STATE AGRICULTURE DEVELOPMENT COMMITTEE
Regular Meeting

February 26, 2026

Secretary Wengryn called the meeting to order at 9:10 a.m.

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
Charles Rosen
Gina Fischetti
Ryan Feeney
Brian Schilling

Members Absent
Tiffany Bohlin
Lauren Procida

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

Minutes
Approval of SADC Open and Closed Session Minutes of January 15, 2026, and Special Meeting of February 12, 2026.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve the SADC Open and Closed Session Minutes of January 15, 2026, and the Special Meeting of February 12, 2026. The motion was unanimously approved.

Report of the Chairman

Secretary Wengryn introduced Mr. Ryan Feeney as the State Treasurer's designee for membership on the SADC. Mr. Feeney stated he has been with Treasury for 16

years and he's happy to be working with the SADC.

Secretary Wengryn stated that the State Agricultural convention took place recently and confirmed there is a large interest in Farmland Preservation and the statewide formula. He attended a winter policy conference with other state departments of agriculture where topics such as food security, the farm bill, and the future of agriculture policies were discussed. The Secretary addressed the Assembly Agriculture committee on farm viability, farmland preservation, and agricultural economics in New Jersey.

Report of the Executive Director

Mr. Roohr stated that the Future Program and Deed of Easement subcommittees will reconvene to discuss various issues and upcoming program changes.

Mr. Roohr welcomed Mr. Feeney to the committee and thanked Ms. Krause for her prior service and commitment to the board.

Mr. Roohr announced that the auction for the Schmied Farm will take place on March 5th and next month the Patricelli Farm auction will take place. He commended staff for their hard work on these auctions.

Mr. Roohr stated that there has been a lot of staff engagement the last month, including attending and hosting meetings. A number of soil districts have hosted local working group meetings which staff attended and there will be a number of county-wide farmer resource conferences which staff will attend as well.

Public Comment

Ms. Patricia Springwell from Hunterdon County commented that Mr. Randy Peck from Mercer County is a farmer who is dedicated to agriculture and implored anyone with the proper equipment to help Mr. Peck get his farm back into compliance.

Ms. Christina Chrobokowa from 360 Earthworks expressed her support for including woodlands as part of the farmland preservation program.

Old Business

A. Stewardship

1. **Resolution: Review of Activities – Princeton Show Jumping**
   Note: Mr. Norz and Mr. Schilling recused from this discussion.

Mr. Roohr reviewed the history of Princeton Show Jumping (PSJ) for the new committee members and stated the landowner is requesting approval for 2026 show dates. He also stated staff became aware of site work to reorient the tent pad sites and additional areas, and today's discussion will focus on the potential impacts of that work on the 5% impervious cover limit in the deed of easement. He noted staff was not able to conduct a recent site inspection due to the snow.

Mr. Willmott stated that PSJ's request is consistent with previous years having 14 shows with a total of 70 show days commencing April 15th and ending September 27th. PSJ's tents will remain in place during the show season and confirmed the tents will be up for a total of 165 days which keeps them from being counted as impervious cover.

Staff discovered site work was occurring to reorient the tents based on public and health safety reasons. Mr. Willmott noted PSJ is required to notify staff prior to any land alterations due to the impervious cover limit and that was not done for the site work. PSJ stated it worked with the soil conservation district and the township to obtain all necessary approvals and permits and began the project prior to SADC review. Staff reviewed the site plans and aerial maps and noted additional graveled areas.

Mr. Willmott stated that staff recommends approval of the shows as presented by PSJ conditioned on a site visit to verify DOE compliance and the amount of impervious cover. If any issues are discovered, staff recommends a 60-day time limit for corrective action to take place. The draft resolution also includes delegated authority for the Executive Director to approve amended schedules if necessary.

Ms. Niederer expressed concern about PSJ violating previous agreements and failing to notify staff and the committee prior to making alterations. She recommended that staff verify PSJ has not gone over the impervious cover limit and that PSJ commit to notifying staff prior to any land modifications before the committee approves 2026 show days. Mr. Roohr stated the committee could table the resolution until the April meeting or delegate the approval to staff after the site visit occurs.

Ms. Voigt, counsel for PSJ, stated that her client was not aware of concerns regarding the gravel and there was no intent to violate any reporting requirements. Since the soil conservation district approved the reorientation and the tents are located in the same area of disturbance, the project was not perceived as needing SADC review. Ms. Voigt stated pushing the approval to the April meeting will affect the show calendar approved by the United States Equestrian Federation and requested the

committee to delegate approval and any calendar modifications to staff pending a site visit.

Ms. Niederer stated the tent reorientation appears in compliance, but there is concern regarding the additional gravel sites. She agreed staff is capable of analyzing and measuring the areas of impervious cover and suggested the committee receive confirmation there are no DOE violations before turning authority over to staff.

Mr. Roohr stated that the resolution before the committee today allows for PSJ's show schedule to start in April. Staff is looking for conditional approval to allow the shows to begin on schedule if PSJ is in compliance or comes into compliance within 60 days.

It was moved by Mr. Bullock and seconded by Mr. Rosen to approve resolution FY2026R2(1) with the stipulation that PSJ is in compliance with the DOE within 60 days, granting final approval, as presented, subject to any condition of said resolution.

1. Princeton Show Jumping, LLC/Hunter Farms North Equine Activities, SADC ID# 18-0005-DN, FY2026R2(1), Block 260001, Lot 1.02, Montgomery Township, Somerset County, 101.46 acres.

The motion was unanimously approved. A copy of Resolution FY2026R2(1) is attached to and is a part of these minutes.

New Business

A. Stewardship

1. **Resolution: House Replacement- George C. and Lillian Mosley**
   Note: Mr. Bullock recused from the discussion.

Mr. Pizzio referred the committee to a request for a house replacement for the George and Lillian Mosley farm. He reviewed the specifics of the request with the committee and stated that staff's recommendation is to grant approval for the single story, three-bedroom, two-bathroom, single family residence totaling approximately 2,000 square feet of heated living space.

It was moved by Ms. Niederer and seconded by Ms. Fischetti to approve Resolution FY2026R2(2) granting final approval, as presented, subject to any condition of said resolution.

George C. and Lillian Mosley, SADC ID# 13-0426-PG, FY2026R2(2), Block 20, Lot 5, Colts Neck Township, Monmouth County, 15.133 acres.

Mr. Norz abstained from the vote. The motion was approved. A copy of Resolution FY2026R2(2) is attached to and is a part of these minutes.

2. Resolution: SOE Renewal- Reed's Sod Farm, LLC.

Mr. Kimmel referred the committee to an SOE Renewal request for the Reed Sod Farm, LLC. He reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant final approval.

It was moved by Mr. Ellis and seconded by Mr. Norz to approve Resolution FY2026R2(3), granting final approval, as presented, subject to any condition of said resolution.

Reed's Sod Farm, LLC, SASDC ID# 13-0030-DE, FY2026R2(3), Block 23, Lots 13 and 22.01, Upper Freehold Township, Monmouth County, 200.289 acres.

The motion was unanimously approved. A copy of Resolution FY2026R2(3) is attached to and is a part of these minutes.

B. Resolution: Non-Agricultural Development in the ADA, including Condemnation of Preserved Farmland (N.J.S.A. 4:1C-19 and 25)

Note: Mr. Norz recused himself on this matter because of his relationship with the Schaeffer Family.

Deer Path Park Dam Reconstruction, Schaeffer C&W Farm, Reading Township, Hunterdon County,

Mr. Bruder referred the committee to a condemnation request received by Readington Township, Hunterdon County, for a project involving the rehabilitation of a dam in a county owned park. The dam is adjacent to the Schaeffer farm where Hunterdon County holds the deed of easement. There is a walkway over the dam that connects two areas of the park. The pond was drained and now the county wants to reconstruct the dam which requires a 40-foot by 200-foot permanent easement. He reviewed the specifics with the committee and stated staff found that the easement will not cause unreasonably adverse effects on the preserved farm, the ADA, or state preservation and development policies pursuant to sections 19 and 25 of ARDA. Staff recommendation is to approve the request.

It was moved by Mr. Bullock and seconded by Ms. Niederer to approve Resolution FY2026R2(4) granting final approval, as presented, subject to any condition of said resolution.

1. Deer Path Park Dam Reconstruction, Schaeffer C&W Farm, Reading Township, Hunterdon County, FY2026R2(4).

The motion was unanimously approved. A copy of Resolution FY2026R2(4) is attached to and is a part of these minutes.

C. Resolutions: Final Approval – Municipal Planning Incentive Grant

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

It was moved by Mr. Norz and seconded by Ms. Niederer to approve Resolutions FY2026R2(5) through and FY2026R2(7) granting final approval, as presented, subject to any condition of said resolutions.

1. Suzanne Pierce, SADC ID#17-0252-PG, FY2026R2(5), Block 11, Lot 16.02, Alloway Township, Sale County, 8 acres.

2. Edward H. & Justine Hufnell, SADC ID#17-0271-PG, FY2026R2(6), Block 5, Lots 1 & 5, Upper Pittsgrove Township, Salem County, 21.27 acres.

3. Elizabeth Bussard, SADCID#10-0448-PG, FY2026R2(7), Block 89, Lot 29, Raritan Township, Hunterdon County, 39.97 acres.

The motion was approved. A copy of resolutions FY2026R2(5) through FY2026R2(7) is attached to and part of these minutes.

D. Resolutions: Final Approval – County Planning Incentive Grant

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

It was moved by Mr. Norz and seconded by Ms. Niederer to approve Resolutions FY2026R2(8) through FY2026R2(16) granting final approval, as presented, subject to any condition of said resolutions.

1. John and Chelsie Malavasi, SADC ID#10-0449-PG, FY2026R2(8), Block 12, Lot 20, Raritan Township, Hunterdon County, 33 acres.

2. Frank Baitinger, SADC ID#06-0237-PG, FY2026R2(9), Block 20, Lot 7, Stow Creek Township, Cumberland County, 28.67 acres.

3. James & Amber Patitucci, SADC ID#06-0235-PG, FY2026R2(10), Block 29, Lot 5, Stow Creek Township, Cumberland County, 18.50 acres.

4. Brian Russell Cox & Brittany Michelle Blizzard, SADC ID#06-0236-PG, FY2026R2(11), Block 8, Lot 14, Stow Creek Township, Cumberland County, 22.58 acres.

5. Douglas Mehaffey, SADC ID #06-0240-PG, FY2026R2(12), Block 403, Lot 7, Upper Deerfield Township, Cumberland County, 19.23 acres.

6. Joseph and Phyllis Newkirk, SADC ID #06-0233-PG, FY2026R2(13), Block 65, Lot 8, Hopewell Township, Cumberland County, 30.25 acres.

7. David Caltabiano, SADC ID#08-0241-PG, FY2026R2(14), Block 4, Lot 7.01, Mantua Township, Gloucester County, 15.98 acres.

8. Trust of Edith Van Wagoner (East- Blk 1202), SADC ID#03-0461-PG, FY2026R2(15), Block 1202, Lot 3, Springfield Township, Burlington County, 167.08 acres.

9. Trust of Edith Van Wagoner (West- Blk 1201), SADC ID#03-0462-PG, FY2026R2(16), Block 1201, Lot 27.01, Springfield Township, Burlington County, 118 acres.

The motion was unanimously approved. A copy of resolutions FY2026R2(8) through FY2026R2(16) is attached to and part of these minutes.

Mr. Norz requested that farm properties with questionable exception areas be reviewed by the committee before a final approval resolution is presented. Mr. Roohr stated staff works with the program partners and the landowner to locate the exception areas in the most appropriate places to minimize the agricultural impacts but also to accommodate the landowner's requests. Secretary Wengryn suggested a policy be created to educate the landowners on the goals and objectives of the program regarding exception areas.

Ms. Miller stated there is an exception area guidance document provided to

landowners and staff is currently discussing how to improve that document to emphasize how location preferences can impact agricultural operations on the land. She stated that staff can bring this draft document before the committee in the next month or two for discussion.

It was moved by Mr. Norz and seconded by Mr. Ellis to have questionable exception area placements be presented to the board before preliminary approval is given. The vote was taken. Mr. Norz, Mr. Schilling, Mr. Ellis and Ms. Fischetti voted in favor of the motion. Mr. Bullock, Ms. Niederer, Mr. Rosen and Secretary Wengryn voted against the motion. Mr. Feeney abstained. The motion was not approved as there was a tie amongst the board.

E. Resolutions: Final Approval – Nonprofit Grant Program

Mr. Zaback referred the committee to three requests for final approval under the Nonprofit Grant program. He reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant final approval.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve Resolutions FY2026R2(17) through FY2026R2(19) granting final approval, as presented, subject to any condition of said resolutions.

1. 526 Delaware Road, SADC ID#21-0057-NP, FY2026R2(17), Block 300, Lot 600 and Block 700, Lots 400 and 503, Hope Township, Warren County, 123.8 net acres.

2. Michelle Marie Vosper, SADC ID#19-0024-NP, FY2026R2(18), Block 2401, Lots 25.01 & 25.03, Stillwater Township, Sussex County, 230.3 gross acres.

3. Cornelia & Adam Hubbard, SADC ID#19-0025-NP, FY2026R2(19), Block 50, Lot 2, and Block 169, Lots 5.01, 5.03 & 50.5, Wantage Township, Sussex County, 83.4 gross acres.

The motion was unanimously approved. A copy of resolutions FY2026R2(17) through FY2026R2(19) are attached to and part of these minutes.

F. Resolutions: Final Approval- Direct Easement Purchase Program

Staff referred the committee to three requests for final approval under the

Direct Easement Purchase program. They reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant final approval.

It was moved by Mr. Bullock and seconded by Ms. Niederer to approve Resolutions FY2026R2(20) through FY2026R2(22) granting final approval, as presented, subject to any condition of said resolutions.

