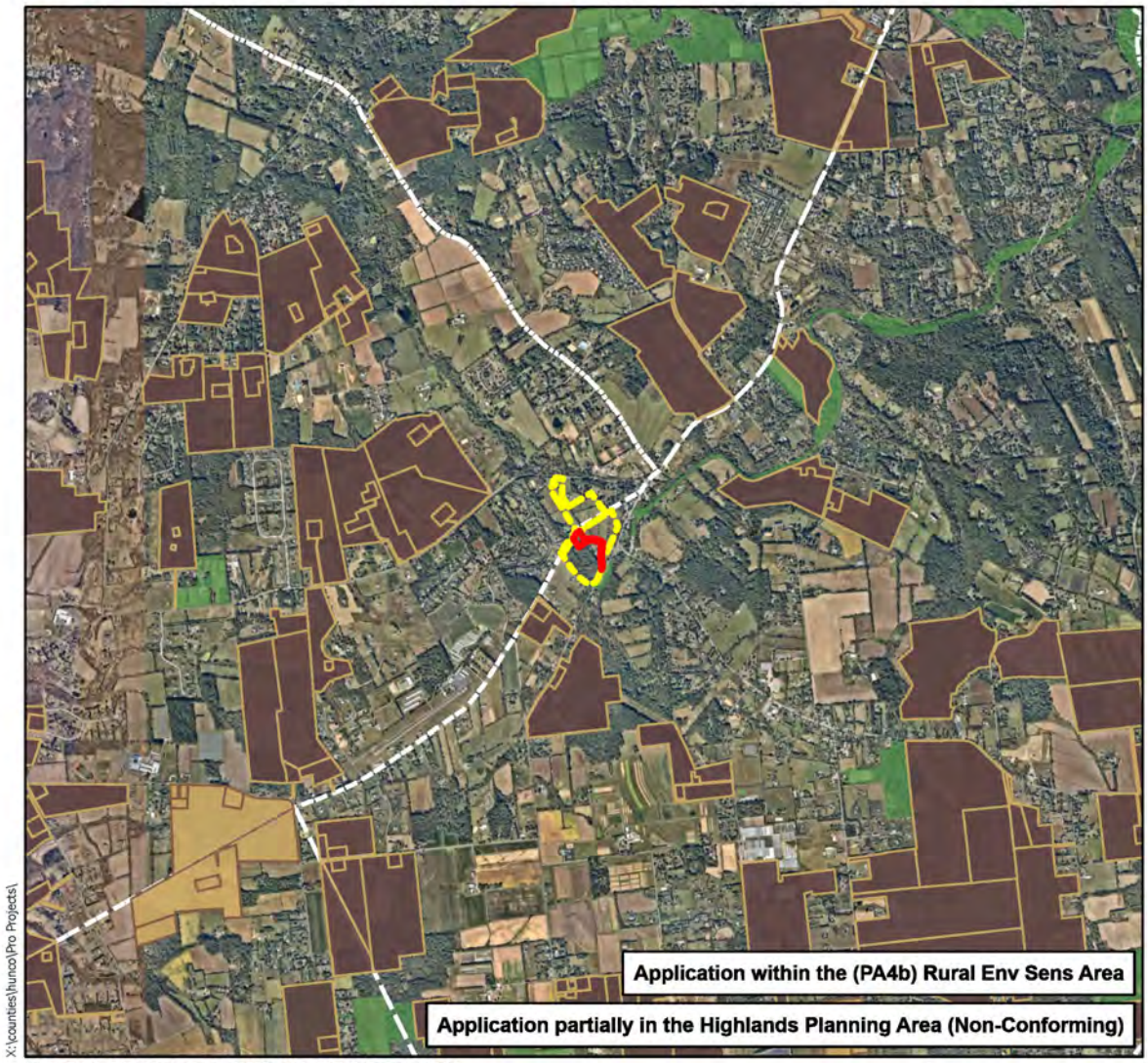
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\hunco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Furlong, Brendan W.
Alexandria Twp - Block 21.04 Lot 19.04 (18.20 ac)
Franklin Twp - Block 27 Lots P/O 12 (17.90 & 11.67 ac); &
P/O 12-EN (non-severable exception - 2.7 ac)
Gross Total = 50.47 ac
Hunterdon County

0 1250 2500 5000 7500
Feet

N

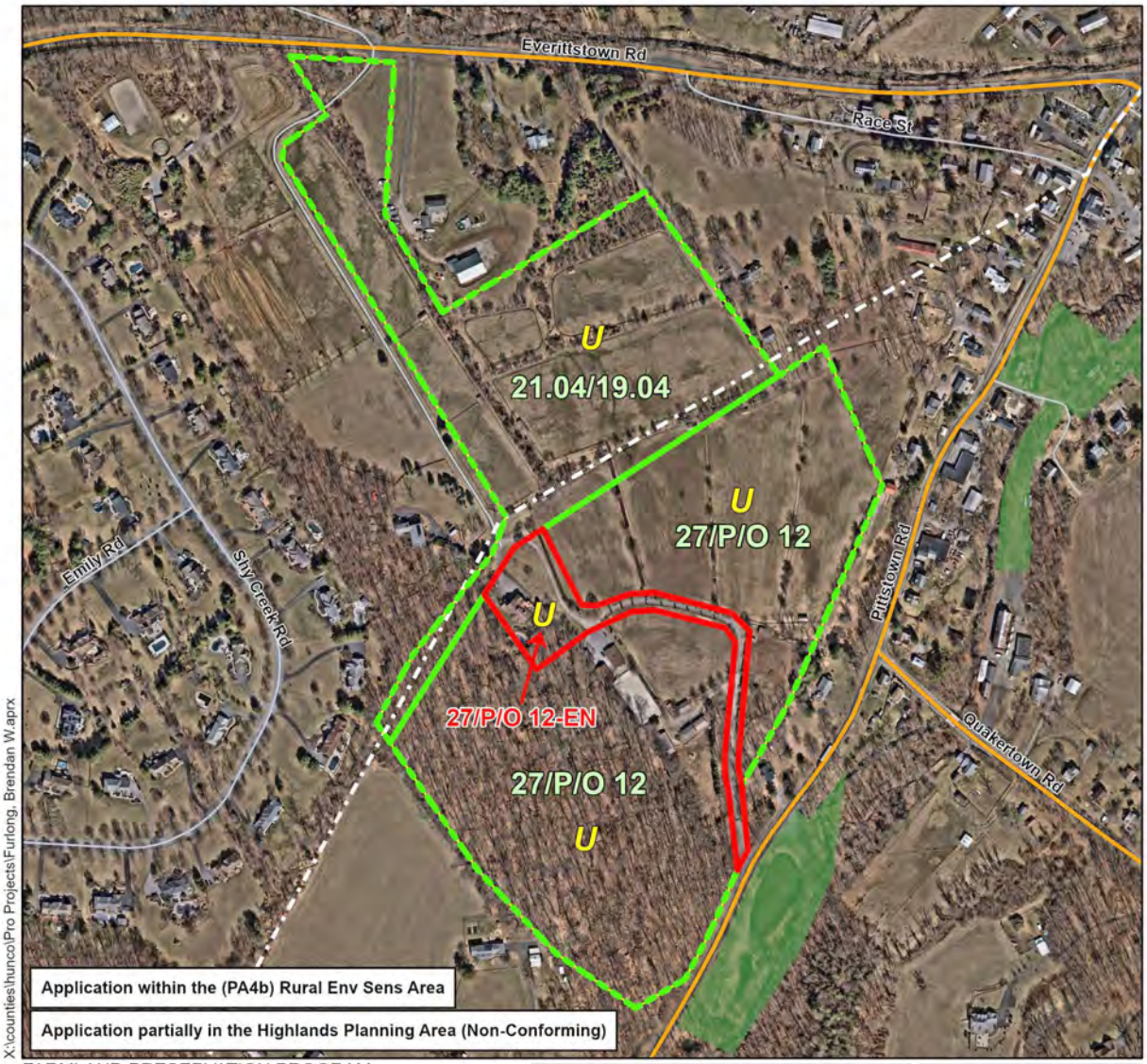
Property in Question
Exception areas
Preserved Easements
Transfer Development Rights (TDR) Preserved -Highlands, Pinelands and Municipal
Active Applications
Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

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.

2/10/2026

Wetlands



X:\counties\hunco\Pro Projects\Furlong, Brendan W.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Furlong, Brendan W.
Alexandria Twp - Block 21.04 Lot 19.04 (18.20 ac)
Franklin Twp - Block 27 Lots P/O 12 (17.90 & 11.67 ac); &
P/O 12-EN (non-severable exception - 2.7 ac)
Gross Total = 50.47 ac
Hunterdon County

0 125 250 500 750
Feet

	Gross %	Net %
Freshwater Wetlands (F)	0	0
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	100	100
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Property in Question
Exception areas
Wetlands Boundaries
County Roads
Municipal / Local Roads
Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned - Conservation Easements, & State Owned O/S & Recreation Easements
NJ Municipal Boundaries

N

7/18/2025

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

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.

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\hunco\Pro Projects\Furlong, Brendan W.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Furlong, Brendan W.
Alexandria Twp - Block 21.04 Lot 19.04 (18.20 ac)
Franklin Twp - Block 27 Lots P/O 12 (17.90 & 11.67 ac); &
P/O 12-EN (non-severable exception - 2.7 ac)
Gross Total = 50.47 ac
Hunterdon County

Estimated Easement Acres: 47.77
Total Disturbance Acres (Does not include exception areas): 1.27
Percent of Disturbance: 2.66%

Extent of Disturbance
Easement Area
Exception Area

500 250 0 500 1,000 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2025 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

8/6/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Furlong, Brendan W.**		
SADC ID:	**10-0280-DE**	**Total Score**	**31.14**
Farm Address:	**Alexandria & Franklin**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		20	15.49
Natural Resource Factors - Max Add-on % =		10	5.65
Local Importance Factors - Max Add-on %=		15	5.00
Max Allowable Score of all of the above		*30*	*26.14*
Additional Restrictions - Max Add-on % =		10	5.00

Agricultural Resource Factors		**Points**
Soils		8.12
Size		8.00
Tillability		7.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	23.12
		Agricultural Resource %
		15.49

Natural Resource Factors		**Points**
Groundwater Recharge Capability		8.63
Upland Forest		2.50
Wetland & Open Water/Flood Hazard Mitigation		0.00
Contiguity to Preserved Open Space		6.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	17.13
		Natural Resource %
		5.65

Local Importance Factors	**Percent**
Risk of Conversion	5
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
	Local Importance %
	5

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	0
	Additional Restrictions %
	5

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$13,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$9,898**
Per Acre Value of Voluntary Deed Restrictions (each)	**$650**
Per Acre Value after Voluntary Deed Restrictions	**$10,548**
Net Acres	**47.77**
Estimated Easement Values	
Estimated Unadjusted Total	**$472,827**
Plus: Adjustment for Voluntary Restrictions (+)	**$31,051**
Estimated offer before Residential Opportunities reduction	**$503,878**
Less: Adjustment for Residential Opportunities ( )	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$503,878**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-28. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost-sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

04/29/25S03/02/26TATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R4(11)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Lamborn, Gloria M. & Messenger, Marion M.

APRIL 30, 2026

Subject Property: **Lamborn, Gloria M. & Messenger, Marion M.**
Block 46, Lot 3 – Franklin Township, Hunterdon County
SADC ID#: 10-0313-DE

WHEREAS, on April 29, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Gloria M. Lamborn and Marion M. Messenger, hereinafter "Owners," identified as Block 46, Lot 3, Franklin Township, Hunterdon County, hereinafter "the Property," totaling approximately 55.04 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Owners have received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes one (1), approximately 1.5 acre non-severable exception area for two existing single family residential units and to afford future flexibility for nonagricultural uses resulting in approximately 53.54 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1.5-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to two (2) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception area
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .06 acres (.11%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, this application is categorized as a "Priority" farm in accordance with N.J.A.C. 2:76-6.16 and 11.5, SADC Policy P-14-E ("Prioritization of Project Areas and Individual Applications"), and the State acquisition selection criteria approved by the SADC on August 26, 2024; and

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) on September 25, 2025; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

1) the appraised current market value (N.J.S.A. 4:1C-31)
2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
3) the Pinelands Formula (N.J.A.C. 2:76-19)
4) the Highlands dual appraisal (P.L. 2004, c.120); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 2, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $7,500 per acre based on zoning and environmental regulations in place as of the current valuation date December 12, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $14,300 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $7,150 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $10,708 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $10,708 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the Statewide Formula calculation; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $10,708 per acre for a total of approximately $573,306.32.