1. Maple Dell Farm, LLC, SADC ID#10-0311-DE, FY2026R2(20), Block 23, Lots 3, 3.01, 3.02, and 3.03, Alexandria Township, Hunterdon County, and Block 2, Lots 3 & 4, Kingwood Township, Hunterdon County, 127.85 gross acres.

2. Dean McKee, SADC ID#17-0416-DE, FY2026R2(21), Block 37, Lot 4, Lower Alloways Creek Township, Salem County, 43.66 gross acres.

3. Danton Hall, SADC ID#19-0040-DE, FY2026R2(22), Block 11, Lot 11.07, Wantage Township, Sussex County, 24.07 gross acres.

The motion was unanimously approved. A copy of resolutions FY2026R2(20) through FY2026R2(22) is attached to and part of these minutes.

G. Resolutions: Preliminary Approval – Direct Easement Purchase Program

Mr. Zaback referred the committee a request for preliminary approval under the Direct Easement Purchase program. He reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Rosen and seconded by Ms. Niederer to approve Resolution FY2026R2(23) granting final approval, as presented, subject to any condition of said resolution.

1. Imperatore Sussex Partnership LP, SADC ID#19-0043-DE, FY2026R2(23), Block 61, Lots 51 and 54, Hardyston Township, Sussex County, 258 gross acres.

The motion was unanimously approved. A copy of resolution FY2026R2(23) is attached to and part of these minutes.

H. Resolution: Preliminary Approval- 2026 Nonprofit Grant Round

Mr. Zaback referred the committee to four requests for preliminary approval under the 2026 Nonprofit Grant Round. He reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve Resolution FY2026R2(24) granting preliminary approval, as presented, subject to any condition of said resolution.

1. Frank & Irene Baran, SADC ID#21-0066-NP, FY2026R2(24), Blairstown Township, Warren County, 150.19 acres.

2. Tyler Drew Mastrogiovanni, SADC ID#21-0067-NP, FY2026R2(25), Blairstown Township, Warren County, 56.09 acres.

3. RDA Properties, LLC, SADC ID#21-0065-NP, SADC ID#21-0065-NP, FY2026R2(26), Blairstown Township, Warren County, 152.41 acres.

4. Brian & Sueanne Dugan, SADC ID#21-0068-NP, FY2026R2(27), Harmony Township, Warren County, 30.57 acres.

The motion was unanimously approved. A copy of resolutions FY2026R2(24) through FY2026R2(27) is attached to and part of these minutes.

Public Comment

Ms. Patricia Springwell urged the committee to use its power to control the configurations of how farms are preserved. She stated that the committee has leverage and it needs to assert its authority for the preservation acquisitions.

CLOSED SESSION

At 12:12 p.m. 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 acquisition of a development easement on property in Pilesgrove Township, Salem County under the county planning incentive grant program; fee simple or development easement acquisitions on properties in Bernardsville Borough, Somerset County, and Hopewell Township, Mercer County under the state acquisition program; attorney-client advice regarding the issuance of a notice of violation of the special occasion events law on property in Readington Township, Hunterdon County; 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. Ellis and seconded by Mr. Norz 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 Ms. Niederer and seconded by Mr. Norz to approve the certification of values as discussed in closed session. The motion was approved.

B. Attorney/Client Matters

It was moved by Mr. Bullock and seconded by Ms. Niederer to delegate notice of SOE violation penalties to staff. The motion was unanimously approved.

It was moved by Ms. Niederer and seconded by Ms. Fischetti to have staff send an advisory letter to Ocean County and New Egypt permit, zoning and construction offices advising them on the restraints on the Crescent Farm.

ADJOURNMENT
The meeting was adjourned at 2:03 p.m.

Respectfully Submitted,

Charles Roohr, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R2(1)

Review of Activities Occurring on Preserved Farm

Princeton Show Jumping, LLC/Hunter Farms North Equine Activities

February 26, 2026

Subject Property:
Block 26001, Lot 1.02
Montgomery Township, Somerset County
101.46 Acres
SADC ID# 18-0005-DN

WHEREAS, Princeton Show Jumping LLC, hereinafter ("Owner") is the current record owner of Block 26001, Lot 1.02, in the Township of Montgomery, County of Somerset, as recorded in the Somerset County Clerk's Office in Deed Book 6519, Page 3387 by deed dated May 7**,** 2012, totaling 101.46 acres**,** hereinafter referred to as the "Premises", as shown in Schedule "A"; and

WHEREAS, a development easement on the Premises was conveyed by the State of New Jersey to the State Agriculture Development Committee 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, as a Deed of Easement, recorded on May 28, 2004, in the Somerset County Clerk's Office in Deed Book 5599, Page 859; and

WHEREAS, Andrew Philbrick is the sole owner of Princeton Show Jumping, LLC (PSJ), hereinafter referred to as the "Owner;" and

WHEREAS, upon purchasing the Premises, the Owner began to develop the site with state-of-the-art sand rings and other infrastructure designed to create a premier hunter/jumper show, training and competition facility; and

WHEREAS, in May 2013, the Committee approved Resolution #FY2013R5(5) permitting the Owner to host hunter/jumper shows on the Premises as activities to increase direct marketing and sales of the farm's agricultural output; and

WHEREAS, the SADC has approved annual show calendars since 2019, with recent approvals including: 14 shows/67 days (2021), 15 shows/64 days (2022), 14 shows/64 days (2023), and 14 shows/70 days (amended 2023 calendar); and

WHEREAS, the SADC has been working with the Owner since 2017 to address compliance matters related to the Deed of Easement and various Committee approvals; and

WHEREAS, at its March 23, 2023 meeting, the SADC determined that tent-related complaints and applications for site-specific agricultural management practice determinations are to be addressed by the Somerset County Agriculture Development Board through the Right to Farm process, provided impervious cover limits in the Deed of Easement are met; and

WHREAS, the SADC approved the Owner's 2024 show schedule consisting of 14 shows totaling 69 show days; and

WHEREAS, the SADC approved the Owner's 2025 show schedule consisting of 14 shows totaling 69 show days, with tents up for less than 180 days; and

WHEREAS, on January 13, 2026, staff received a completed request from the Owner for approval of the 2026 show Schedule consisting of 12 shows and a total of 60 show days; and

WHEREAS, on January 30, 2026, staff received a request from the Owner indicating the potential need to add up to 2 additional shows during the 2026 season; and

WHEREAS, the Owner recently began reorienting the tents 90 degrees to reduce wind resistance in an effort to improve safety of the animals and attendees; and

WHEREAS, SADC staff confirmed that the tent reorientation did not result in an exceedance of the impervious cover limitation established in the Deed of Easement; and

WHEREAS, the Owner confirmed the tents will be up for less than 180 days.

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC finds that development and use of the Premises for breeding, raising, and training of the Owner's horses for sale, and the Owner's training of horses owned by others for which he has a commission agreement when those horses are sold, are consistent with the definition of "agricultural use" in paragraph 2 of the Deed of Easement for the Premises.

3. The SADC approves the 2026 calendar of events at Hunter Farms North, including the schedule of show dates, totaling 14 shows and 70 show days, as shown in Schedule "B".

4. The SADC finds that because the Owner has, at this time, satisfied the Deed of Easement's impervious cover compliance issue related to the amount of time the tents can be up, and because the production issue is being held in abeyance until an academic study can be completed, complaints against and/or an application for a site specific agricultural management practice determination arising from the tents are to be dealt with by the Somerset County Agriculture Development Board through the Right to Farm process.

5. Because of the existing amount of impervious cover already installed, under no circumstances shall the tents be permitted to be up for more than 180 cumulative days in a calendar year.

6. In the event that the SADC determines that the Owner is not in compliance with the impervious coverage limitations established in the Deed of Easement, the Owner shall

have sixty (60) days from the date of written notification by the SADC to cure such non-compliance and bring the Premises into full compliance with the impervious coverage requirements of the Deed of Easement. Failure to resolve the non-compliance within the sixty (60) day period may result in the suspension or revocation of the approved show schedule.

7. For the 2026 season the Owner shall submit production records for each show at the conclusion of the 2026 season. Production records shall identify the name of each horse in the following categories: horses owned by PSJ in whole; horses owned in part by PSJ; horses trained by PSJ at its facility located at 1315 Great Road, including whether PSJ is, and is not, entitled to a commission; horses trained by PSJ at off-site locations including whether PSJ is, and is not, entitled to a commission; horses trained only during show days for which PSJ is or is not entitled to a commission; and other horses for which PSJ has no training/commission relationship. The trainer's name shall be included for any horse for which PSJ is claiming ownership or a commission arrangement.

8. The Executive Director is authorized to approve, approve with conditions, or deny amendments to PSJ's 2026 show schedule under the following conditions:

    a. Owner, PSJ and/or Hunter Farms remain in compliance with the SADC's approval of the 2026 show season, and are otherwise in compliance with the Deed of Easement, at the time a request is made for future show calendar approvals;
    b. Total show days are no more than what was approved for 2026;
    c. Show dates shall be limited to the months of April through October;
    d. Under no circumstances shall tents be up for more than 180 cumulative days per year;
    e. Owner, PSJ and/or Hunter Farms are in compliance with all other relevant terms and conditions of all prior SADC resolutions at the time a request is made for future show calendar approvals;
    f. Staff shall provide notification of any approval to the Committee;

A denial or conditional approval by the Executive Director may be appealed to the SADC within 30 days of receipt of the decision.

9. No new site disturbances or site work shall be conducted on the Premises without the advance, written approval of the SADC.

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.

02/26/2026
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	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	RECUSED
Edward D. Wengryn, Chairperson	YES

S:\Stewardship of Preserved Farms\StateOwnedLand - DK\NPDC\Treasury-NPDC\Selody-Hunter Farms\Post Closing-Stewardship-Hur

Schedule "A"



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Princeton Show Jumping
Block 26001, Lot 1.02
Montgomery Township, Somerset County
101.46 - Acres

N

0 270 540 1,080 1,620 Feet

7/28/2021

Farmland Preservation Program

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

State Planning Areas

- (PA1) METRO
- (PA2) SUBURBAN
- (PA3) FRINGE
- (PA4) RURAL
- (PA4b) RURAL ENV SENS
- (PA5) ENV SENS
- (PA5b) ENV SENSITIVE BARRIER IS
- (P10) PINELANDS
- PARK
- MILITARY
- NEW JERSEY MEADOWLANDS
- WATER

Base Map

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

Schedule "B"

Nicole L. Voigt, Esq.
Main: (908)801-5434
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December 9, 2025

BY EMAIL ONLY AND PRIORITY MAIL
Charles Roohr, Executive Director, SADC
New Jersey State Agriculture Development Committee
PO Box 330
Trenton, NJ 08625-0330
charles.roohr@ag.state.nj.us

RE: HUNTER FARMS NORTH / PRINCETON SHOW JUMPING

Dear Mr. Roohr:

Please recall that I represent Andrew H. Philbrick and Princeton Show Jumping, LLC, which own and operate a commercial farm that produces hunter-jumper sport horses and hay at 246 Burnt Hill Road (Block 26001, Lot 1.02 QFARM; "Hunter Farms North"), 1315 Great Road (Block 21001, Lots 19, 19 QFARM, 20, 20 QFARM, and 21 QFARM; "Hunter Farms"), and 149 Mountainview Road (Block 33001, Lots 24, 24QFARM, and 32 QFARM; "Windy Top Farm"), each in Montgomery Township, Somerset County, New Jersey. Hunter Farms, Hunter Farms North, Princeton Show Jumping, and Windy Top Farm are operated as a single business enterprise. For the purposes of this letter, I will generally refer to the farm management unit and to my client as "PSJ" and/or "Mr. Philbrick."

In accordance with the prior resolutions of the New Jersey State Agriculture Development Committee (SADC), PSJ is requesting that you approve its 2026 show schedule, as follows:

April 15 to April 19
April 22 to April 26
May 6 to May 10
May 13 to May 17
June 3 to June 7
June 10 to June 14
June 24 to June 28
July 1 to July 5
August 12 to August 16
August 19 to August 23
September 16 to September 20
September 23 to September 27

The above show schedule includes 12 shows and 60 show day.

Additionally, PSJ is assembling show data for the 2025 season and will be providing that, shortly.

Kindly review the 2026 schedule and confirm that the 2026 schedule may be approved. I may be reached at (908)210-0402 to discuss this matter, if needed.

Very truly yours,

Nicole L. Voigt

Encl: (1)
CC: BY EMAIL ONLY
Andrew H. Philbrick

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2026R2(2)

Request to Replace a Single-Family Residence

George C. and Lillian Mosley

February 26, 2026

Subject Property:
Block 20, Lot 5
Colts Neck Township, Monmouth County
15.133 Acres
SADC ID# 13-0426-PG

WHEREAS, George C., Mosley and Lillian Mosley, hereinafter "Owners," are the Owners of Block 20, Lot 5, Colts Neck Township, Monmouth County, by deed dated September 30, 2025, and recorded in the Monmouth County Clerk's office on October 8, 2025, in Deed Book 9760, Page 1253, totaling 15.133 easement acres, hereinafter referred to as the "Premises", (as shown in Schedule "A"); and

WHEREAS, a development easement on the Premises was conveyed to the Monmouth County Agriculture Development Board "Board" by Veronica H. Cicalease on February 21, 2014, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, c. 32 as a Deed of Easement recorded on February 21, 2014, in Deed Book 9056, Page 4370; and

WHEREAS, the Deed of Easement identifies one (1) existing single-family residence, (0) zero agricultural labor units, no Residual Dwelling Site Opportunities, and one (1) non-severable exception area (1-acre); and

WHEREAS, the Owners recently purchased the Premises with the intention of expanding their existing beef cattle operation, which will include the breeding and raising of cattle and row crop production; and

WHEREAS, on December 30, 2025, the SADC received an application from the Monmouth County Agriculture Development Board (MCADB), on behalf of the Owners, to construct a single-family residence on the Premises for the Owners' family, as shown on Schedule "B"; and

WHEREAS, the Owners are proposing to demolish the approximately 1,400 sq./ft. single story, single-family residence built on the Premises in 1941, as shown in Schedule "B", because the residence has become uninhabitable and is in a state of disrepair; and

WHEREAS, paragraph 14ii. of the Deed of Easement allows for the replacement of any existing single-family residential building anywhere on the Premises with

the approval of the Grantee and the Committee; and

WHEREAS, paragraph 13(a). of the Deed of Easement contains an additional restriction which limits the size of the single-family residence on the Premises to no more than 2000 sq/ft.; and

WHEREAS, SADC staff received confirmation from the State Historic Preservation Office that the residence to be replaced is not listed on the New Jersey or National Register of Historic Places; and

WHEREAS, the Owners are proposing to construct a single-story single family residence consisting of 3-bedrooms, 2-bathrooms, no basement and no garage totaling approximately 2,000 sq./ft. of heated living space, hereinafter referred to as the "Proposed Residence", to be used as a residence for the Owners family who plan to assist in the agricultural operation on the Premises; and

WHEREAS, the Proposed Residence will be located approximately 50 feet north of the original residence, within the agricultural infrastructure area as shown on Schedule "B" and

WHEREAS, the Owners propose to replace the existing driveway which services the original residence and past agricultural operation; and

WHEREAS, the existing driveway provides access to a highly traveled county road and does not align with the Owners' agricultural plans for the Premises; and

WHEREAS, the Owners propose to construct a new driveway, as shown in Schedule "B", that will access a less traveled municipal road and will service the new residence, future agricultural infrastructure and access to the exception area; and

WHEREAS, the original driveway will be removed and returned to pasture for agricultural use; and

WHEREAS, the Proposed Residence will require the installation of a new septic system, well and electric service to reach the proposed site; and

WHEREAS, at its January 13, 2026, meeting, the MCADB reviewed and approved the Owner's request to replace the residence on the Premises.

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC, pursuant to the restrictions as contained in the Deed of Easement, finds that the construction of a single-family residence on the Premises which shall serve as the primary residence for the Owners' family

will have a positive impact on the continued agricultural operations of this farm by providing a residence on the Premises for family who plan to assist in the agricultural operation in the future.

3. The Committee approves the construction of a single-story single-family residence consisting of 3-bedrooms, 2-bathrooms totaling approximately 2,000 sq./ft. of heated living space, to be constructed on the Premises as shown in Schedule "B".

4. The existing single-family residence shall be demolished prior to construction of the new residence.

5. This approval is valid for a period of three years from the date of this resolution, during which the Owners shall initiate the requested action; for the purpose of this provision "initiate" means applying for applicable local, state, or federal approvals necessary to effectuate the approved SADC action.

6. This action is non-transferable.

7. The construction of the new residence and any other structures as described in the application, as appropriate, is subject to all applicable local, State and Federal regulations.

8. This approval 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:lC-4f.

2/26/26

Date

Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

Mosley Farm 13-0426-PG
Block 20 Lot 5, Colts Neck Twp.
Monmouth County

New Jersey Farmland Preservation Program



For planning purposes only
Date: 12/19/2025

0 100 200 400 600 Feet

N

Schedule B

Mosley Farm 13-0426-PG
Block 20 Lot 5, Colts Neck Twp.
Monmouth County

New Jersey Farmland Preservation Program



For planning purposes only
Date: 12/19/2025

0 100 200 400 600 Feet

N

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(3)

Special Occasion Events on Preserved Farmland
David Reed
February 26, 2026

Subject Property:
Block 23, Lots 13 and 22.01
Upper Freehold Township, Monmouth County
200.289 acres
SADC ID# 13-0030-DE
SOE ID# 13-0030-DE-SOE2

I. Applicant and property

WHEREAS, David Reed, hereinafter "Applicant", is the owner and operator of Reed's Sod Farm, LLC, a commercial farm whose farm management unit includes multiple blocks and lots in Upper Freehold Township, Monmouth County, including Block 23, Lots 13 and 22.01; and

WHEREAS, Stuart L. Reed, Jr. is the current record owner of Block 23, Lot 13, Upper Freehold Township, Monmouth County, by deed dated April 1, 2008, and recorded in the Monmouth County Clerk's Office on April 1, 2008 in Deed Book 08713 and Page 05856; and

WHEREAS, the Reed Family Real Estate L.P. is the current record owner of Block 23, Lot 22.01, Upper Freehold Township, Monmouth County, by deed dated August 6, 1974, and recorded in the Monmouth County Clerk's Office on August 6, 1974, in Deed Book 04518 and Page 00316; and

WHEREAS, the Reed Family Real Estate L.P. and Stuart L. Reed, Jr. are hereinafter collectively referred to as "Owner"; and

WHEREAS, Lots 13 and 22.01 total approximately 222 acres and are hereinafter referred to as the "Property", as shown in Schedule A; and

WHEREAS, a farmland preservation development easement on the Property, excluding a 14-acre non-severable exception area and a 7-acre severable exception area, was conveyed by the Reed Family Real Estate L.P., Stuart L. Reed, Jr., and Carole T. Reed to the State Agriculture Development Committee (SADC) on December 23, 2004, 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 Monmouth County Clerk's Office on February 9, 2005 in Deed Book 8435, Page 8017, resulting in a preserved farm parcel of 200.289 acres (the "Premises"); and

WHEREAS, the Applicant, as the owner and operator of Reed's Sod Farm, LLC, is also the operator of the commercial farm on the Property and Premises (hereinafter "Operator"); and

WHEREAS, the Premises was preserved with federal funding and the Deed of Easement contains additional federal provisions; 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; and

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 Application

WHEREAS, on July 24, 2024, the Applicant submitted an "Application to Hold Special Occasion Events on Preserved Farmland" to the SADC, which the SADC approved on January 23, 2025, through Resolution FY2025R1(2); and

WHEREAS, Resolution FY2025R1(2) approved the Applicant to hold twenty-six (26) SOE on the Premises in calendar year 2025; and

IV. Current Application

WHEREAS, on November 24, 2025, the Applicant submitted and the SADC received a renewal "Application to Hold Special Occasion Events on Preserved Farmland"; and

WHEREAS, between January and February 2026, in response to written questions from the SADC, the Applicant submitted additional application information to clarify application details and to complete the application; and

WHEREAS, the application was signed on January 30, 2026 by the Applicant on behalf of Reed's Sod Farm, LLC; and

WHEREAS, Resolution FY2025R1(2) states that Reed's Sod Farm, LLC's operating agreement appointed the Applicant as its Managing Member, with the right to act for and bind the LLC in the ordinary course of business; and

WHEREAS, the Applicant represented that there have been no changes to Reed's Sod Farm, LLC's operating agreement since the adoption of Resolution FY2025R1(2); and

WHEREAS, the Applicant is seeking SADC approval to hold up to twenty-six (26) SOEs in calendar year 2026, through a combination of weddings, lifetime milestone events, and other cultural or social events; and

WHEREAS, the Applicant 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 continues to be $10,000 or more annually; and

WHEREAS, the application stated that the current agricultural or horticultural uses of the preserved farm consist of 70 acres of sod, 70 acres of wheat, and 60 acres of soybeans; and

WHEREAS, the Applicant represented that the occupied area proposed to be used for all SOEs in 2026 is the same as the occupied area that was approved for SOEs in 2025 in Resolution FY2025R1(2); and

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

1. Weddings: Wedding ceremonies and receptions in the tractor trailer barn; ceremonies sometimes held outdoors in a removeable tent (non-permanent structure) on the sod field bordering the barn within the "occupied area"; some cocktail-type and sit-down dinner receptions, with outside caterers supplying the food; and

2. Lifetime milestone events: Private parties and gatherings for lifetime milestone events such as birthdays, anniversaries, and graduations would be held in the tractor trailer barn and adjacent sod field, with outside caterer supplying the food; and

3. Other cultural or social events: Hosting cultural or social events such as a community barbeque/farm to table dinner in the tractor trailer barn and adjacent sod field; these private community gatherings could be cocktail-style or sit-down dinners with outside caterers supplying the food; and

WHEREAS, the application stated that the permanent structure on the farm to be used for SOEs is the tractor trailer barn on Block 23, Lot 13 and that the structure was built in 1990; and

WHEREAS, the application stated that the farm plans to use temporary tents within the occupied area as part of holding SOEs; and

WHEREAS, the application stated that electric service for the SOEs would be provided through the farm's existing JCP&L connection in the tractor trailer barn and that electric service for SOEs held in the temporary tents would be provided by generators; and

WHEREAS, the application stated that water service for the SOEs would be provided by an existing well; and

WHEREAS, the application stated that the dates for the proposed SOEs have not yet been determined; and

WHEREAS, the application stated that the proposed SOEs would use a combination of permanent and temporary parking areas as indicated on the Occupied Area Applicant Map, with the permanent area being the existing milled parking area near the tractor trailer barn and the temporary area being the sod field and whose size would be dependent on the number of attendees; and

WHEREAS, the application included a statement from the Owner authorizing the 2026 SOE application, similar to the notarized affidavit that the Owner submitted last year authorizing the 2025 SOE application; and

WHEREAS, the application included an estimate that the dollar amount and percentage share of total farm revenues to be earned in 2026 through the holding of SOEs would be $20,000 and 10.8%, respectively; and

V. Annual SOE Certification

WHEREAS, pursuant to P.L. 2023, c.9 and Resolution FY2025R1(2), 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 his annual SOE certification on February 25, 2026, certifying that zero (0) SOEs were held on the premises in 2025; and

VI. Review of Application and Certification

WHEREAS, on February 25, 2026, the SADC performed an annual monitoring inspection of the Premises; and

WHEREAS, historic aerials confirm that the tractor trailer barn on Block 23, Lot 13 is greater than five (5) years old; and

WHEREAS, the SADC re-reviewed the Occupied Area approved in FY2025R1(2), hereinafter referred to as the "Occupied Area SADC Map", as shown in **Schedule B**; and

WHEREAS, the occupied area continues to be approximately 7.32 acres, or approximately 3.65% of the Premises, as calculated using the Occupied Area SADC Map; and

WHEREAS, the SADC, to review whether the preserved farmland produces agricultural or horticultural products worth $10,000 or more annually, 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 Applicant to hold up to twenty-six (26) SOEs on the Premises:

    a. The farm is in compliance with the farmland preservation deed of easement.

    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 Applicant has written authorization from the Owner to hold SOEs.

    h. The farm and proposed SOEs comply with the requirements of the SOE statute.

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

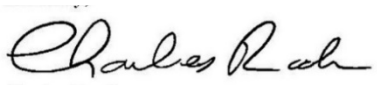
4. The installation and use of temporary structures on preserved farmland for the purpose of holding SOEs is limited to the timeframe from April 1 to November 30;

5. The Applicant 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 limited to, the date, occasion, and approximate number of attendees of each event.

6. The SADC will transmit a copy of this resolution to Upper Freehold Township and the Monmouth County Agriculture Development Board.

7. This action 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.

__2/26/26_____ 

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	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