3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

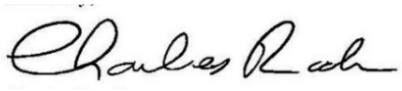
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

6. The SADC authorizes the Chairman or Executive Director to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.

7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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



4/30/26
DATE

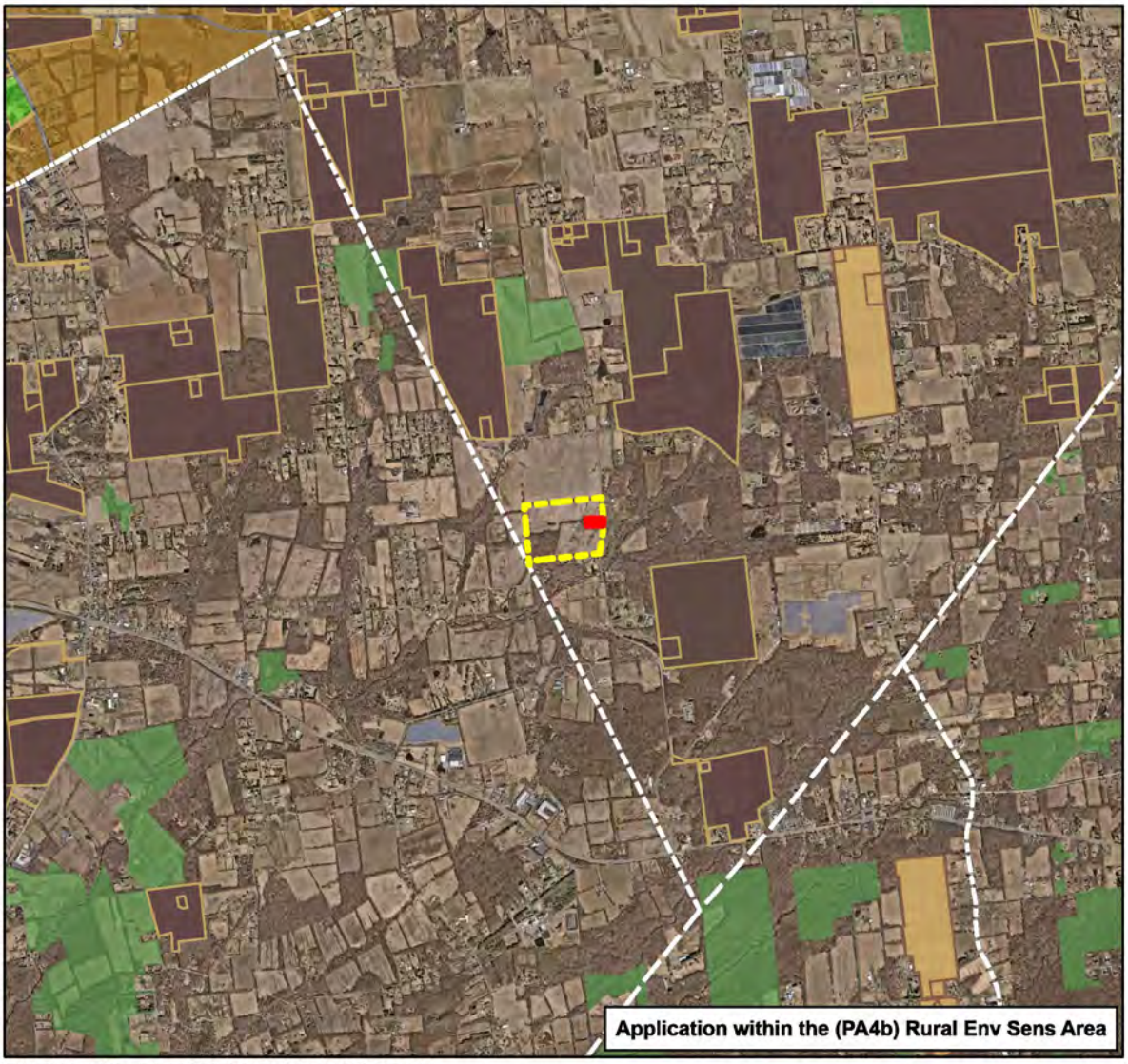
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Lamborn, Gloria M. & Messenger, Marion M
Block 46 Lots P/O 3 (53.54 ac); &
P/O 3 (non-severable exception - 1.5 ac)
Gross Total = 55.04 ac
Franklin Twp., Hunterdon County

0 1250 2500 5000 7500
Feet

N

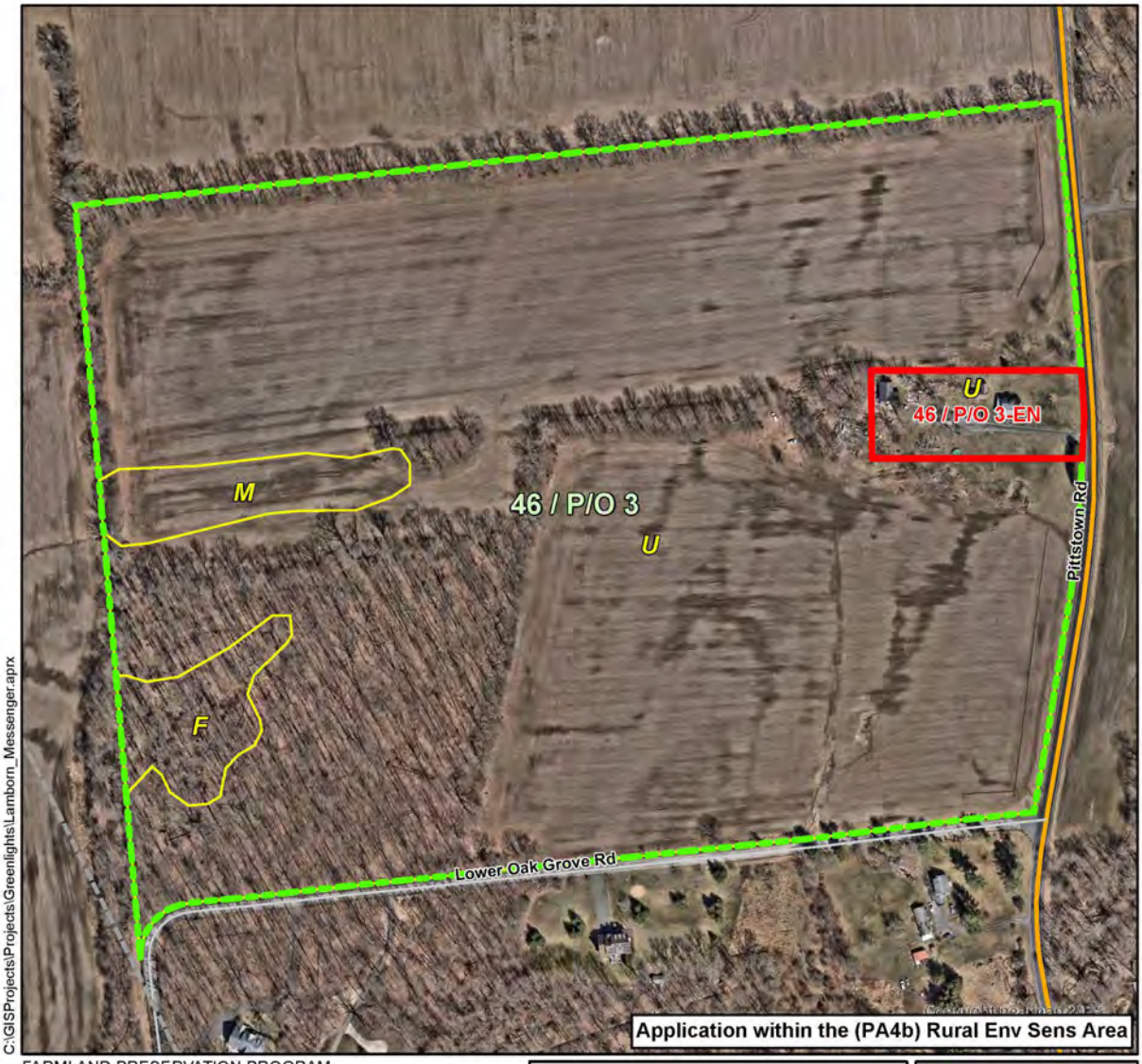
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

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5/27/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Lamborn, Gloria M. & Messenger, Marion M
Block 46 Lots P/O 3 (53.54 ac); &
P/O 3 (non-severable exception - 1.5 ac)
Gross Total = 55.04 ac
Franklin Twp., Hunterdon County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	2	2
Modified Ag (M)	3	3
Upland/Non-Wetlands (U)	95	95
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Property in Question
Exception areas
Wetlands Boundaries
Tidelands Grid/Boundaries
300 ft Buffered Wetlands
County Roads
Limited Access Hwys
Federal or State Highways
Municipal / Local Roads
Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ County Boundaries
NJ Municipal Boundaries

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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.

5/27/2026

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Lamborn, Gloria M. & Messenger, Marion M
Block 46 Lots P/O 3 (53.54 ac); &
P/O 3 (non-severable exception - 1.5 ac)
Gross Total = 55.04 ac
Franklin Twp., Hunterdon County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 53.54
Total Disturbance Acres (Does not include exception areas): 0.06
Percent of Disturbance: 0.11%

150 75 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2024 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features.
as would be obtained from a survey performed by a licensed New Jersey land surveyor.

7/8/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Lamborn, Gloria M. & Messenger, Marion M.**		
SADC ID:	**10-0313-DE**	**Total Score**	**24.88**
Farm Address:	**Franklin**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**16.57**
Natural Resource Factors - Max Add-on % =		**10**	**3.31**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***19.88***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors			**Points**
Soils			8.73
Size			8.00
Tillability			8.00
Contiguity to Preserved Farms			1.00
Agricultural Water Availability (Y/N)			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.67	24.73
			Agricultural Resource %
			16.57

Natural Resource Factors			**Points**
Groundwater Recharge Capability			7.54
Upland Forest			1.50
Wetland & Open Water/Flood Hazard Mitigation			1.00
Contiguity to Preserved Open Space			0.00
Surface Water Quality Classification			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.33	10.04
			Natural Resource %
			3.31

Local Importance Factors	**Percent**
Risk of Conversion	0
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
	Local Importance %
	0

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	0
	Additional Restrictions %
	5

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$14,300**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$9,983**
Per Acre Value of Voluntary Deed Restrictions (each)	**$715**
Per Acre Value after Voluntary Deed Restrictions	**$10,708**
Net Acres	**53.55**
Estimated Easement Values	
Estimated Unadjusted Total	**$535,125**
Plus: Adjustment for Voluntary Restrictions (+)	**$38,288**
Estimated offer before Residential Opportunities reduction	**$573,413**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$573,413**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R4(12)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Delcampe, Keith and Maria

APRIL 30, 2026

Subject Property: **Delcampe, Keith and Maria**
Block 26, Lot 26 – Holland Township, Hunterdon County
SADC ID#: 10-0318-DE

WHEREAS, on October 22, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Keith V. Delcampe and Maria S. Delcampe, hereinafter "Owners," identified as Block 26, Lot 26, Holland Township, Hunterdon County, hereinafter "the Property," totaling approximately 14.98 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Owner(s) have received the SADC Guide and Resource Booklet for the NJ Farmland Preservation Program; and

WHEREAS, the Property includes, one (1), approximately 1-acre non-severable exception area for future flexibility for nonagricultural uses resulting in approximately 13.98 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to zero single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) One (1) existing single family residential unit
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .22 acres (1.57%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, this application is categorized as an "Other" farm in accordance with N.J.A.C. 2:76-6.16 and 11.5, SADC Policy P-14-E ("Prioritization of Project Areas and Individual Applications"), and the State acquisition selection criteria approved by the SADC on August 26, 2024; and

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) on December 22, 2025; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

1) the appraised current market value (N.J.S.A. 4:1C-31)
2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
3) the Pinelands Formula (N.J.A.C. 2:76-19)
4) the Highlands dual appraisal (P.L. 2004, c.120); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 17, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $5,200 per acre based on zoning and environmental regulations in place as of the current valuation date February 16, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $12,500 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $6,250 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $10,486 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $10,486 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the Statewide Formula calculation; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $10,486 per acre for a total of approximately $146,594.28.

3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

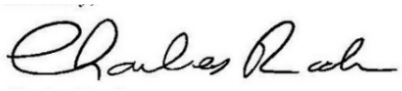
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

6. The SADC authorizes the Chairman or Executive Director to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.

7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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



4/30/26
DATE

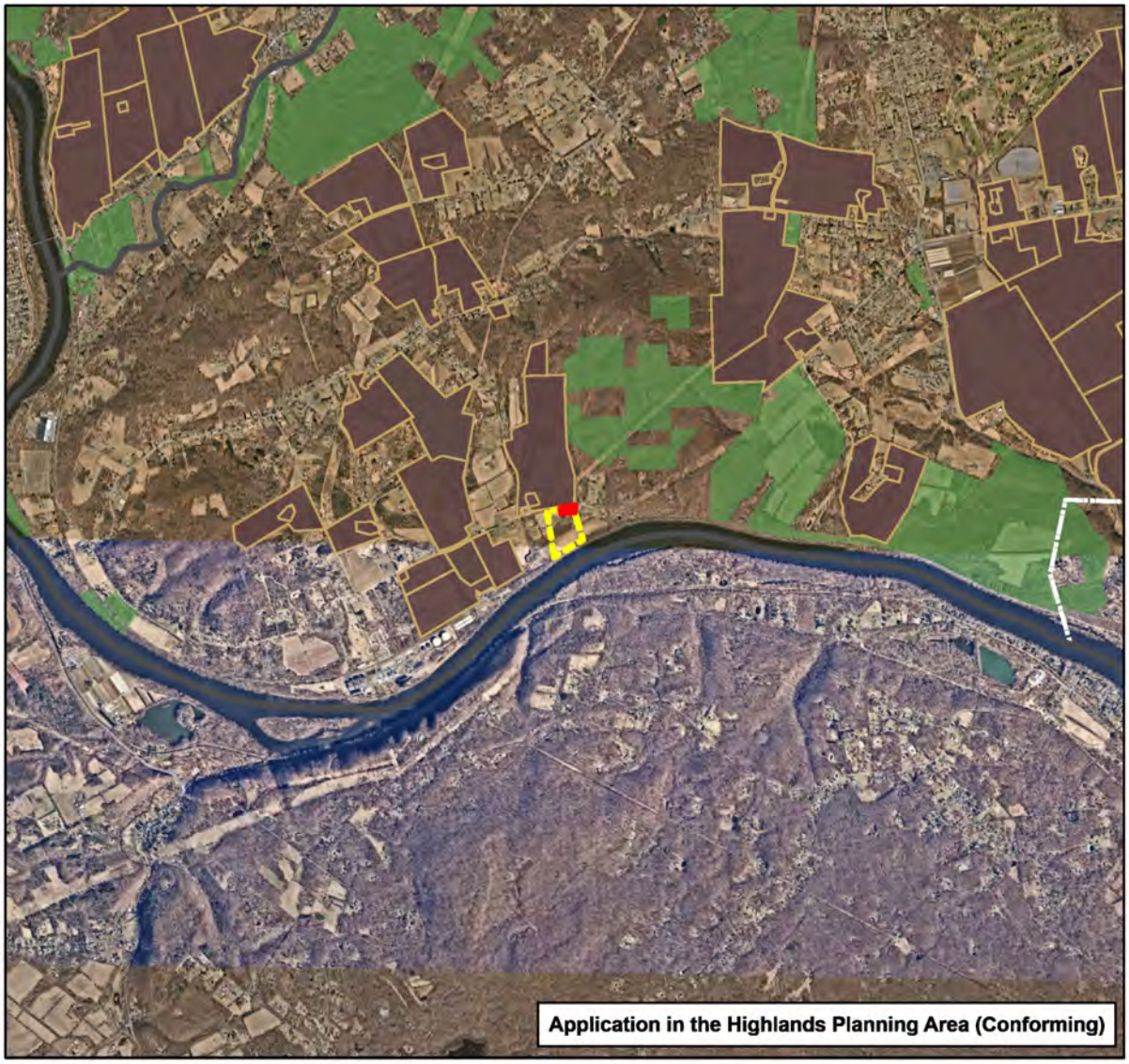
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Delcampe, Keith and Maria
Block 26 Lots P/O 26 (13.98 ac); &
P/O 26-EN (non-severable exception - 1.0 ac)
Gross Total = 14.98 ac
Holland Twp., Hunterdon County

0 1250 2500 5000 7500 Feet

N

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

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:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

11/12/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Delcampe, Keith and Maria
Block 26 Lots P/O 26 (13.98 ac); &
P/O 26-EN (non-severable exception - 1.0 ac)
Gross Total = 14.98 ac
Holland Twp., Hunterdon County

0 100 200 400 600
Feet

	Gross %	Net %
Freshwater Wetlands (F)	2	1
Modified Ag (M)	8	9
Upland/Non-Wetlands (U)	11	12
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	79	78
Water (W)	0	0

Property in Question
Exception areas
Wetlands Boundaries
Tidelands Grid/Boundaries
300 ft Buffered Wetlands
County Roads
Limited Access Hwys
Federal or State Highways
Municipal / Local Roads
Municipal, County & Non Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ County Boundaries
NJ Municipal Boundaries

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

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.

11/10/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Delcampe, Keith and Maria
Block 26 Lots P/O 26 (13.98 ac); & P/O 26-EN (non-severable exception - 1.0 ac)
Gross Total = 14.98 ac
Holland Twp., Hunterdon County

Estimated Easement Acres: 13.98
Total Disturbance Acres (Does not include exception areas): 0.22
Percent of Disturbance: 1.57%

Extent of Disturbance
Easement Area
Exception Area

150 75 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2025 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

11/12/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Delcampe, Keith & Maria**		
SADC ID:	**10-0318-DE**	**Total Score**	**33.89**
Farm Address:	**Holland**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.62**
Natural Resource Factors - Max Add-on % =		**10**	**6.27**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***28.89***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		9.30
Size		0.00
Tillability		9.00
Contiguity to Preserved Farms		8.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	26.30
		Agricultural Resource %
		17.62

Natural Resource Factors		**Points**
Groundwater Recharge Capability		8.00
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		6.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	19.00
		Natural Resource %
		6.27

Local Importance Factors	**Percent**
Risk of Conversion	0
Buffer to Critical Infrastructure	5
Property of Unique Importance	0
	Local Importance %
	5

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	0
	Additional Restrictions %
	5

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$12,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$9,861**
Per Acre Value of Voluntary Deed Restrictions (each)	**$625**
Per Acre Value after Voluntary Deed Restrictions	**$10,486**
Net Acres	**13.98**
Estimated Easement Values	
Estimated Unadjusted Total	**$137,857**
Plus: Adjustment for Voluntary Restrictions (+)	**$8,738**
Estimated offer before Residential Opportunities reduction	**$146,595**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$146,595**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

-0103-DESTATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R4(13)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Mecouch Farms 2 LLC (Cook Rd)

APRIL 30, 2026

Subject Property: **Mecouch Farms 2 LLC (Cook Rd)**
Block 20, Lot 5 and Block 21, Lot 5
Stow Creek Township, Cumberland County
SADC ID#: 06-0103-DE

WHEREAS, on August 28, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Mecouch Farms 2 LLC, hereinafter "Owner," identified as Block 21, Lot 5, and Block 20, Lot 5, Stow Creek Township, Cumberland County, hereinafter "the Property," totaling approximately 63.75 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Property includes:

- one (1), approximately 1-acre non-severable exception area on Block 20, Lot 5 which is limited to one (1) future single-family residential unit; and
- one (1), approximately 1.5-acre severable exception area on Block 21, Lot 5 which is limited to one (1) existing single-family residential unit;

resulting in approximately 61.25 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception areas shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one future single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the 1.5-acre severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) May be severed or subdivided from the Premises
3) Shall be limited to one existing single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception area
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0 acres (0%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, this application is categorized as an "Other" farm in accordance with N.J.A.C. 2:76-6.16 and 11.5, SADC Policy P-14-E ("Prioritization of Project Areas and Individual Applications"), and the State acquisition selection criteria approved by the SADC on August 26, 2024; and

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) on December 4, 2025; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

1) the appraised current market value (N.J.S.A. 4:1C-31)
2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
3) the Pinelands Formula (N.J.A.C. 2:76-19)
4) the Highlands dual appraisal (P.L. 2004, c.120); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 17, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $5,400 per acre based on zoning and environmental regulations in place as of the current valuation date January 14, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $10,700 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $5,350 per acre for the Statewide Formula is adjusted

upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to a limit the size of the residential units in the non-severable exception area to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $8,921 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $8,921 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the Statewide Formula calculation; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $8,921 per acre for a total of approximately $546,411.25.

3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

4. The final acreage of the exception area shall be subject to onsite confirmation, and

the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

6. The SADC authorizes the Chairman or Executive Director to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.

7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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



4/30/26
DATE

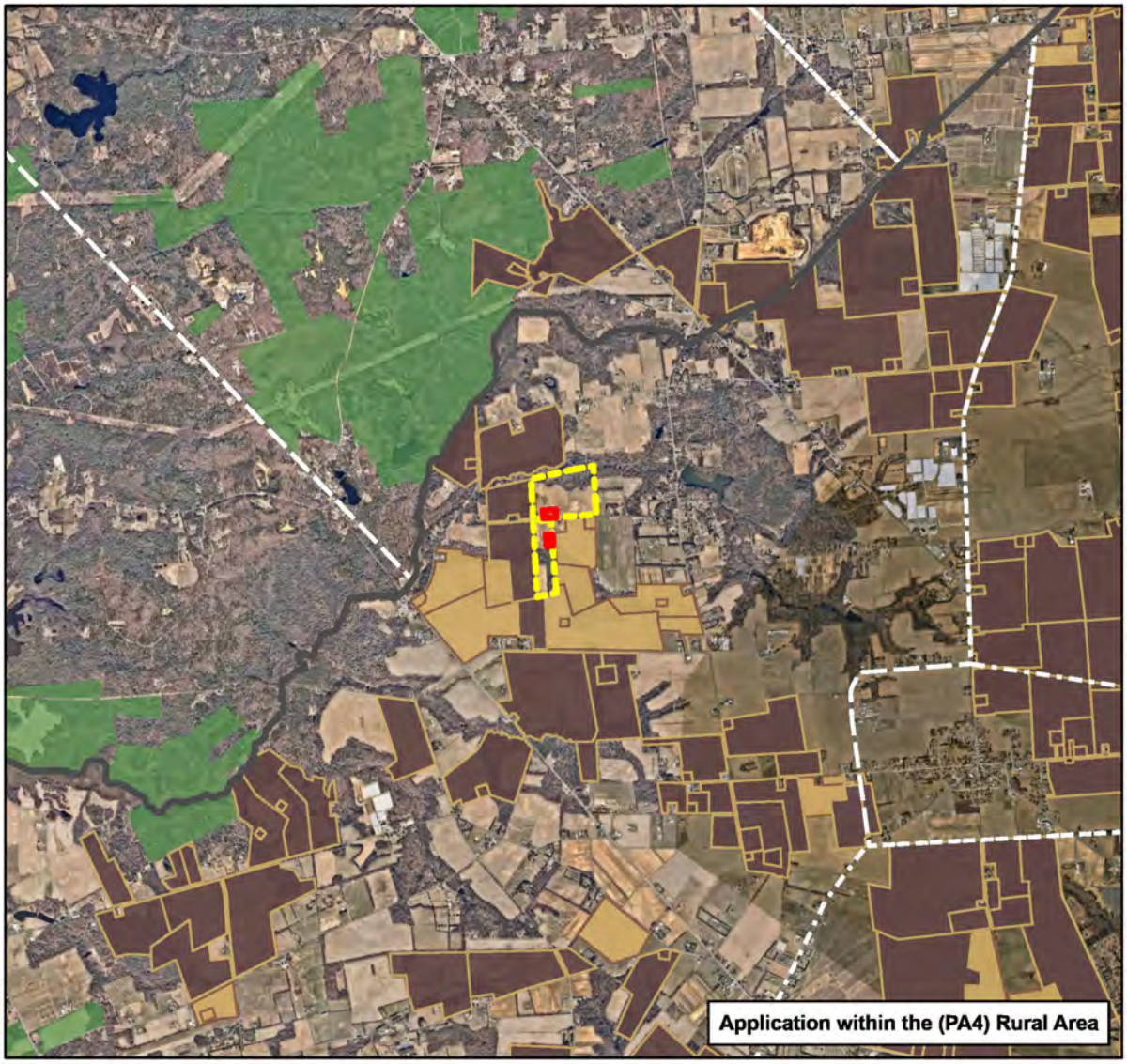
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mecouch Farms 2 LLC (Cook Rd)
Block 20 Lots P/O 5 (19.94 ac); &
P/O 5-EN (non-severable exception - 1.0 ac);
Block 21 P/O 5 (41.31 ac) &
P/O 5 -ES (severable exception - 1.5 ac)
Gross Total = 63.75 ac
Stow Creek Twp., Cumberland County

0 1250 2500 5000 7500 Feet

N

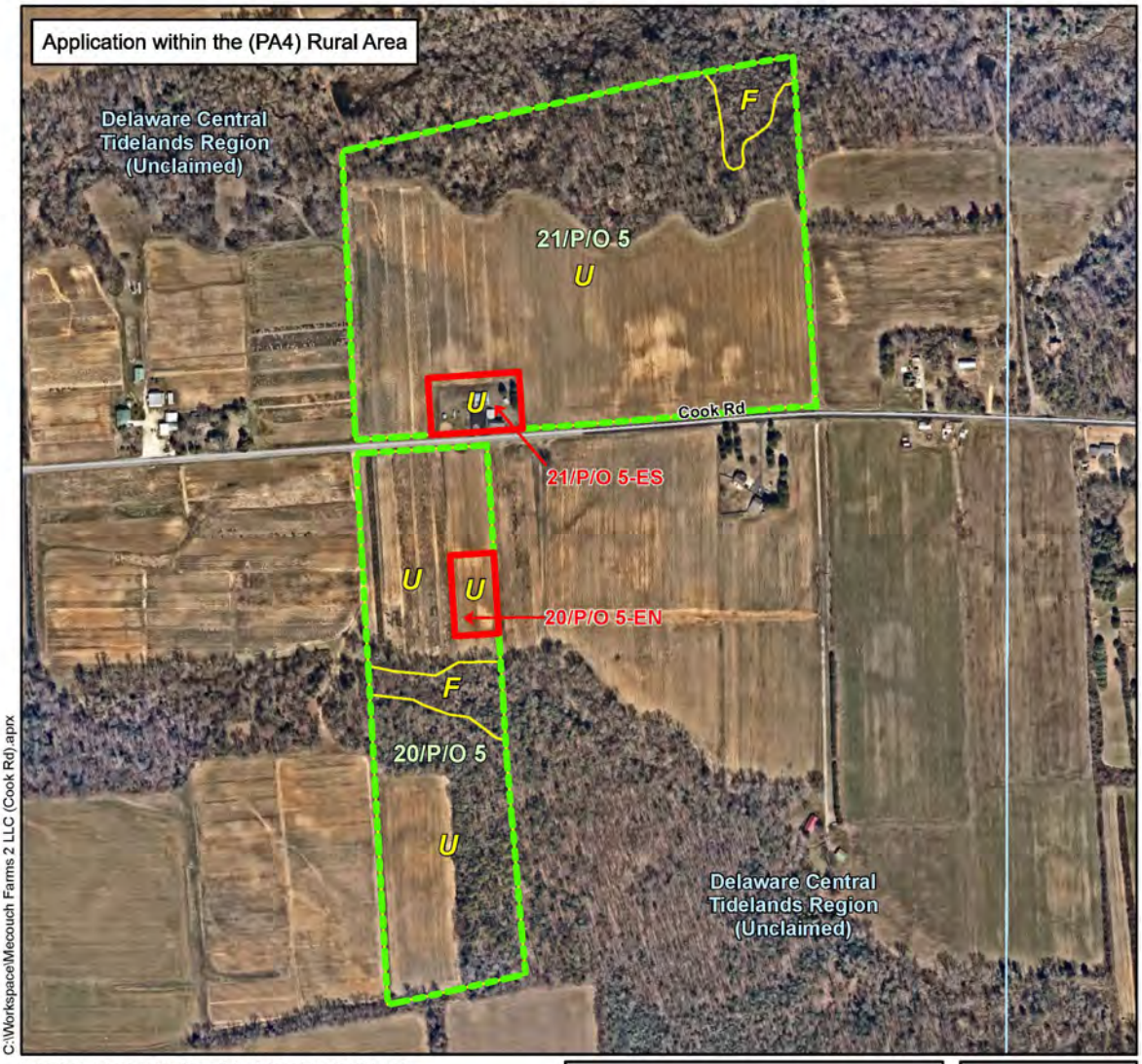
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"- edited to adjacent survey data
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

11/7/2025

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.