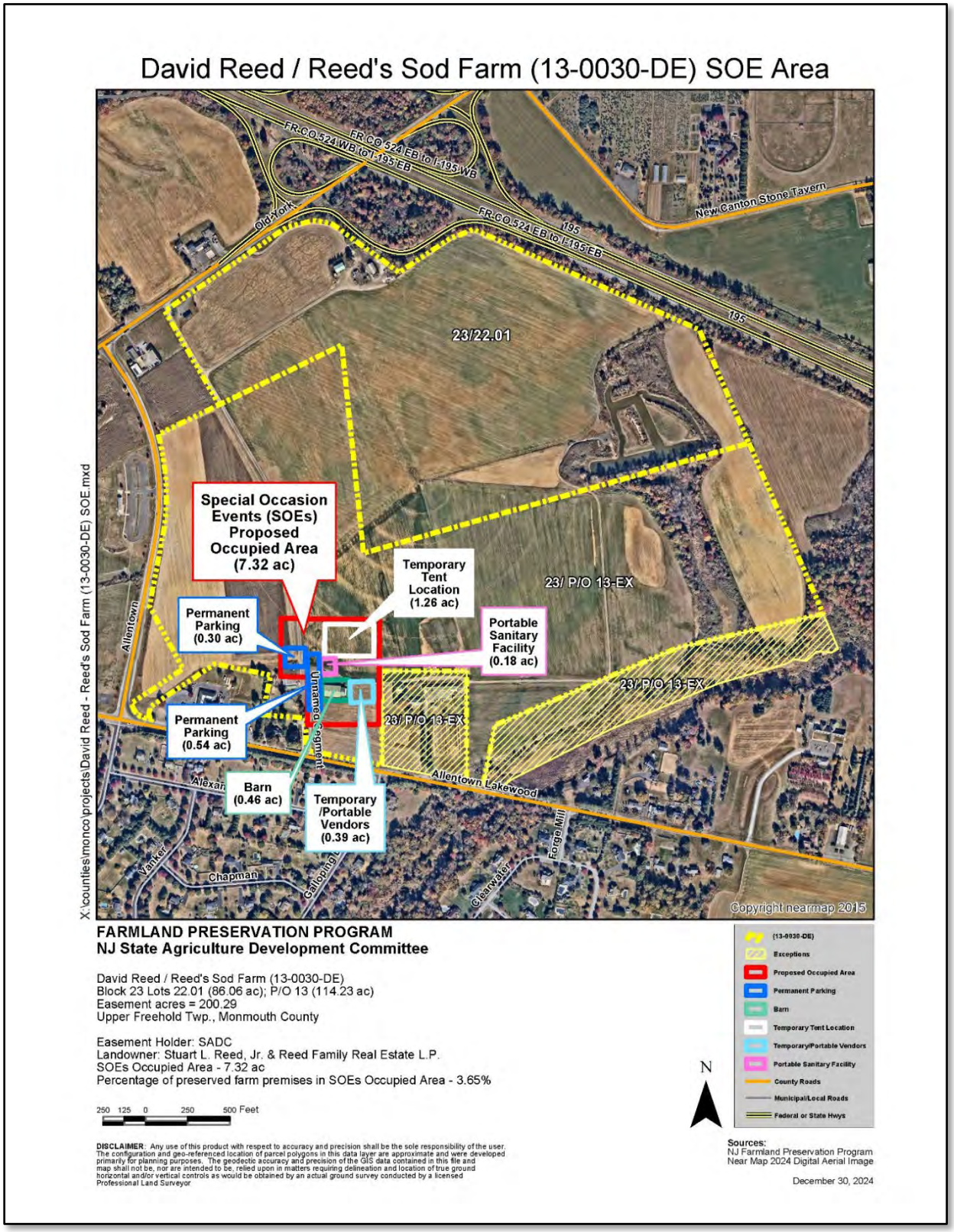
Schedule A

Premises



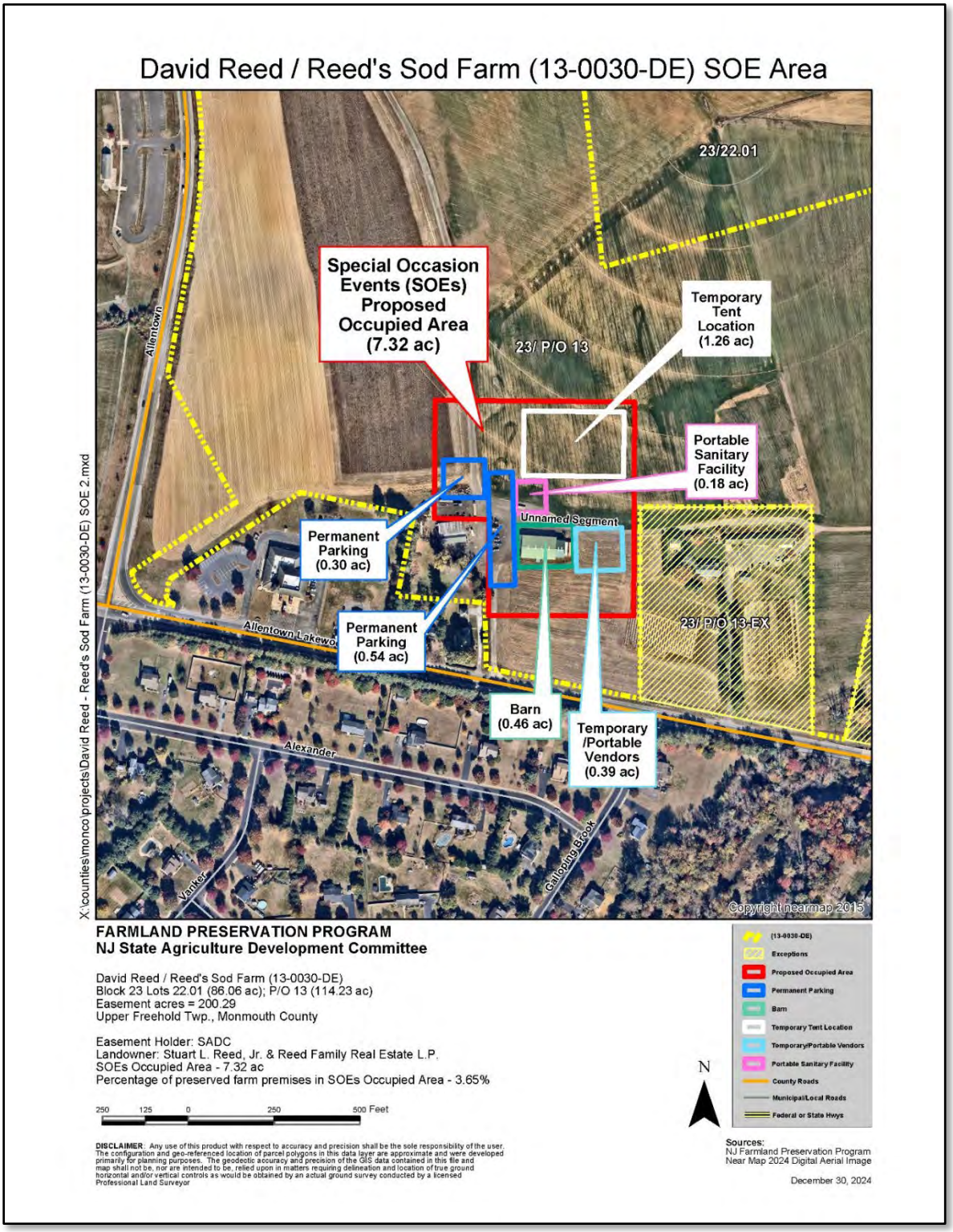
<u>Schedule B</u> (page 1)

Occupied Area SADC Map



Schedule B (page 2)

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	30.0	$5,700.00
Dairy	$190		
Christmas Trees	$0		
Woodland	$0		
TOTALS		**80.0**	**$49,263.00**

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
REVIEW OF A NON-AGRICULTURAL DEVELOPMENT PROJECT INCLUDING CONDEMNATION OF PRESERVED FARMLAND

DEER PARK PATH DAM REPLACEMENT
READINGTON TOWNSHIP, HUNTERDON COUNTY

Resolution #FY2026R2(4)

February 26, 2026

WHEREAS, pursuant to the Agriculture Retention and Development Act (ARDA), N.J.S.A. 4:1C-19, et seq., any public body which intends to exercise the power of eminent domain within an Agricultural Development Area (ADA), shall file a Notice of Intent (NOI) with the County Agriculture Development Board (CADB) and the State Agriculture Development Committee (SADC) 30 days prior to the initiation of the action; and

WHEREAS, pursuant to N.J.S.A. 4:1C-25, no public body shall exercise the power of eminent domain for the acquisition of land in a municipally approved farmland preservation program or from which a development easement has been conveyed, for the construction of dwellings, commercial facilities, transportation facilities, or water or sewer facilities to serve nonfarm structures unless the Governor declares that the action is necessary for the public health, safety and welfare and that there is no immediately apparent feasible alternative; and

WHEREAS, CADBs and the SADC are charged with the responsibility, pursuant to N.J.S.A. 4:1C-19, to review intended takings under the power of eminent domain by public bodies on land in an ADA and the construction of certain facilities to serve nonfarm uses in order to determine *the proposed action's effect upon the preservation and enhancement of agriculture in the ADA, the municipally approved program, and overall State agriculture preservation and development policies*; and

WHEREAS, on January 9, 2026 the County of Hunterdon (County) filed a NOI with the SADC and Hunterdon CADB regarding the proposed reconstruction of the Deer Path Park Dam (dam) in Readington Township (Project) (Schedule A); and

WHEREAS, most of the dam is located on County owned parkland known as Block 72, Lot 31 with a small portion encroaching onto Block 72, Lot 32, known as the Christopher and William Schaefer Farm; and

WHEREAS, the earthen dam was built in 1967 to hold water for the Deer Path Park Pond and provide access to the eastern portion of Deer Path Park via a timber bridge; and

WHEREAS, the Schaefer Farm was preserved by the Township of Readington on April 1, 1998, and subsequently enrolled in the County Easement Purchase Program on April 30, 1999; and

WHEREAS, a 2016 rainfall event caused a breach in the dam spillway causing the pond to empty and deposit sediment at the foot of the dam in a wooded wetland portion of Block 72, Lot 23; and

WHEREAS, the approximately 35’ long dam breach allows the free flow of the stream and prohibits access to the east side of the park; and

WHEREAS, the County is proposing repairing the remaining part of the dam in compliance with New Jersey Dam Safety standards, reconstruct the walking path across the dam and remove sediment from Deer Path Park Pond while the pond is in a lowered state; and

WHEREAS, the County is requesting condemnation of a 8,800 S.F (0.020 acres) permanent easement on the Schaefer farm to accommodate the required dam embankment, concrete spillway outlet and lower portion of the gabion-style retaining wall (Schedule B); and

WHEREAS, design alternatives considered by Hunterdon County’s consulting engineer included building an entirely new 200’ long dam north of the existing location to alleviate the need to condemn the preserved farmland or rehabilitate the existing structure to current dam safety standards; and

WHEREAS, the proposed rehabilitation alternative would not encroach into the existing pond area, would result in the least amount of disturbance, be compliant with the County’s existing New Jersey Department of Environmental Protection permits and be the least costly; and

NOW, THEREFORE, BE IT RESOLVED that the SADC finds that the proposed Project, including condemnation for the acquisition of a 0.020-acre permanent easement on the subject property, would not cause unreasonably adverse effects on the preserved farm, ADA or State agricultural preservation and development policies pursuant to N.J.S.A. 4:1C-19 and N.J.S.A. 4:1C-25 for the following reasons:

1. The Project improves the safety and function of the Deer Park Path Dam; and

2. Alternatives to condemnation of preserved farmland were considered by Hunterdon County’s consulting engineer and found to result in greater overall complexity and disturbance to the farm; and

3. A portion of the pre-existing dam was encroaching on the preserved farm at the time of preservation; and

4. The proposed condemnation is in the rear portion of the preserved farm, in a wooded wetland not utilized for agricultural production.

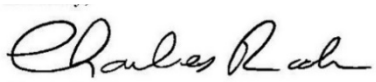
BE IT FURTHER RESOLVED that should the project proposal be amended, the County shall revise and resubmit its NOI so that the Hunterdon CADB and SADC may reconsider their findings in light of any amended project requirements and impacts; and

BE IT FURTHER RESOLVED that the SADC recommends that the Governor declare the action necessary for the public health, safety and welfare and that there is no immediately apparent feasible alternative; and

BE IT FURTHER RESOLVED that this action is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

BE IT FURTHER RESOLVED that this approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4F.

2/26/2026
Date



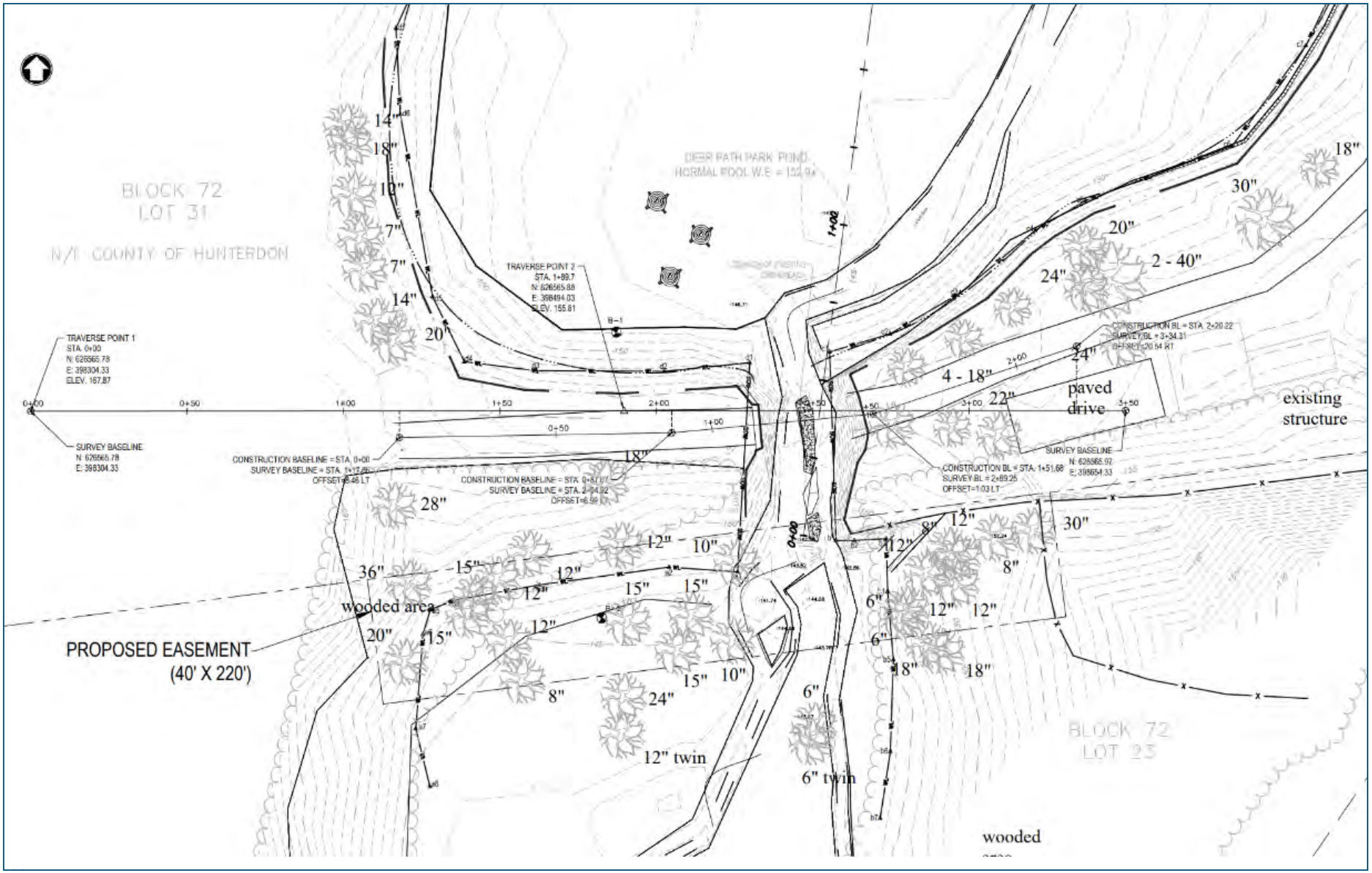
Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

https://sonj.sharepoint.com/sites/AG/SADC/ADAs/Impact Reviews (Sections 19 and 25 and A5901)/Readington Schaefer Farm Dam Rehabilitation/SADC Meeting/SADC Resolution - Schaefer Farm, Deer Park Path Dam Replacement.docx

Schedule A


BLOCK 72
LOT 31
N/F COUNTY OF HUNTERDON
DEER PATH PARK POND
NORMAL POOL W.E. = 152.9±
TRAVERSE POINT 1
STA. 0+00
N: 626565.78
E: 398304.33
ELEV. 167.87
SURVEY BASELINE
N: 626565.78
E: 398304.33
TRAVERSE POINT 2
STA. 1+89.7
N: 626565.88
E: 398494.03
ELEV. 155.81
CONSTRUCTION BASELINE = STA. 0+00
SURVEY BASELINE = STA. 1+17.66
OFFSET=6.46 LT
CONSTRUCTION BASELINE = STA. 0+87.07
SURVEY BASELINE = STA. 2+04.92
OFFSET=6.99 LT
CONSTRUCTION BL = STA. 1+51.68
SURVEY BL = 2+89.25
OFFSET=1.03 LT
SURVEY BASELINE
N: 626565.92
E: 398654.33
CONSTRUCTION BL = STA. 2+20.22
SURVEY BL = 3+34.31
OFFSET=20.54 RT
paved drive
existing structure
wooded area
PROPOSED EASEMENT
(40' X 220')
12" twin
6" twin
wooded
BLOCK 72
LOT 23
14"
18"
12"
7"
7"
14"
20"
18"
30"
20"
2 - 40"
24"
4 - 18"
22"
24"
28"
36"
15"
12"
12"
10"
12"
15"
15"
20"
15"
12"
8"
24"
15"
10"
6"
6"
12"
12"
8"
12"
8"
30"
6"
18"
18"

Schedule B

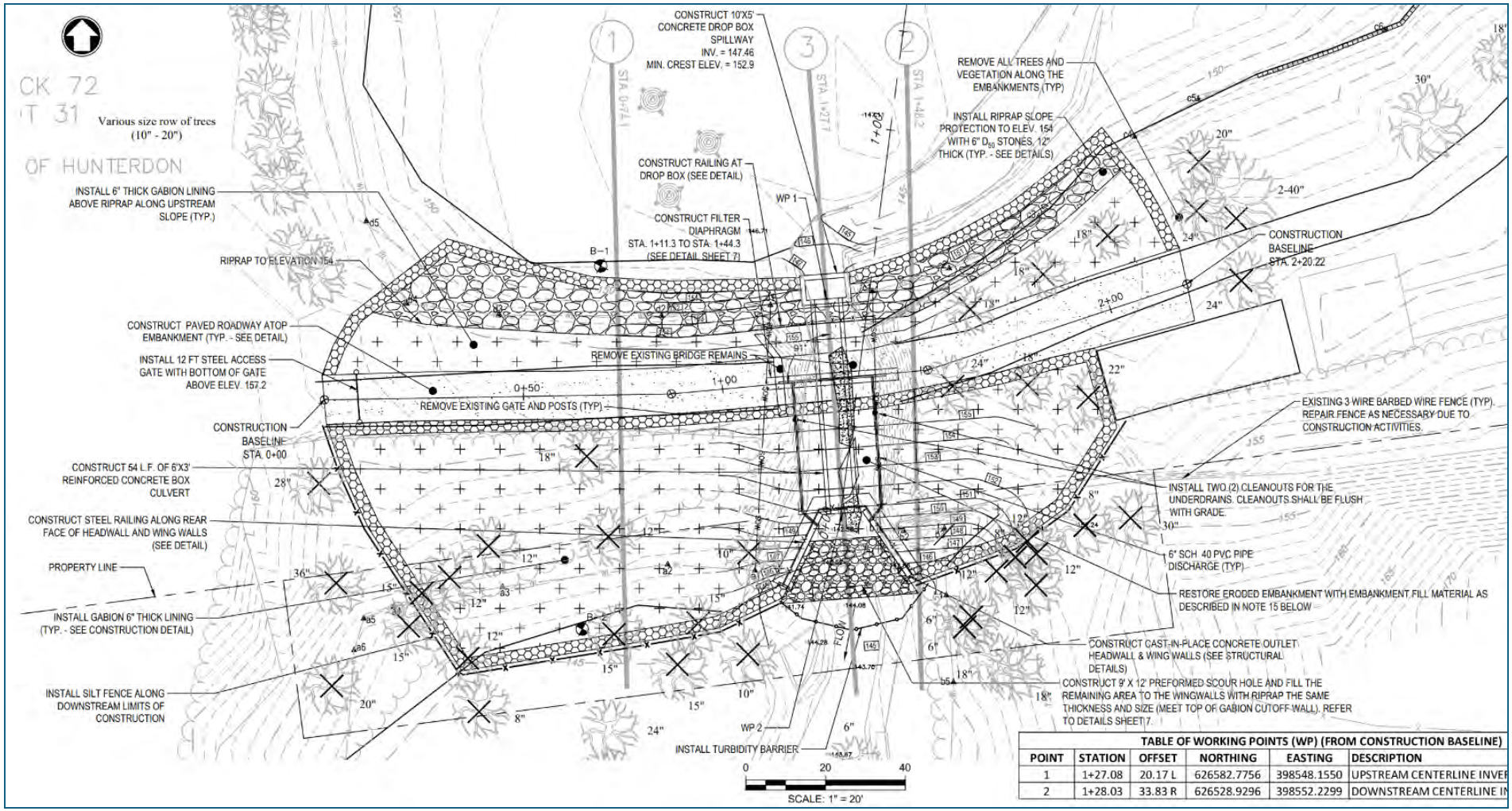


TABLE OF WORKING POINTS (WP) (FROM CONSTRUCTION BASELINE)

POINT	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
1	1+27.08	20.17 L	626582.7756	398548.1550	UPSTREAM CENTERLINE INVER
2	1+28.03	33.83 R	626528.9296	398552.2299	DOWNSTREAM CENTERLINE IN

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(5)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO ALLOWAY TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Pierce, Suzanne D. ("Owner")
SADC ID# 17-0252-PG
Alloway Township, Sale County
N.J.A.C. 2:76-17A.1, et seq.

FEBRUARY 26, 2026

WHEREAS, on January 9, 2025, the application for the sale of a development easement for the subject farm identified as Block 11, Lot 16.02, Alloway Township, Salem County, totaling approximately 8 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 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 Project Area; and

WHEREAS, the Property includes no exception areas, resulting in approximately 8 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:
1) Zero (0) exceptions
2) One (1) single family residence
3) Zero (0) Residual Dwelling Site Opportunity (RDSO)
4) Zero (0) agricultural labor units
5) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in wheat & 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 .39 acres (4.87%) 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 August 1, 2025, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $8,200 per acre based on zoning and environmental regulations in place as of the current valuation date July 1, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $17,000 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 $8,500 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, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $12,648 per acre; and

WHEREAS, the Owners accepted the Alloway Township's offer of $12,648 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 January 12, 2026 the Alloway Township Committee approved the application for the sale of development easement and a funding commitment of $1,264.80 per acre; and

WHEREAS, the Salem County Agriculture Development Board and the Board of County Commissioners, have not yet adopted a resolution approving and committing funding for 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 8 acres)

	Total	Per/acre
SADC	$80,947.20	($10,118.40/acre)
Township	$10,118.40	($1,264.80/acre)
County	$10,118.40	($1,264.80/acre)
Total Purchase	$101,184.00	($12,648.00/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 $89,211.93; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting $89,211.91 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 8.240 net easement acres, at a State cost share of $10,826.69 per acre, for a total grant of approximately $89,211.93 pursuant to N.J.A.C. 2:76-26.

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 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.

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.

2/26/2026
Date

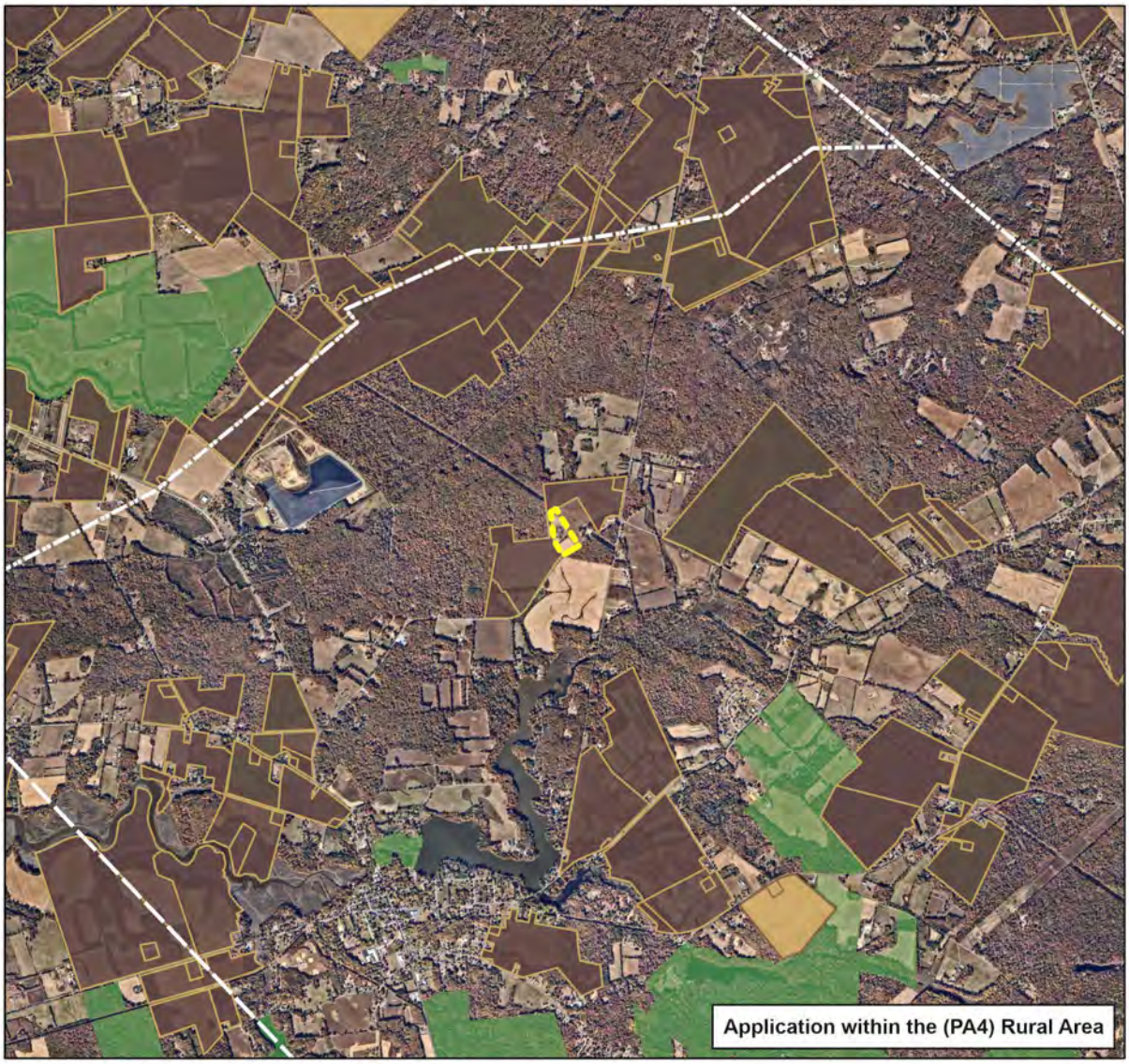
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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

Pierce, Mark R. & Pierce, Suzanne D.
Block 11 Lot 16.02 (8.0 ac)
Gross Total = 8.0 ac
Alloway Twp., Salem County

0 1250 2500 5000 7500
Feet

N

Property in Question
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 OS & 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.

1/3/2025

Wetlands



C:\WorkSpace\Pierce, Mark R & Suzanne D.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Pierce, Mark R. & Pierce, Suzanne D.
Block 11 Lot 16.02 (8.0 ac)
Gross Total = 8.0 ac
Alloway Twp., Salem County

Property in Question
Wetlands
County Roads
Municipal / Local Roads

N

0 100 200 400 600 Feet

Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
U- Uplands/ Non-Wetlands
B - 300' Buffer
W - Water

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.

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"

1/3/2025

SCHEDULE B

Preliminary Soil Disturbance Map



C:\WorkSpace\Pierce, Mark R & Suzanne D.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Pierce, Mark R. & Pierce, Suzanne D.
Block 11 Lot 16.02 (8.0 ac)
Gross Total = 8.0 ac
Alloway Twp., Salem County

Estimated Easement Acres: 8.04
Total Disturbance Acres (Does not include exception areas): 0.39
Percent of Disturbance: 4.87%

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.