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mecouch Farms 2 LLC (Cook Rd)
Block 20 Lots P/O 5 (19.94 ac); &
P/O 5-EN (non-severable exception - 1.0 ac);
Block 21 P/O 5 (41.31 ac) &
P/O 5 -ES (severable exception - 1.5 ac)
Gross Total = 63.75 ac
Stow Creek Twp., Cumberland County

0 100 200 400 600
Feet

	Gross %	Net %
Freshwater Wetlands (F)	5	5
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	95	95
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Property in Question
Exception areas
Wetlands Boundaries
Tidelands Grid Boundaries
Municipal / Local Roads

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
- edited to adjacent survey data
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2025"

Tidelands Disclaimer:
The Tidelands depicted on this map were derived from NJDEP's Tidelands claim downloadable file hosted on NJGIN. These features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Riparian claims.

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.

11/7/2025

SCHEDULE B

Preliminary Soil Disturbance Map



C:\Workspace\Mecouch Farms 2 LLC (Cook Rd).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mecouch Farms 2 LLC (Cook Rd)
Block 20 Lots P/O 5 (19.94 ac); & P/O 5-EN (non-severable exception - 1.0 ac);
Block 21 P/O 5 (41.31 ac) & P/O 5 -ES (severable exception - 1.5 ac)
Gross Total = 63.75 ac
Stow Creek Twp., Cumberland County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 61.27
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

500 250 0 500 1,000 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2025 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

11/7/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Mecouch Farms (Cook Rd)**		
SADC ID:	**06-0103-DE**	**Total Score**	**33.37**
Farm Address:	**Stow Creek, Cumberland Co**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**14.58**
Natural Resource Factors - Max Add-on % =		**10**	**3.79**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	**23.37**
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		6.76
Size		4.00
Tillability		7.00
Contiguity to Preserved Farms		8.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	21.76
		Agricultural Resource %
		14.58

Natural Resource Factors		**Points**
Groundwater Recharge Capability		4.49
Upland Forest		2.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	11.49
		Natural Resource %
		3.79

Local Importance Factors	**Percent**
Risk of Conversion	0
Buffer to Critical Infrastructure	5
Property of Unique Importance	0
	Local Importance %
	5

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	5
	Additional Restrictions %
	10

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$10,700**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,851**
Per Acre Value of Voluntary Deed Restrictions (each)	**$535**
Per Acre Value after Voluntary Deed Restrictions	**$8,921**
Net Acres	**61.25**
Estimated Easement Values	
Estimated Unadjusted Total	**$480,874**
Plus: Adjustment for Voluntary Restrictions (+)	**$65,538**
Estimated offer before Residential Opportunities reduction	**$546,412**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$546,412**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and - 11 through - 17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R4(14)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Pustizzi, Albert (Main Rd)

APRIL 30, 2026

Subject Property: **Pustizzi, Albert (Main Rd)**
Block 7203, Lot 23 – Franklin Township, Gloucester County
SADC ID#: 08-0047-DE

WHEREAS, on May 14, 2024, the State Agriculture Development Committee ("SADC") received a development easement sale application from Albert Pustizzi, hereinafter "Owner," identified as Block 7203, Lot 23, Franklin Township, Gloucester County, hereinafter "the Property," totaling approximately 32.91 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Owner has received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes:

- one (1), approximately 1.5-acre severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses; and
- one (1), approximately 1-acre non-severable exception area for and limited to one future single family residential unit and to afford future flexibility of uses

resulting in approximately 30.41 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1.5-acre severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land

2) May be severed or subdivided from the Premises
3) Shall be limited to one single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the 1-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception areas
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .004 acres (.01%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, this application is categorized as an "Other" farm in accordance with N.J.A.C. 2:76-6.16 and 11.5, SADC Policy P-14-E ("Prioritization of Project Areas and Individual Applications"), and the State acquisition selection criteria approved by the SADC on August 24, 2024; and

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) on July 24, 2025; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

1) the appraised current market value (N.J.S.A. 4:1C-31)
2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
3) the Pinelands Formula (N.J.A.C. 2:76-19)
4) the Highlands dual appraisal (P.L. 2004, c.120); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on December 4, 2025, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $13,600 per acre based on zoning and environmental regulations in place as of the current valuation date September 24, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $22,000 per acre, which is

to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $11,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to limit the size of the residential units in the non-severable and severable exception areas to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $18,348 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $18,348 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the Statewide Formula calculation; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $18,348 per acre for a total of approximately $557,962.68.

3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of

Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

6. The SADC authorizes the Chairman or Executive Director to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.

7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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

4/30/26
DATE

Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Pustizzi, Albert (Main Road)
Block 7203 Lots P/O 23 (30.41 ac); &
P/O 23-EN (non-severable exception - 1.0 ac);
& P/O 23-ES (severable exception - 1.5 ac)
Gross Total = 32.91 ac
Franklin Twp., Gloucester County

0 1250 2500 5000 7500
Feet

N

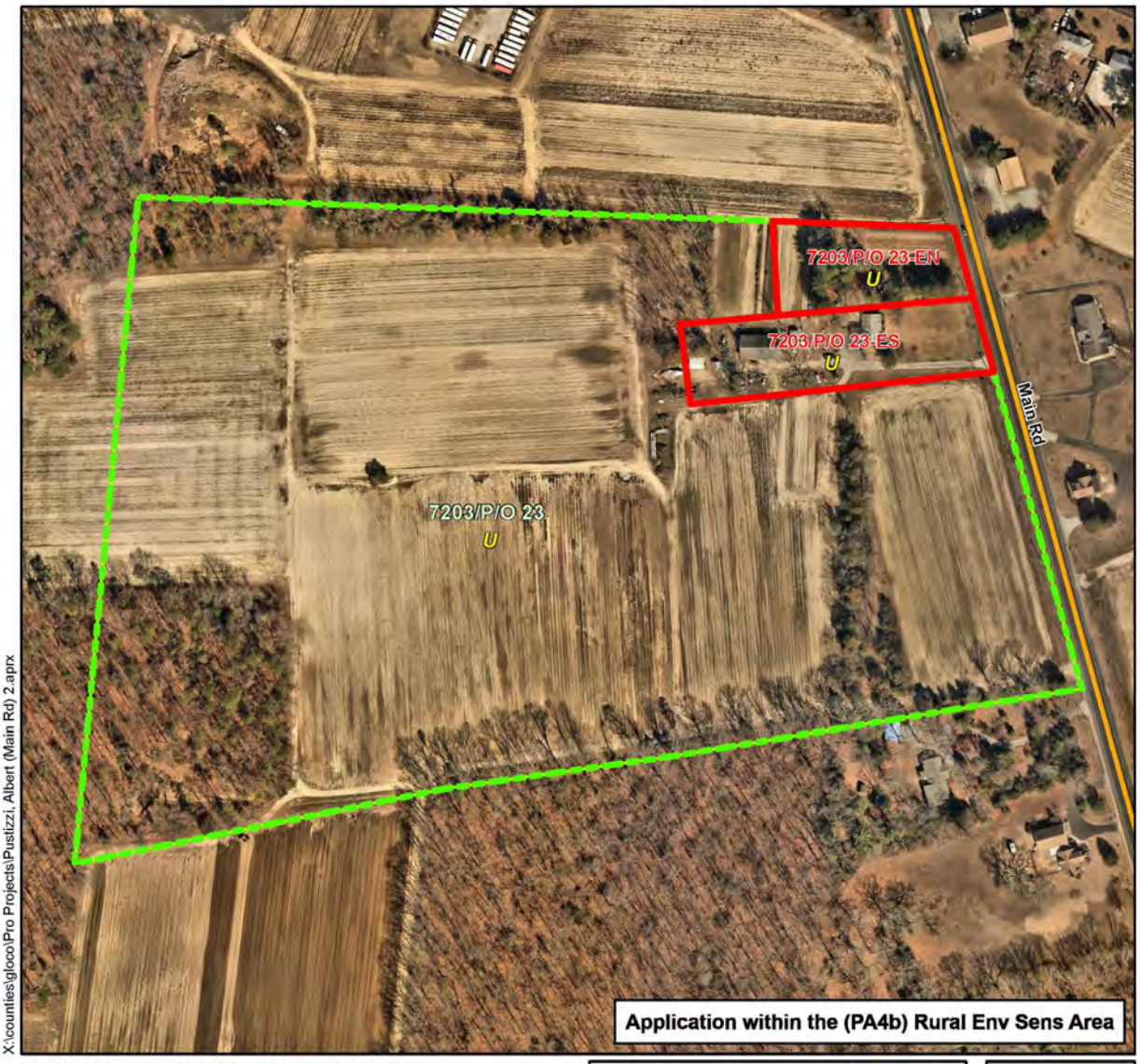
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (OS), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

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.

6/21/2025

Wetlands



X:\counties\gloco\Pro Projects\Pustizzi, Albert (Main Rd) 2.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Pustizzi, Albert (Main Road)
Block 7203 Lots P/O 23 (30.41 ac); &
P/O 23-EN (non-severable exception - 1.0 ac);
& P/O 23-ES (severable exception - 1.5 ac)
Gross Total = 32.91 ac
Franklin Twp., Gloucester County

	Gross %	Net %
Freshwater Wetlands (F)	0	0
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	100	100
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Property in Question
Exception areas
Wetlands Boundaries
County Roads

0 100 200 400 600 Feet

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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9/23/2025

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\gloco\Pro Projects\Pustizzi, Albert (Main Rd) 2.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Pustizzi, Albert (Main Road)
Block 7203 Lots P/O 23 (30.41 ac); &
P/O 23-EN (non-severable exception - 1.0 ac);
& P/O 23-ES (severable exception - 1.5 ac)
Gross Total = 32.91 ac
Franklin Twp., Gloucester County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 30.41
Total Disturbance Acres (Does not include exception areas): 0.36
Percent of Disturbance: 1.18%

150 75 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Near Map 2024 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

6/21/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Pustizzi, Albert (Main Road)**		
SADC ID:	**08-0047-DE**	**Total Score**	**33.40**
Farm Address:	**Franklin (Gloucester)**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**16.08**
Natural Resource Factors - Max Add-on % =		**10**	**2.32**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***23.40***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		10.00
Size		4.00
Tillability		9.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	24.00
		Agricultural Resource %
		16.08

Natural Resource Factors		**Points**
Groundwater Recharge Capability		7.04
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		0.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	7.04
		Natural Resource %
		2.32

Local Importance Factors	**Percent**
Risk of Conversion	5
Buffer to Critical Infrastructure	0
Property of Unique Importance	0
	Local Importance %
	5

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	5
	Additional Restrictions %
	10

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$22,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$16,148**
Per Acre Value of Voluntary Deed Restrictions (each)	**$1,100**
Per Acre Value after Voluntary Deed Restrictions	**$18,348**
Net Acres	**30.42**
Estimated Easement Values	
Estimated Unadjusted Total	**$491,222**
Plus: Adjustment for Voluntary Restrictions (+)	**$66,924**
Estimated offer before Residential Opportunities reduction	**$558,146**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$558,146**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-28. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R4(15)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Summit City Farms, LLC (Apple Adams)

APRIL 30, 2026

Subject Property: **Summit City Farms, LLC (Apple Adams)**
Block 68, Lot 10 - Elk Township, Gloucester County
SADC ID#: 08-0049-DE

WHEREAS, on February 25, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Summit City Farms No. 1, LLC, hereinafter "Owner," identified as Block 68, Lot 10, Elk Township, Gloucester County, hereinafter "the Property," totaling approximately 63.55 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Owner has received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes, one (1), approximately 2.05-acre severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 61.5 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 2.05-acre severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) May be severed or subdivided from the Premises
3) Shall be limited to one single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception area
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in deciduous tree fruit production; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .01 acres (.02%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, this application is categorized as a "Priority" farm in accordance with N.J.A.C. 2:76-6.16 and 11.5, SADC Policy P-14-E ("Prioritization of Project Areas and Individual Applications"), and the State acquisition selection criteria approved by the SADC on August 26, 2024; and

WHEREAS, the Property has a quality score of 58 and contains approximately 61.5 net acres; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

1) the appraised current market value (N.J.S.A. 4:1C-31)
2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
3) the Pinelands Formula (N.J.A.C. 2:76-19)
4) the Highlands dual appraisal (P.L. 2004, c.120); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on December 4, 2025, in accordance with Resolution #FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $12,000 per acre based on zoning and environmental regulations in place as of the current valuation date September 3, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $18,400 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS, the 50% base value of $9,200 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the

easement is $15,640 per acre; and

WHEREAS, the Owner accepted the SADC's offer of $15,640 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the Statewide Formula calculation; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $15,640 per acre for a total of approximately $961,860.

3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

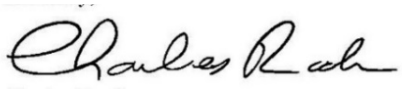
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

6. The SADC authorizes the Chairman or Executive Director to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents

required to acquire the development easement.

7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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



4/30/26
DATE

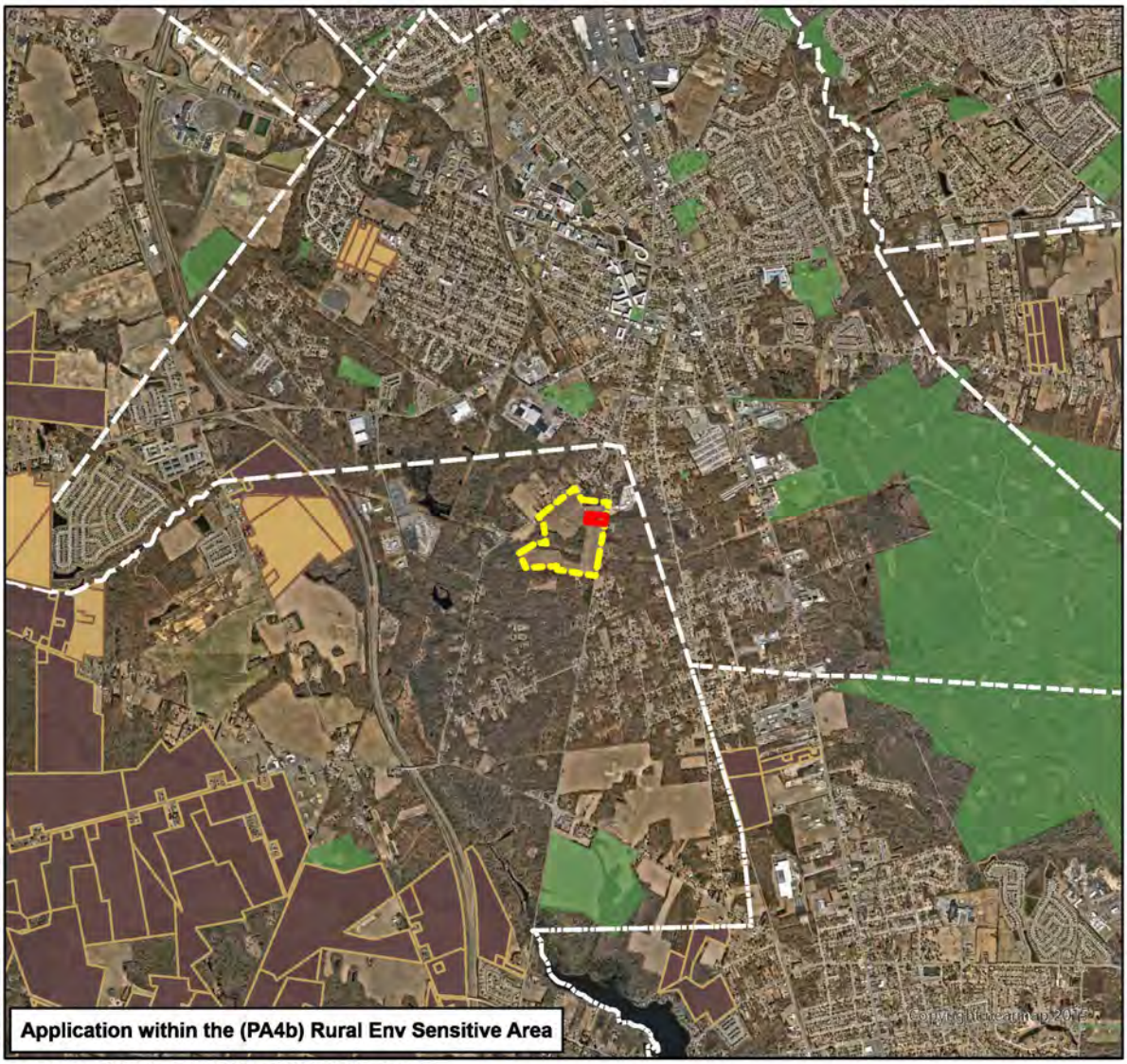
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Summit City Farms, LLC (Apple Adams)
Block 68 Lots P/O 10 (61.50 ac); &
P/O 10-ES (severable exception - 2.05 ac)
Gross Total = 63.55 ac
Elk Twp., Gloucester County

0 1250 2500 5000 7500 Feet

N

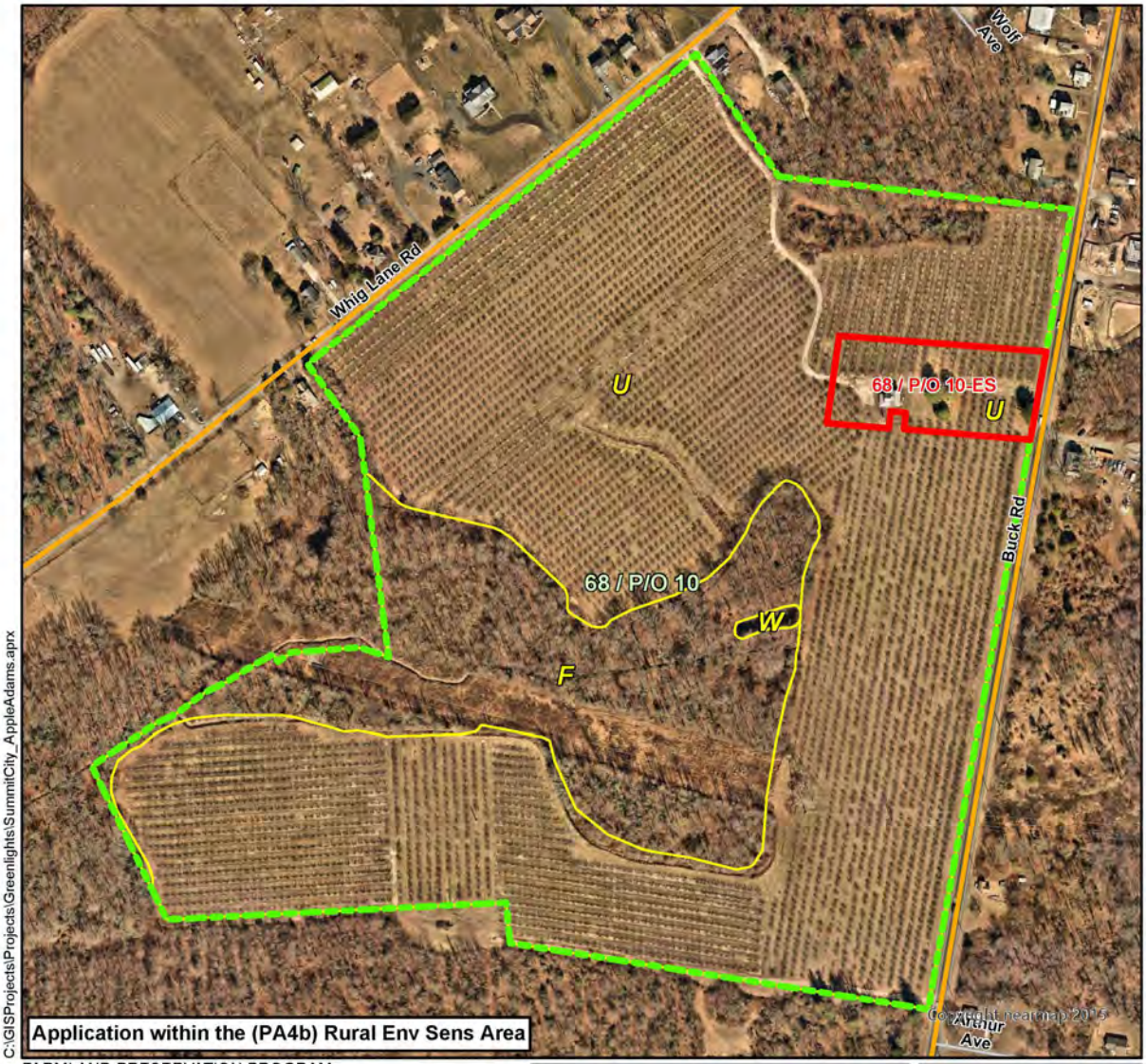
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

4/29/2025

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.

Wetlands



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Application within the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Summit City Farms, LLC (Apple Adams)
Block 68 Lots P/O 10 (61.50 ac); &
P/O 10-ES (severable exception - 2.05 ac)
Gross Total = 63.55 ac
Elk Twp., Gloucester County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	20	20
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	79	79
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	1	1

- Property in Question
- Exception areas
- Wetlands Boundaries
- Tidelands Grid/Boundaries
- 300 ft Buffered Wetlands
- County Roads
- Limited Access Hwys
- Federal or State Highways
- Municipal / Local Roads
- Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries
- NJ Municipal Boundaries

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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4/29/2026

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Summit City Farms, LLC (Apple Adams)
Block 68 Lots P/O 10 (61.50 ac); &
P/O 10-ES (severable exception - 2.05 ac)
Gross Total = 63.55 ac
Elk Twp., Gloucester County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 61.50
Total Disturbance Acres (Does not include exception areas): 0.01
Percent of Disturbance: 0.02%

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2024 Digital Aerial

150 75 0 150 300 Feet

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

5/8/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Summit City Farms, LLC (Apple Adams)**		
SADC ID:	**08-0049-DE**	**Total Score**	**35.00**
Farm Address:	**Elk**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**16.74**
Natural Resource Factors - Max Add-on % =		**10**	**3.42**
Local Importance Factors - Max Add-on %=		**15**	**10.00**
Max Allowable Score of all of the above		***30***	***30.00***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		8.98
Size		8.00
Tillability		8.00
Contiguity to Preserved Farms		0.00
Agricultural Water Availability (Y/N)		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	24.98
		Agricultural Resource %
		16.74

Natural Resource Factors		**Points**
Groundwater Recharge Capability		3.37
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	10.37
		Natural Resource %
		3.42

Local Importance Factors	**Percent**
Risk of Conversion	5
Buffer to Critical Infrastructure	5
Property of Unique Importance	0
	Local Importance %
	10

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	0
	Additional Restrictions %
	5

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$18,400**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$14,720**
Per Acre Value of Voluntary Deed Restrictions (each)	**$920**
Per Acre Value after Voluntary Deed Restrictions	**$15,640**
Net Acres	**61.51**
Estimated Easement Values	
Estimated Unadjusted Total	**$905,427**
Plus: Adjustment for Voluntary Restrictions (+)	**$56,589**
Estimated offer before Residential Opportunities reduction	**$962,016**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$962,016**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

06/12/26STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R4(16)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Township of Hillsborough (Mindel)

APRIL 30, 2026

Subject Property: **Township of Hillsborough (Mindel)**
Block 198, Lot 2; Block 198.01, Lot 1; Block 198.02, Lot 1.01; Block 199.02, Lot 1
Hillsborough Township, Somerset County
SADC ID#: 18-0038-DE

WHEREAS, on June 12, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Township of Hillsborough, hereinafter "Owner," identified as Block 198, Lot 2; 198.01, Lot 1; Block 198.02, Lot 1.01; and Block 199.02, Lot 1, Hillsborough Township, Somerset County, hereinafter "the Property," totaling approximately 438.81 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Owner has received the SADC Guide and Resource Booklet for the NJ Farmland Preservation Program; and

WHEREAS, the Property includes one (1), approximately 2-acre severable exception area for a future mixed-use trail and to afford future flexibility for non-agricultural uses. The exception will be limited to zero (0) single family residential units; and

WHEREAS, the following conditions are associated with the 2-acre severable exception area for a proposed public access trail:

1) The acreage must include any temporary workspaces needed for construction.
2) An easement to permit agricultural access across the exception area shall be recorded prior to closing.
3) The access easement and the public access trail easement must be reviewed and approved in writing by the SADC as a condition of and prior to recording.