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Pierce, Suzanne D.**		
SADC ID:	**17-0252-PG**	**Total Score**	**24.40**
Farm Address:	**Alloway**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.42**
Natural Resource Factors - Max Add-on % =		**10**	**1.98**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***24.40***
Additional Restrictions - Max Add-on % =		**10**	**0.00**

Agricultural Resource Factors		**Points**
Soils		10.00
Size		0.00
Tillability		9.00
Contiguity to Preserved Farms		7.00
Agricultural Water Availability (Y/N)		0.00
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		6.00
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	6.00
		Natural Resource %
		1.98

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%)	0
House Size Limit (2,500 sqft)	0
	Additional Restrictions %
	0

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$17,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$12,648**
Per Acre Value of Voluntary Deed Restrictions (each)	**$850**
Per Acre Value after Voluntary Deed Restrictions	**$12,648**
Net Acres	**8.04**
Estimated Easement Values	
Estimated Unadjusted Total	**$101,690**
Plus: Adjustment for Voluntary Restrictions (+)	**$0**
Estimated offer before Residential Opportunities reduction	**$101,690**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$101,690**

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
7/30/2025
12:31 PM
C:\Users\sgrasso\Downloads\SPV testing\Data\Pierce, Suzanne D. _SPV_Score_Report.xlsx

Version 1.14 04/23/2025

SADC Municipal Pig Financial Status
Schedule D

Alloway Township, Salem County

				Application Process Dates				SADC Certified		SADC		Federal Grant		Grant			
														Fiscal Year 09			750,000.00
														Fiscal Year 11			500,000.00
														Fiscal Year 13			-
														Fiscal Year 17			-
														Fiscal Year 19			500,000.00
														Fiscal Year 21			-
SADC ID#	Farm	Acres	Pay Acres	SADC GLA	SADC CMV	SADC FA	Closed	or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance
																	1,750,000.00
17-0116-PG	Yanus	81.0470	80.9690	06/18/12	11/08/12	01/24/13	06/07/13	5,700.00	3,750.00	461,523.30	303,633.75			303,633.75	303,633.75	303,633.75	1,446,366.25
17-0115-PG	Sickler	11.4920	11.4920	07/05/12	12/13/12	03/28/13	09/24/13	6,600.00	4,200.00	75,847.20	48,266.40			48,266.40	48,266.40	48,266.40	1,398,099.85
	Yanus ancillary															6,710.00	1,391,389.85
	Sickler ancillary															3,245.50	1,388,144.35
17-0132-PG	Chard	24.0670	24.0670	07/24/14	11/13/14	06/25/15	04/26/16	7,000.00	4,400.00	168,469.00	105,894.80	84,234.50	21,660.30	105,894.80	84,234.50	84,234.50	1,303,909.85
17-0140-PG	Ray	63.4350	63.3070	03/17/15	11/12/15	03/24/16	12/29/16	6,100.00	3,093.62	386,172.70	195,848.04	190,324.66	54,214.61	250,062.65	196,232.07	195,848.04	1,108,061.81
	Ray ancillary															5,100.00	1,102,961.81
	Reprogram FY17															107,677.78	995,284.03
	Chard ancillary															7,585.00	987,699.03
17-0171-PG	McAlonan, Raymond A. & Regina M. (Lot 3.01)	13.2410	13.1360	08/01/16	11/03/16	10/26/17	05/30/18	7,000.00	3,137.25	91,952.00	41,210.97	57,798.40	16,587.43	41,945.96	41,210.97	41,210.97	946,488.06
17-0172-PG	McAlonan, Raymond A. & Regina M. (Lot 10.01)	28.5460	28.5460	08/01/16	11/03/16	10/26/17	05/30/18	6,500.00	2,940.97	185,549.00	83,952.93	101,596.07	34,512.97	83,952.93	83,952.93	83,952.93	862,535.13
17-0142-PG	Robbins, Joseph & Williams, Chloe L.	48.9550	48.9550	08/21/17	12/07/17	02/22/18	06/07/18	5,000.00	2,350.52	244,775.00	115,069.47	129,705.53	51,377.53	113,975.00	115,069.47	115,069.47	747,465.66
17-0188-PG	Sickler, Kurt & Donna	30.8270	30.8140	11/27/17	04/27/18	09/27/18	06/26/19	6,700.00	3,105.74	206,540.90	95,700.27	110,962.00	35,259.23	97,209.98	95,700.27	95,700.27	651,765.39
17-0189-PG	Gentile, Benjamin L. Sr. & Charlotte	44.1630	44.1630	12/28/17	09/27/18	12/06/18	06/26/19	5,600.00	2,581.57	247,312.80	114,009.80	133,303.00	49,393.30	111,755.00	114,009.80	114,009.80	537,755.59
	Sickler, Kurt & Donna Ancillary						08/13/19									4,397.50	533,358.09
	Gentile, B&C Ancillary						08/13/19									5,104.00	528,254.09
17-0228-PG	Bell, Joseph & Robin	22.7710	22.7710	04/23/20	01/12/21	09/23/21	06/21/22	4,600.00	1,993.37	104,746.60	45,391.03	32,790.24	26,565.26	44,959.37	45,391.10	45,391.10	482,862.99
17-0230-PG	Rieck, Carl & Deanne	50.5660	50.5660	06/16/20	02/17/20	10/28/21	08/05/22	6,550.00	3,233.51	331,207.30	163,505.80	120,094.26	47,607.25	169,414.40	163,505.80	163,505.80	319,357.19
	Bell and Rieck Ancillary						09/30/22									10,693.00	308,664.19
17-0252-PG	Pierce, Suzanne D.	8.0000	8.2400	01/09/25	08/01/25	02/26/26		13,430.00	10,826.69	110,663.20	89,211.93			89,211.93			219,452.26
Closed	11	419.1100	418.7860							2,504,095.80	1,312,483.26	960,808.66	337,177.88				
Encumbered	1	8.0000	8.2400							110,663.20	89,211.93						
													Encumber/Expended FY09	-	-	642,322.22	-
													Encumber/Expended FY11	-	-	500,000.00	-
													Encumber/Expended FY13	-	-	-	-
													Encumber/Expended FY17	-	-	-	-
													Encumber/Expended FY19	89,211.93	-	191,335.81	219,452.26
													Encumber/Expended FY20				
													Encumber/Expended FY21	-	-	-	-
													Total				219,452.26

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(6)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
UPPER PITTSGROVE TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Hufnell, Edward H. & Justine ("Owners")
SADC ID# 17-0271-PG
Upper Pittsgrove Township, Salem County
N.J.A.C. 2:76-17A.1, et seq.

FEBRUARY 26, 2026

WHEREAS, on August, 27, 2025, the application for the sale of a development easement for the subject farm identified as Block 5, Lots 1 & 5, Upper Pittsgrove Township, Salem County, totaling approximately 21.27 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 Owners 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 Project Area; and

WHEREAS, the Property includes one (1), approximately 1.5-acre non-severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 19.77 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 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 (1) 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) Residual Dwelling Site Opportunity (RDSO)
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

WHEREAS, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots (Block 5, Lots 1 & 5) being consolidated simultaneously or immediately after closing on the easement to the extent possible; and

WHEREAS, at the time of application, the Property was in 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 0 acres (0%) 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 December 10, 2025, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $11,300 per acre based on zoning and environmental regulations in place as of the current valuation date October 13, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $17,500 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 $8,750 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 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 $13,808 per acre; and

WHEREAS, the Owners accepted the Township's offer of $13,808 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, the Upper Pittsgrove Township Committee Salem County Agriculture Development Board and Board of County Commissioners, has not yet adopted a resolution approving and committing funding for 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 19.77 acres)

	Total	Per/acre
SADC	$218,387.33	($11,046.40/acre)
Township	$27,298.42	($1,380.80/acre)
County	$27,298.42	($1,380.80/acre)
Total Purchase	$272,984.16	($13,808.00/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 $240,683.53; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting $240,683.53 in base 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 20.363 net easement acres, at a State cost share of $11,819.65 per acre, for a total grant of approximately $240,683.53.

3. This final approval is conditioned on all contiguous lots being consolidated 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.

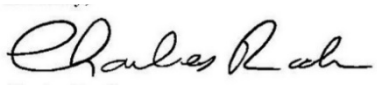
8. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the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



2/26/2026
Date

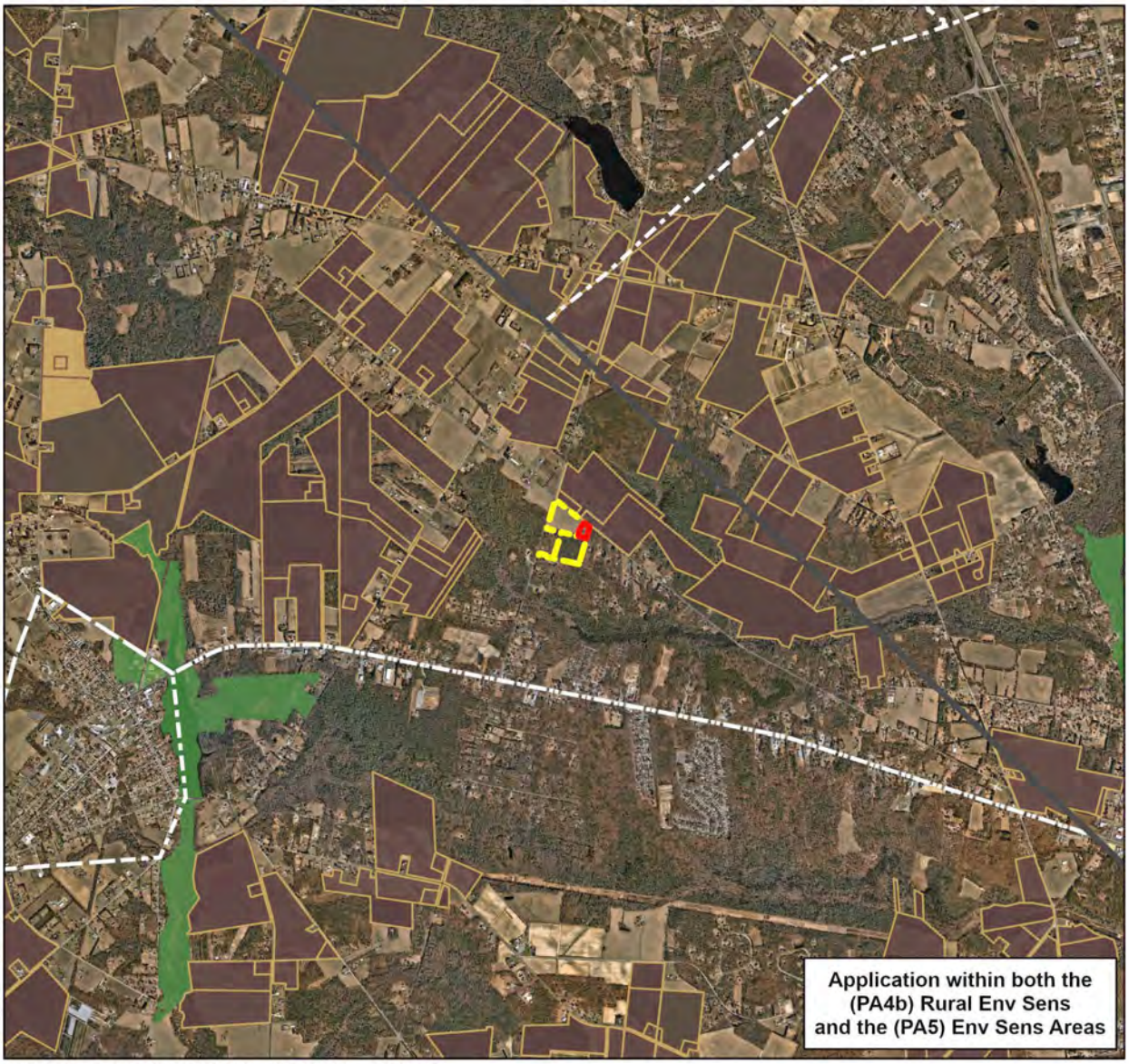
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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

Hufnell, Edward H. & Justine
Block 5 Lots 5 (9.74 ac); P/O 1 (10.03 ac); &
P/O 1-EN (non-severable exception - 1.5 ac)
Gross Total = 21.27 ac
Upper Pittsgrove Twp., Salem County

0 1250 2500 5000 7500 Feet

N

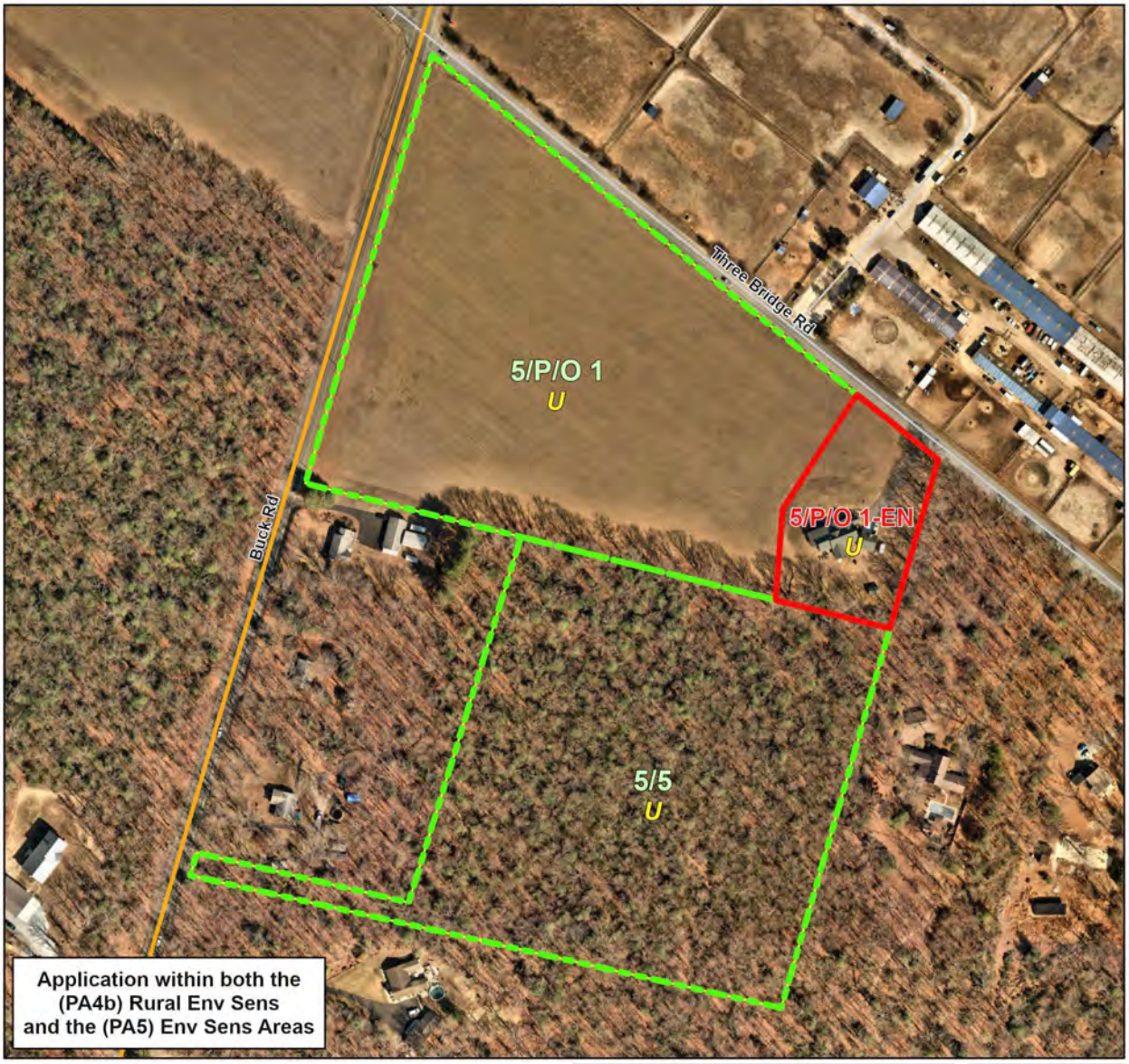
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (OPS), NRCS & State Owned Conservation Easements, & State Owned OPS & Recreation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

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.