WHEREAS, the Property also includes, one (1), approximately 4.5-acre non-severable exception area and one (1), approximately 2.75-acre non-severable exception area for one (1) future single family residential unit (not one for each) and to afford future flexibility for nonagricultural uses resulting in approximately 429.56 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 2-acre severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) May be severed or subdivided from the Premises
3) Shall be limited to zero single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the is 4.5-acre and 2.75-acre non-severable exception areas:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one single family residential unit. Once a single-family residential unit is constructed within one of the exception areas, the option to place a single-family residential unit on the other exception area will be extinguished
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) Zero (0) single-family residential units
2) One (1) Residual Dwelling Site Opportunity (RDSO)
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0 acres (0%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, this application is categorized as "Priority" farm in accordance with N.J.A.C. 2:76-6.16 and 11.5, SADC Policy P-14-E ("Prioritization of Project Areas and Individual Applications"), and the State acquisition selection criteria approved by the SADC on August 26, 2024; and

WHEREAS, the Property has a quality score of 64.06 and contains approximately 429.56 net acres; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

1) the appraised current market value (N.J.S.A. 4:1C-31)
2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
3) the Pinelands Formula (N.J.A.C. 2:76-19)
4) the Highlands dual appraisal (P.L. 2004, c.120); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on February 11, 2026, in accordance with Resolution #FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $26,000 per acre based on zoning and environmental regulations in place as of the current valuation date December 5, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $34,000 per acre, which is to be

used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $17,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, the Owner agreed to a limit the size of the residential units in the non-severable exception area to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $30,600 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $30,600 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, SADC staff is requesting a funding encumbrance of an additional 7% on the per acre value to address any potential technical issues resulting from the Statewide Formula calculation; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $30,600 per acre for a total of approximately $13,144,536.

3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the

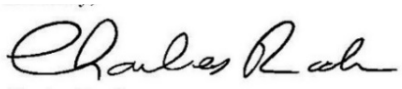
substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

6. The SADC authorizes the Chairman or Executive Director to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.

7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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



4/30/26
DATE

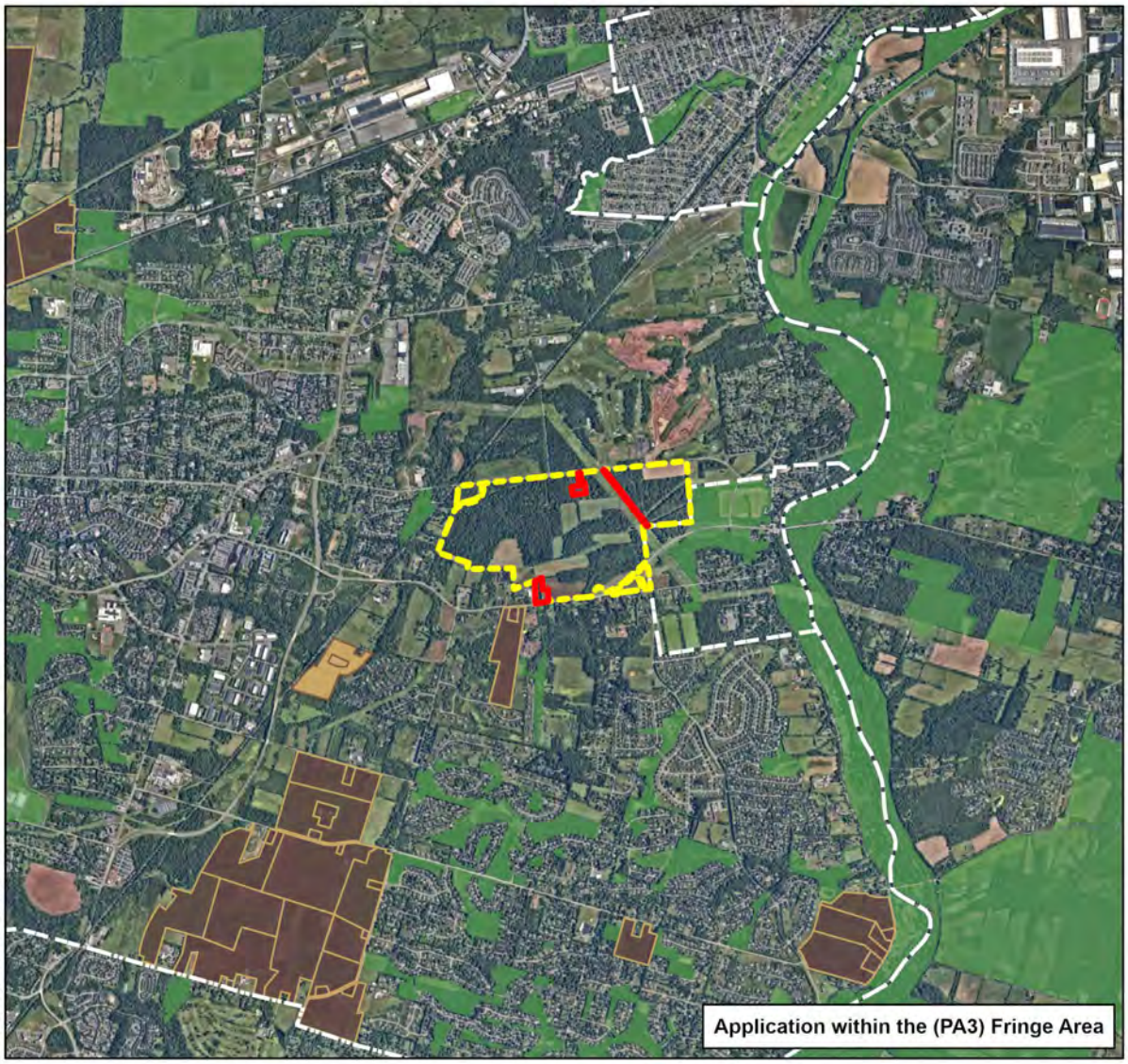
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	RECUSED
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\somco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Township of Hillsborough (Mindel)
Block 198 Lots P/O 2 (344.19 & 70.5 ac); & P/O 2-ES (severable exception - 2.0 ac);
P/O 2-EN (non-severable exceptions - 4.5 & 2.75 ac);
Block 198.01 Lot 1 (3.33 ac); Block 198.02 Lots 1 (6.95 ac) & 1.01 (4.59 ac)
Gross Total = 438.81 ac
Hillsborough Twp., Somerset County

0 1250 2500 5000 7500
Feet

N

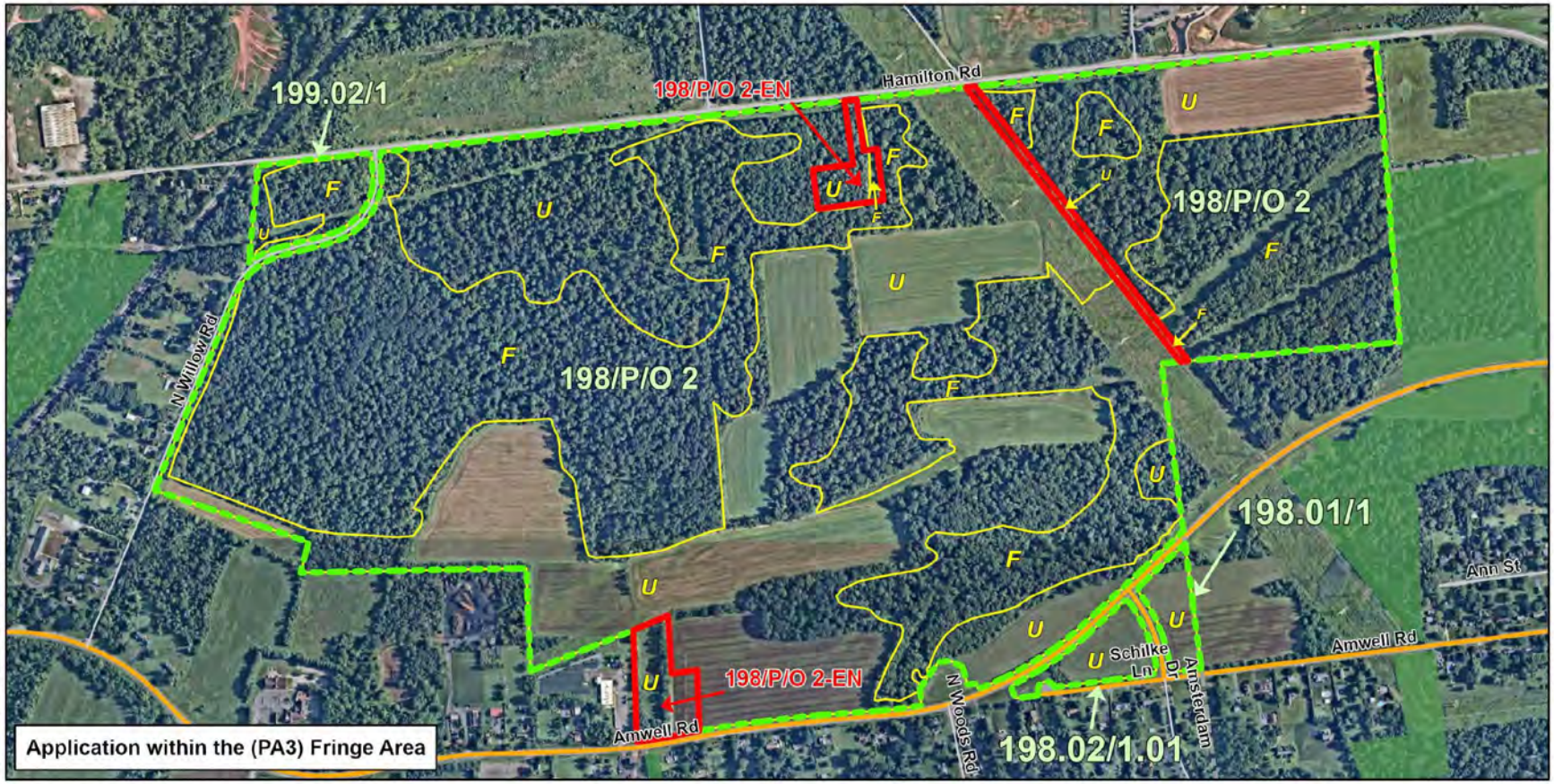
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (OPS), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

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8/27/2025

Wetlands



X:\counties\somco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Township of Hillsborough (Mindel)
Block 198 Lots P/O 2 (344.19 & 70.5 ac); & P/O 2-ES (severable exception - 2.0 ac);
P/O 2-EN (non-severable exceptions - 4.5 & 2.75 ac);
Block 198.01 Lot 1 (3.33 ac); Block 198.02 Lots 1 (6.95 ac) & 1.01 (4.59 ac)
Gross Total = 438.81 ac
Hillsborough Twp., Somerset County

0 500 1,000 2,000 3,000 Feet

	Gross %	Net %
Freshwater Wetlands (F)	47	48
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	53	52
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Property in Question
Exception areas
Wetlands Boundaries
County Roads
Municipal / Local Roads
Municipal, County & Non Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2023"

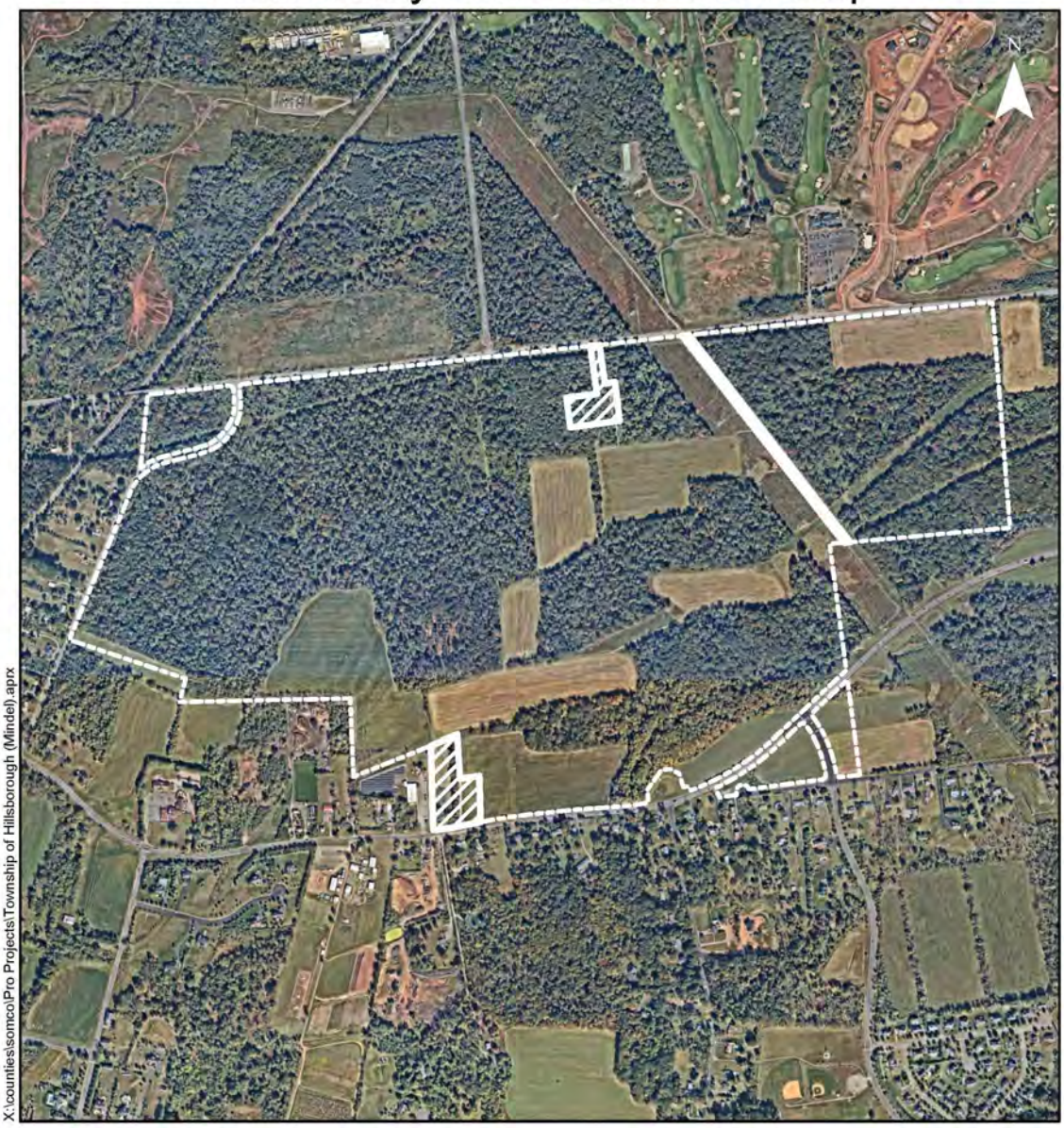
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N

8/28/2025

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\somco\Pro Projects\Township of Hillsborough (Mindel).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Township of Hillsborough (Mindel)
Block 198 Lots P/O 2 (344.19 & 70.5 ac); & P/O 2-ES (severable exception - 2.0 ac);
P/O 2-EN (non-severable exceptions - 4.5 & 2.75 ac);
Block 198.01 Lot 1 (3.33 ac); Block 199.02 Lots 1 (6.95 ac) & 1.01 (4.59 ac)
Gross Total = 438.81 ac
Hillsborough Twp., Somerset County

Estimated Easement Acres: 429.56
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

Extent of Disturbance
Easement Area
Exception Area

1,000 500 0 1,000 2,000 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2025 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions and physical features, as would be obtained from a survey performed by a licensed New Jersey land surveyor.

1/8/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Township of Hillsborough (Mindel)**		
SADC ID:	**18-0038-DE**	**Total Score**	**40.00**
Farm Address:	**Hillsborough**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**15.79**
Natural Resource Factors - Max Add-on % =		**10**	**4.95**
Local Importance Factors - Max Add-on %=		**15**	**10.00**
Max Allowable Score of all of the above		***30***	***30.00***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		8.56
Size		10.00
Tillability		5.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	23.56
		Agricultural Resource %
		15.79

Natural Resource Factors		**Points**
Groundwater Recharge Capability		3.01
Upland Forest		2.50
Wetland & Open Water/Flood Hazard Mitigation		4.00
Contiguity to Preserved Open Space		6.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	15.00
		Natural Resource %
		4.95

Local Importance Factors	**Percent**
Risk of Conversion	5
Buffer to Critical Infrastructure	5
Property of Unique Importance	0
	Local Importance %
	10

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	5
	Additional Restrictions %
	10

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$34,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$27,200**
Per Acre Value of Voluntary Deed Restrictions (each)	**$1,700**
Per Acre Value after Voluntary Deed Restrictions	**$30,600**
Net Acres	**429.65**
Estimated Easement Values	
Estimated Unadjusted Total	**$11,686,480**
Plus: Adjustment for Voluntary Restrictions (+)	**$1,460,810**
Estimated offer before Residential Opportunities reduction	**$13,147,290**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$13,147,290**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R4(17)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of Jendel Corporation - SADC ID#: 17-0419-DE

APRIL 30, 2026

WHEREAS, on August 5, 2025, the SADC received a development easement sale application from Jendel Corporation, hereinafter "Owner," for the property identified as Block 4301, Lots 4, 5, 6, 7, 17, 26, 27, 28, 33, 34, 35, 36, 37, 38, and 39, Pennsville Township, Salem County, hereinafter "the Property," totaling approximately 625.19 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, N.J.S.A. 13:8C-1, et seq., to purchase development easements directly from landowners; and

WHEREAS, the Property includes three (3) non-severable exception areas and one (1) severable exception area resulting in approximately 594.84 net acres to be preserved:

- Exception C1: a 15-acre non-severable exception on Lot 26 for and limited to one (1) single family residential unit, existing club activities and flexibility of use.
- Exception C2: a 4.5-acre non-severable exception on Lot 26 for existing club activities and flexibility of use. The exception is limited to 0 single family residential units.
- Exception C3: a 7.85-acre non-severable exception on Lot 37 for existing club activities and flexibility of use. The exception is limited to 0 single family residential units.
- Exception C4: a 3-acre severable exception on Lot 26 for and limited to one (1) single family residential unit, and flexibility of use; and

WHEREAS, the portion of the Property outside the exception area(s) includes two (2) single family residential units, zero (0) Residual Dwelling Site Opportunities (RDSO), and zero (0) agricultural labor units; and

WHEREAS, an approximately 18-acre portion of the Property outside the exception areas includes pre-existing non-agricultural uses including:

- a building (approximately 2,800 square feet) and a run yard where they keep hunting dogs to be used on shoots with their guides; and
- six shooting events of varying lengths over the year where 500 to 600 people use an approximately 13-acre field for parking and camping. During these events temporary shooting stations are used throughout the farm in addition to the parking areas and shooting areas located in the exception areas, which will be identified in the Deed of Easement and on the survey as a pre-existing non-agricultural use; and

WHEREAS, at the time of application, the Property was in sorghum, wheat, permanent pasture, and waterfowl production; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 26, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property exceeds the minimum acreage criteria for the "Priority" category, which requires farm sizes of at least 93 acres, but the quality score of 34.64 does not meet the minimum quality score of 60 needed for a "Priority" farm and a quality score of 47 needed for a "Alternate" designation in Salem County, therefore, the Property is categorized as an "Other" farm (Schedule C), requiring SADC preliminary approval; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

WHEREAS, the property is not currently in the Salem County Agricultural Development Area (ADA), but the County agreed to amend its ADA to include it along with four other nearby Pennsville Township properties that have submitted applications for preservation; and

WHEREAS, final approval will be conditioned on Salem County adding the property to its ADA; and

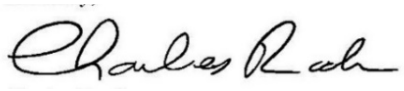
NOW THEREFORE BE IT RESOLVED: The WHEREAS paragraphs set forth above are incorporated herein by reference.

1. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b), (c)2 and (c)3 because the farm:
   a. is 611.42 acres, which is significantly larger than the average farm size and acreage criteria for a "Priority" farm in Salem County;
   b. received 72.25% of the Agricultural Resource Factors and 57.8% of the Natural Resource Factors pursuant to the Statewide Formula;
   c. has a higher risk of conversion pursuant to the Statewide Formula; and
   d. is immediately adjacent to another preserved farm and is in a county with a significant investment in farmland preservation.

2. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
   a. Enter into a 120-day option agreement with the Landowner;
   b. Secure two independent appraisals to estimate the fair market value of the Property;
   c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC

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.



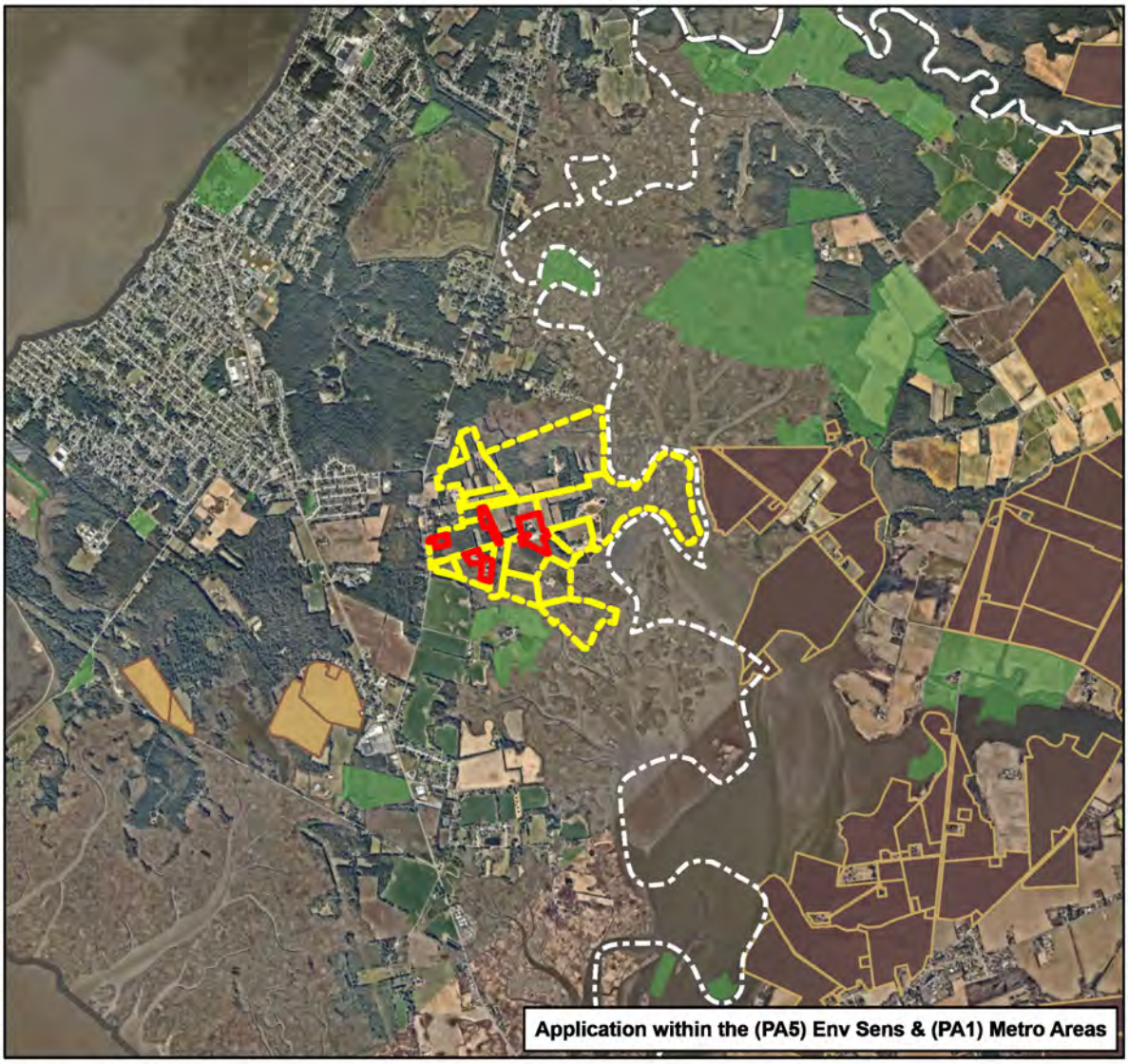
4/30/26
DATE

Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Jendel Corporation
Block 4301 Lots 4 (4.11 ac); 5 (43.89 ac); 6 (138.79 ac); 7 (12.21 ac);
17 (9.45 ac); P/O 26 (95.23 ac);
P/O 26-EN (non-severable exceptions - 15.00 & 4.50 ac);
P/O 26-ES (severable exception - 3.00 ac); 27 (149.80 ac);
28 (21.12 ac); 33 (40.92 ac); 34 (25.73 ac); 35 (18.00 ac); 36 (13.96 ac);
P/O 37 (15.13 ac); P/O 37-EN (non-severable exception - 7.85 ac);
38 (5.77 ac); & 39 (0.73 ac)
Gross Total = 625.19 ac
Pennsville Twp., Salem County

0 1250 2500 5000 7500
Feet

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

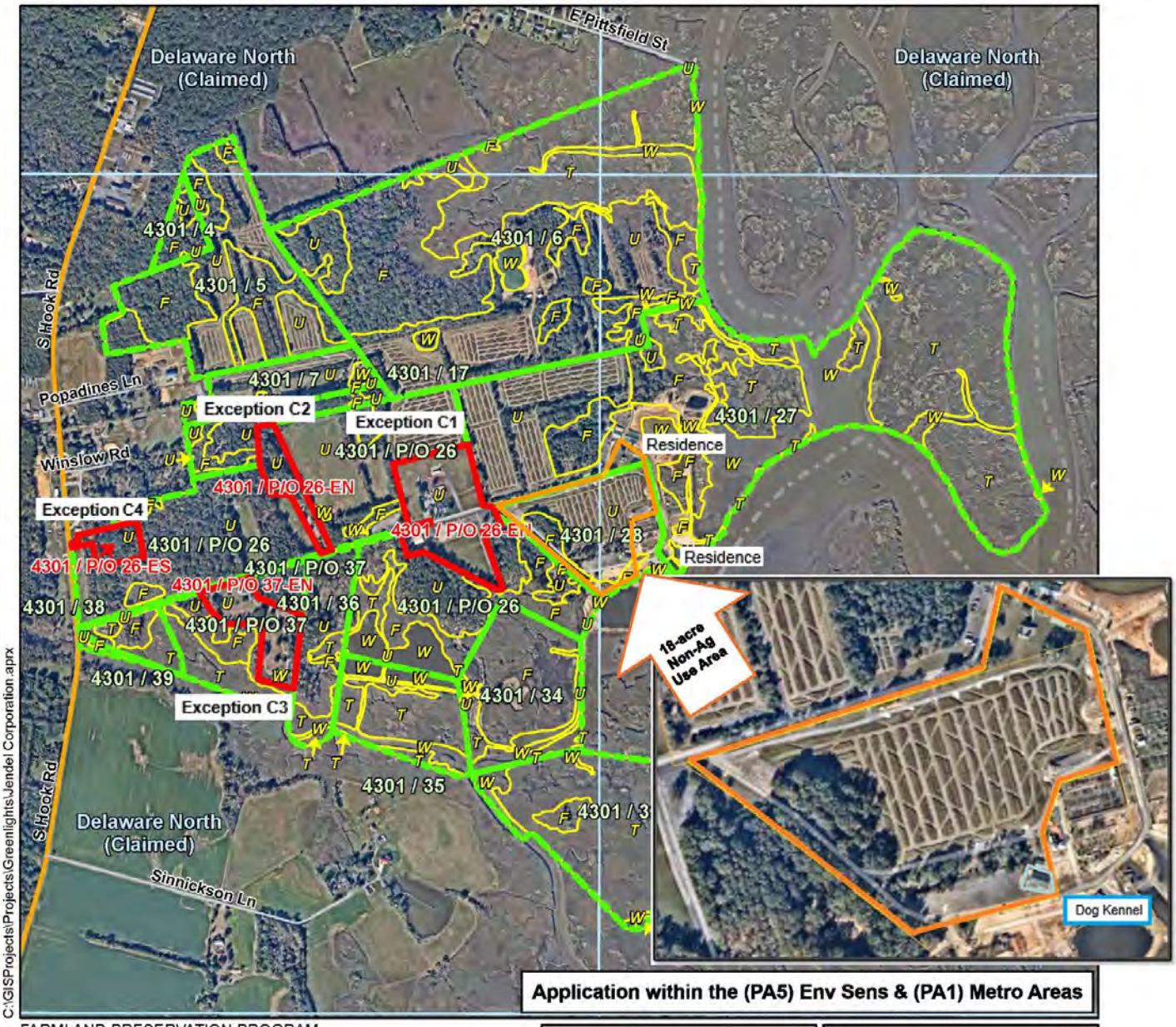
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Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