8/5/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hufnell, Edward H. & Justine
Block 5 Lots 5 (9.74 ac); P/O 1 (10.03 ac); &
P/O 1-EN (non-severable exception - 1.5 ac)
Gross Total = 21.27 ac
Upper Pittsgrove Twp., Salem County

	Gross %	Net %
Freshwater Wetlands (F)	64	64
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	36	36
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

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"
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.

8/5/2026

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hufnell, Edward H. & Justine
Block 5 Lots 5 (9.74 ac); P/O 1 (10.03 ac); &
P/O 1-EN (non-severable exception - 1.5 ac)
Gross Total = 21.27 ac
Upper Pittsgrove Twp., Salem County

Estimated Easement Acres: 19.77
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

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.

8/7/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Hufnell, Edward J. & Justine**		
SADC ID:	**17-0271-PG**	**Total Score**	**28.90**
Farm Address:	Upper Pittsgrove	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	15.41
Natural Resource Factors - Max Add-on % =		10	3.49
Local Importance Factors - Max Add-on %=		15	0.00
Max Allowable Score of all of the above		*30*	*18.90*
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors		Points
Soils		10.00
Size		0.00
Tillability		5.00
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	23.00
		Agricultural Resource %
		15.41

Natural Resource Factors		Points
Groundwater Recharge Capability		7.07
Upland Forest		3.50
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	10.57
		Natural Resource %
		3.49

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	**$17,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$12,058**
Per Acre Value of Voluntary Deed Restrictions (each)	**$875**
Per Acre Value after Voluntary Deed Restrictions	**$13,808**
Net Acres	**19.77**
Estimated Easement Values	
Estimated Unadjusted Total	**$238,387**
Plus: Adjustment for Voluntary Restrictions (+)	**$34,598**
Estimated offer before Residential Opportunities reduction	**$272,985**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$272,985**

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

Upper Pittsgrove Township, Salem County

SADC ID#	Farm	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	Grant Encumbered	Grant PV	Grant Expended	Grant Balance
										Fiscal Year 09			750,000.00
										Fiscal Year 11			500,000.00
										Fiscal Year 13			500,000.00
										Fiscal Year 17			500,000.00
										Fiscal Year 19			1,000,000.00
										Fiscal Year 21			1,000,000.00
										Fiscal Year 22			1,000,000.00
													5,250,000.00
17-0198-PG	Hurst, William I. & Virginia O.	20.4630	20.4630	6,200.00	3,055.69	126,870.60	62,528.60	45,018.60	19,323.40	59,280.00	62,528.60	62,528.60	2,537,030.26
17-0231-PG	Wright, Robert & Joyce	19.3410	19.3410	6,300.00	4,050.00	121,848.30	78,331.05			81,344.25	78,331.05	78,331.05	2,458,699.21
	Hurst Ancillary											4,452.50	2,454,246.71
17-0237-PG	Hamilton, B. Annabelle	33.9690	33.9690	6,000.00	3,900.00	203,814.00	132,479.10			136,968.00	132,479.10	132,479.10	2,321,767.61
17-0233-PG	Zeck, David & Sharon	42.3520	42.3520	5,900.00	3,850.00	249,876.80	163,055.20			165,742.50	163,055.20	163,055.20	2,158,712.41
	Wright Ancillary											4,181.50	2,154,530.91
17-0241-PG	Kessel's Nursery L9	19.2370	19.2370	6,700.00	4,250.00	128,887.90	81,757.25			88,867.50	82,220.50	81,757.25	2,072,773.66
17-0240-PG	Kessel's Nursery L7	23.2370	23.2370	6,500.00	4,150.00	151,040.50	96,433.55			99,600.00	96,433.55	96,433.55	1,976,340.11
17-0250-PG	Dickinson, Robert P. & Donna	25.6080	25.6080	3,700.00	2,620.00	94,749.60	67,092.96			68,539.00	67,092.96	67,092.96	1,909,247.15
17-0246-PG	Valentine, James F. Jr. & Dianne E. (Lot 21.01)	21.5870	21.5570	5,000.00	3,400.00	107,785.00	73,293.80			77,044.00	73,293.80	73,293.80	1,835,953.35
	Zeck and Hamilton Ancillary											10,192.50	1,825,760.85
17-0251-PG	Mercer, Christopher T. & Tiffany C.	33.2310	33.2310	4,100.00	2,860.00	136,247.10	95,040.66			97,800.56	95,040.66	95,040.66	1,730,720.19
	Dickinson Ancillary											4,574.50	1,726,145.69
	Kessel's Nursery L7 and L9 Ancillary											14,956.00	1,711,189.69
	Mercer, C & T Ancillary											5,209.00	1,705,980.69
17-0264-PG	Truster, Gerald J. (Lot 5)	35.2500	36.3080	10,341.00	8,851.90	375,461.03	321,394.79			321,394.79			1,384,585.90
17-0265-PG	Truster, Gerald J. (Lot 9.02)	20.8300	21.4550	11,096.00	9,498.18	238,064.68	203,783.45			203,783.45			1,180,802.45
17-0411-PG	Hufnell, Edward H. and Justine	19.7700	20.3630	13,808.00	11,819.65	281,172.30	240,683.53			240,683.53			940,118.92
Closed	27	1,011.1250	1,002.8750			5,612,712.55	3,536,438.68	804,487.67	269,065.25				
Encumbered	3	75.8500	78.1260			894,698.01	765,861.77						

Encumber/Expended FY09		-	750,000.00	-
Encumber/Expended FY11	-	-	500,000.00	-
Encumber/Expended FY13	-	-	500,000.00	-
Encumber/Expended FY17	-	-	500,000.00	-
Encumber/Expended FY19	-	-	1,000,000.00	-
Encumber/Expended FY20				
Encumber/Expended FY21	705,980.69	-	294,019.31	-
Encumber/Expended FY22	59,881.08	-	-	940,118.92
Total				940,118.92

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(7)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO RARITAN TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Bussard, Elizabeth S. ("Owner")
SADC ID# 10-0448-PG
Raritan Township, Hunterdon County
N.J.A.C. 2:76-17A.1, et seq.

FEBRUARY 26, 2026

WHEREAS, on October 18, 2024, the application for the sale of a development easement for the subject farm identified as Block 89, Lot 29, Raritan Township, Hunterdon County, totaling approximately 39.97 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 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 Project Area; and

WHEREAS, the original application and appraisals contained a 3-acre nonseverable exception, which the landowner requested be enlarged to 4 acres; and

WHEREAS, while there is no impact on the SADC certified market value, the statewide formula value was adjusted slightly due to the reconfiguration of the premises; and

WHEREAS, the Property includes two (2) exception areas;

- One (1), approximately 16.78-acre Conservation easement, the exception is non-severable.
- One (1), approximately 4-acre exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 19.19 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 4-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 16.78-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 (0) 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
2) Zero (0) 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 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 0 acres (0%) 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 May 29, 2025, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $9,500 per acre based on zoning and environmental regulations in place as of the current valuation date February 18, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $16,800 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 $8,400 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 $12,303 per acre; and

WHEREAS, the Owners accepted the Raritan Township's offer of $12,303 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, on January 6, 2026, the Raritan Township Committee approved the application for the sale of development easement and a funding commitment of $2,461.80 per acre; and

WHEREAS, Hunterdon County is not participating on the easement purchase because the property does not meet the County's requirement for 40 minimum acres or being immediately adjacent to another preserved farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15(b), the SADC shall hold the development easement because County funds are not being utilized for the purchase of the development easement; and

WHEREAS, to proceed with the SADC's purchase of the development easement, 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; and

WHEREAS, the estimated cost share breakdown is as follows (based on 19.19 acres)

	Total	Per/acre
SADC	$188,875.66	($9,842.40/acre)
Raritan Township	$47,218.91	($2,460.60/acre)
Total Purchase	$236,094.57	($12,303.00/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 $208,163.06; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting $208,163.06 in base 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.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 19.766 net easement acres, at a State cost share of $10,531.37 per acre, for a total grant of approximately $208,163.06 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 will hold the easement.

6. The landowner, Raritan Township and the SADC shall enter into an agreement for sale of the development easement.

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.

2/26/2026
Date

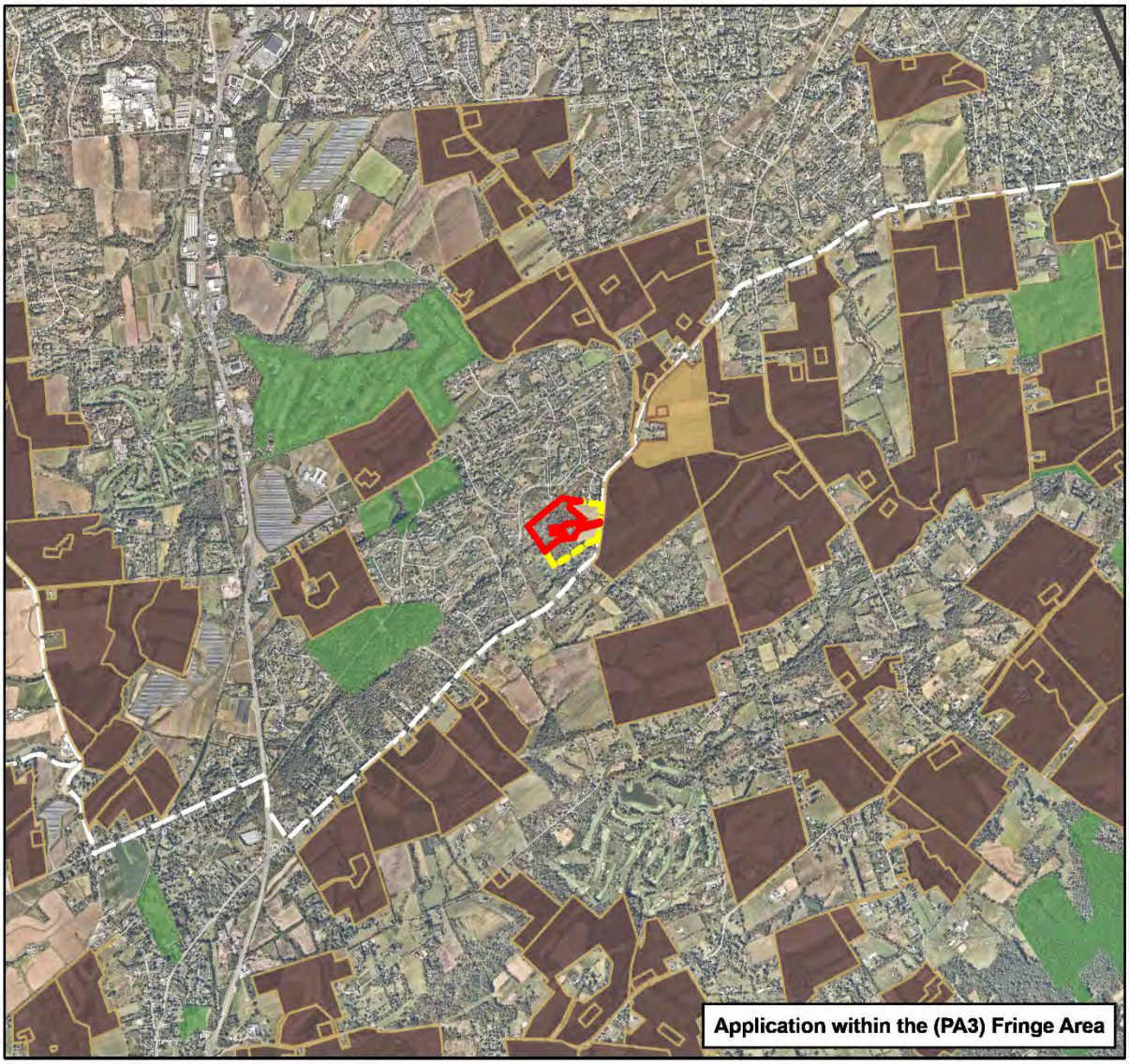
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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