4/7/2026

Wetlands



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Application within the (PA5) Env Sens & (PA1) Metro Areas

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Jendel Corporation
Block 4301 Lots 4 (4.11 ac); 5 (43.89 ac); 6 (138.79 ac); 7 (12.21 ac); 17 (9.45 ac); P/O 26 (95.23 ac);
P/O 26-EN (non-severable exceptions - 15.00 & 4.50 ac);
P/O 26-ES (severable exception - 3.00 ac); 27 (149.80 ac);
28 (21.12 ac); 33 (40.92 ac); 34 (25.73 ac); 35 (18.00 ac); 36 (13.96 ac);
P/O 37 (15.13 ac); P/O 37-EN (non-severable exception - 7.85 ac);
38 (5.77 ac); & 39 (0.73 ac)
Gross Total = 625.19 ac
Pennsville Twp., Salem County

0 200 400 800 1,200
Feet

	Gross %	Net %
Freshwater Wetlands (F)	21	22
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	43	40
Tidal Wetlands (T)	27	29
300' Buffer Area (B)	0	0
Water (W)	9	9

- Property in Question
- Exception areas
- Wetlands Boundaries
- Tidelands Grid/Boundaries
- Claimed Tidelands
- County Roads
- Limited Access Hwys
- Federal or State Highways
- Municipal / Local Roads
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries
- NJ Municipal Boundaries

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

Tidelands Disclaimer:
The Tidelands depicted on this map were derived from NJDEP's Tidelands claim downloadable file hosted on NJGIN. These features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Riparian claims.

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4/7/2026

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Salem Pennsville Twp. 1708

APPLICANT Jendel Corporation (M & M Hunting)

PRIORITIZATION SCORE

SOILS:	Other	9% *	0	=	.00	
	Prime	21% *	.15	=	3.15	
	Statewide	15% *	.1	=	1.50	
	Unique zero	55% *	0	=	.00	
				SOIL SCORE:		**4.65**
TILLABLE SOILS:	Cropland Harvested	15% *	.15	=	2.25	
	Wetlands/Water	60% *	0	=	.00	
	Woodlands	25% *	0	=	.00	
				TILLABLE SOILS SCORE:		**2.25**
BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)	22% *	.06	=	1.32	
	Residential Development	1% *	0	=	.00	
	Streams and Wetlands	65% *	.18	=	11.70	
	Woodlands	12% *	.06	=	.72	
				BOUNDARIES AND BUFFERS SCORE:		**13.74**

CONTIGUOUS PROPERTIES / DENSITY:	Jendel Corp	Restricted Farm or Current Application	2
	Fichera	Restricted Farm or Current Application	2
	Mecouch	Restricted Farm or Current Application	2
		DENSITY SCORE:	**6.00**

LOCAL COMMITMENT:	100% *	0	=	.00		
			LOCAL COMMITMENT SCORE:			**.00**
SIZE:			**SIZE SCORE:**			**10.00**
IMMIMENCE OF CHANGE:						
			IMMINENCE OF CHANGE SCORE:			**.00**
COUNTY RANKING:						
EXCEPTIONS:			**EXCEPTION SCORE:**			**-2.00**

TOTAL SCORE: 34.64

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R4(18)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of Inn at M&M Hunting, LLC - SADC ID#: 17-0429-DE

APRIL 30, 2026

WHEREAS, on March 26, 2026, the SADC received a development easement sale application from Inn at M&M Hunting, LLC, hereinafter "Owner," for the property identified as Block 4301, Lot 43.01, Pennsville Township, Salem County, hereinafter "the Property," totaling approximately 16.08 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, N.J.S.A. 13:8C-1, et seq., to purchase development easements directly from landowners; and

WHEREAS, the Property includes one (1), approximately 3.5 acre non-severable exception area for and limited to one existing single family residential unit currently used as a bed and breakfast and to afford future flexibility of uses resulting in approximately 12.58 net 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 soybean production; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 26, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 35.52, which is lower than the minimum quality score of 47 needed for a "Priority or Alternate" farm designation in Salem County, and at approximately 16 acres, its size does not meet the minimum acreage criteria for the "Priority" or "Alternate" category, which requires farm sizes of at least 68 acres, therefore, the Property is categorized as an "Other" farm (Schedule B) requiring SADC preliminary approval; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

WHEREAS, the property is not currently in the Salem County Agricultural Development Area (ADA), but the County agreed to amend its ADA to include it along with four other nearby Pennsville Township properties that have submitted applications for preservation; and

WHEREAS, final approval will be conditioned on Salem County adding the property to its ADA; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.

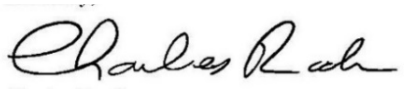
2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b), (c)2 and (c)3 because the farm:

a. has approximately 63% Prime soils and 37% Statewide Important soils; and
b. received 31% of the Agricultural Resource Factors and 44.8% of the Natural Resource Factors pursuant to the Statewide Formula;
c. has a higher risk of conversion pursuant to the Statewide Formula; and
d. is within a mile of the Jendel Corporation (M&M Hunting) application for preservation, which would result in over 620 preserved acres.

3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
   a. Enter into a 120-day option agreement with the Landowner;
   b. Secure two independent appraisals to estimate the fair market value of the Property;
   c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC

4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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



4/30/26
DATE

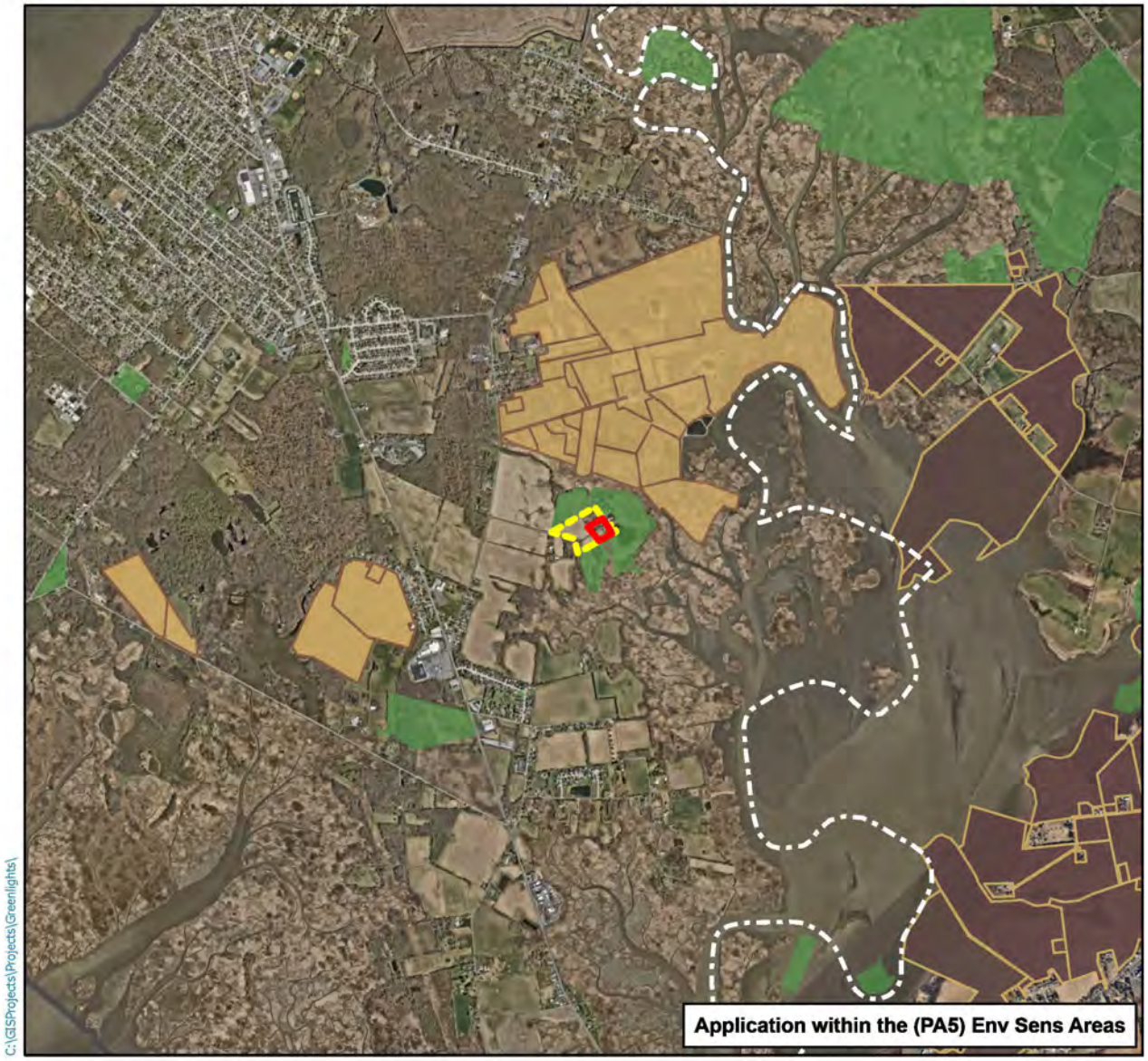
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Schedule A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Inn at M&M Hunting
Block 4301 Lots P/O 43.01 (12.58 ac); &
P/O 43.01-EN (non-severable exception - 3.50 ac)
Gross Total = 16.08 ac
Pennsville Twp., Salem County

0 1250 2500 5000 7500 Feet

N

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

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Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

4/14/2026

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Inn at M&M Hunting
Block 4301 Lots P/O 43.01 (12.58 ac); &
P/O 43.01-EN (non-severable exception - 3.50 ac)
Gross Total = 16.08 ac
Pennsville Twp., Salem County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	4	5
Modified Ag (M)	1	2
Upland/Non-Wetlands (U)	95	93
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

- Property in Question
- Exception areas
- Wetlands Boundaries
- Tidelands Grid/Boundaries
- 300 ft Buffered Wetlands
- County Roads
- Limited Access Hwys
- Federal or State Highways
- Municipal / Local Roads
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries
- NJ Municipal Boundaries

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

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4/14/2026

Schedule B
Score Report

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Salem Pennsville Twp. 1708

APPLICANT Inn at M&M Hunting, LLC

PRIORITIZATION SCORE

SOILS:		Other	3% *	0	=	.00
		Prime	63% *	.15	=	9.45
		Statewide	34% *	.1	=	3.40
					SOIL SCORE:	**12.85**
TILLABLE SOILS:		Cropland Harvested	67% *	.15	=	10.05
		Wetlands/Water	5% *	0	=	.00
		Woodlands	28% *	0	=	.00
					TILLABLE SOILS SCORE:	**10.05**
BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)		69% *	.06	=	4.14
	Residential Development		10% *	0	=	.00
	Streams and Wetlands		6% *	.18	=	1.08
	Woodlands		15% *	.06	=	.90
					BOUNDARIES AND BUFFERS SCORE:	**6.12**
CONTIGUOUS PROPERTIES / DENSITY:	Inn at M&M Hunting	Restricted Farm or Current Application				2
	Mecouch	Restricted Farm or Current Application				2
	Jendel Corp	Restricted Farm or Current Application				2
					DENSITY SCORE:	**6.00**
LOCAL COMMITMENT:			100% *	0	=	.00
					LOCAL COMMITMENT SCORE:	**.00**
SIZE:					**SIZE SCORE:**	**.50**
IMMIMENCE OF CHANGE:	SADC Impact factor = 0					
					IMMINENCE OF CHANGE SCORE:	**.00**
COUNTY RANKING:						
EXCEPTIONS:					**EXCEPTION SCORE:**	**.00**

TOTAL SCORE: 35.52