Bussard, Elizabeth S.
Block 89 Lots P/O 29 (19.16 ac); &
P/O 29-EN (non-severable exceptions - 16.78 & 4.0 ac)
Gross Total = 39.94 ac
Raritan Twp., Hunterdon County

0 1250 2500 5000 7500
Feet

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"*
*(- edited to adjacent parcel data)
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

N

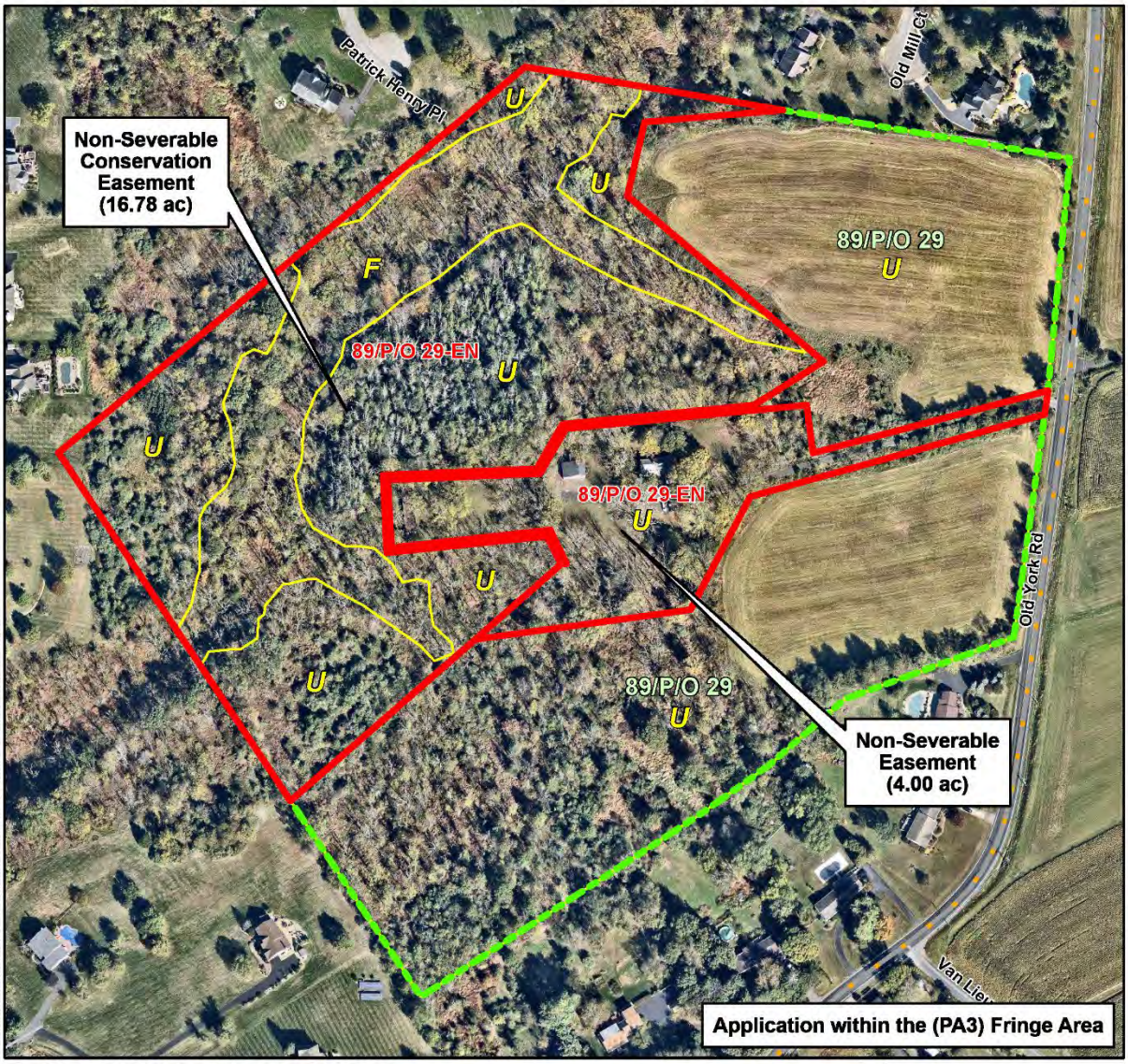
- Property in Question
- Exception areas
- Preserved Easements
- Active Applications
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements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

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"

2/2/2026

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



X:\counties\hunco\Pro Projects\Bussard, John R & Elizabeth S 2.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bussard, Elizabeth S.
Block 89 Lots P/O 29 (19.16 ac); &
P/O 29-EN (non-severable exceptions - 16.78 & 4.0 ac)
Gross Total = 39.94 ac
Raritan Twp., Hunterdon County

Property in Question
Exception areas
Wetlands Boundaries
County Roads
Municipal / Local Roads

N

0 100 200 400 600 Feet

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"

Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
U- Uplands/ Non-Wetlands
B - 300' Buffer
W - Water

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.

2/2/2026

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\hunco\Pro Projects\Bussard, Elizabeth S.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bussard, Elizabeth S.
Block 89 Lots P/O 29 (19.16 ac); &
P/O 29-EN (non-severable exceptions - 16.78 & 4.0 ac)
Gross Total = 39.94 ac
Raritan Twp., Hunterdon County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 19.16
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

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.

2/3/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Bussard, Elizabeth**		
SADC ID:	**10-0448-PG**	**Total Score**	**23.23**
Farm Address:	**Raritan**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**14.43**
Natural Resource Factors - Max Add-on % =		**10**	**3.80**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***18.23***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		8.54
Size		4.00
Tillability		6.00
Contiguity to Preserved Farms		7.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	21.54
		Agricultural Resource %
		14.43

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.52
Upland Forest		3.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	11.52
		Natural Resource %
		3.80

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	**$16,800**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$11,463**
Per Acre Value of Voluntary Deed Restrictions (each)	**$840**
Per Acre Value after Voluntary Deed Restrictions	**$12,303**
Net Acres	**19.17**
Estimated Easement Values	
Estimated Unadjusted Total	**$219,746**
Plus: Adjustment for Voluntary Restrictions (+)	**$16,103**
Estimated offer before Residential Opportunities reduction	**$235,849**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$235,849**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement value's 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

										Grant			
										Fiscal Year 09			750,000.00
										Fiscal Year 11			500,000.00
										Fiscal Year 13			-
										Fiscal Year 17			-
										Fiscal Year 19			-
										Fiscal Year 21			-
				SADC				Federal Grant					
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
													1,250,000.00
	Reprogram FY17											750,000.00	500,000.00
10-0448-PG	Bussard, Elizabeth S.	19.190	19.766	12,303.00	10,531.37	243,181.10	208,163.06			208,163.06			291,836.94
Closed	**0**												
Encumbered	**1**	**19.190**	**19.766**			**243,181.10**	**208,163.06**						

Encumber/Expended FY09	**-**	**-**	**-**	**-**
Encumber/Expended FY11	**208,163.06**	**-**	**-**	**291,836.94**
Encumber/Expended FY13	**-**	**-**	**-**	**-**
Encumber/Expended FY17	**-**	**-**	**-**	**-**
Encumber/Expended FY19	**-**	**-**	**-**	**-**
Encumber/Expended FY20				
Encumber/Expended FY21	**-**	**-**	**-**	**-**
Total				**291,836.94**

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(8)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO HUNTERDON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Malavasi, John & Chelsie ("Owners")
SADC ID# 10-0449-PG
Raritan Township, Hunterdon County
N.J.A.C. 2:76-17 et seq.

FEBRUARY 26, 2026

WHEREAS, on May 27, 2025 the application for the sale of a development easement for the subject farm identified as Block 12, Lot 20, Raritan Township, Hunterdon County, totaling approximately 33 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 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

WHEREAS, the Property is currently an equine operation with approximately 18.14 acres devoted to equine production of hay, pasture and training horses for sale; and

WHEREAS, there are equine service activities that currently utilize the stable and outdoor ring for boarding and lessons; and

WHEREAS, there are approximately 12-15 4-H events occurring annually within an approximately 4-acre area on the Property including, but not limited to, educational programs and clinics; and

WHEREAS, approximately 30 people are usually in attendance at each of the 4-H events,; and

WHEREAS, an "Equine Schedule B" (Schedule B1) and equine map (Schedule B2) will be recorded with the Deed of Easement; and

WHEREAS, the Property includes one (1), approximately 1.25-acre non-severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 31.75 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 1.25-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) 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) Residual Dwelling Site Opportunity (RDSO)
3) Zero (0) agricultural labor units
4) Pre-existing non-agricultural uses on the premises include the aforementioned equine events as delineated in the attached Schedules B1 and B2; 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 2.02 acres (6.36%) of existing soil disturbance on the Premises (Schedule C); and

WHEREAS, the Property has a quality score of 57.96 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 September 16, 2025, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $9,500 per acre based on zoning and environmental regulations in place as of the current valuation date August 4, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $16,300 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 $8,150 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 D); 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 $11,977 per acre; and

WHEREAS, the Owners accepted the County's offer of $11,977 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 December 16, 2025, the Raritan Township Committee approved the application for the sale of development easement and a funding commitment of $1,977.70 per acre; and

WHEREAS, on January 8, 2026, the Hunterdon 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 February 17, 2026, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $1,977.70 per acre for the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 31.75 acres)

	Total	Per/acre
SADC	$304,215.80	($9,581.60/acre)
Township	$38,026.98	($1,197.70/acre)
County	$38,026.98	($1,197.70/acre)
Total Purchase	$380,269.75	($11,977.00/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 $335,281.29; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting $335,281.29 in base grant funding which is available at this time (Schedule E); 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 32.703 net easement acres, at a State cost share of $10,252.31 per acre, for a total grant of approximately $355,281.29.

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.



2/26/26
Date

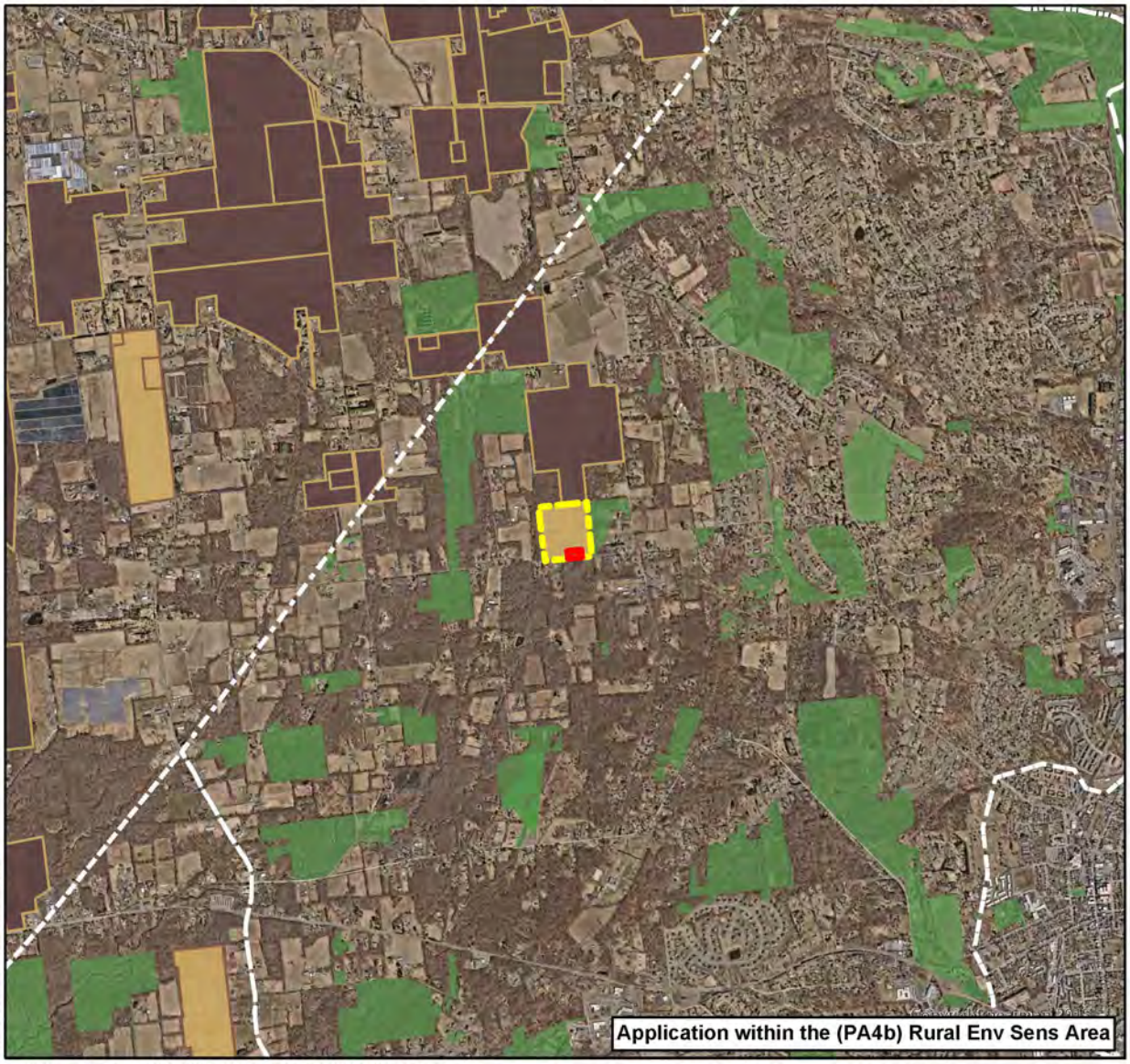
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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

Malavasi, John & Chelsie
Block 12 Lots P/O 20 (31.75 ac);
P/O 20-EN (1.25 ac)
Gross Total = 33.00 ac
Raritan Twp., Hunterdon County

0 1250 2500 5000 7500 Feet

N

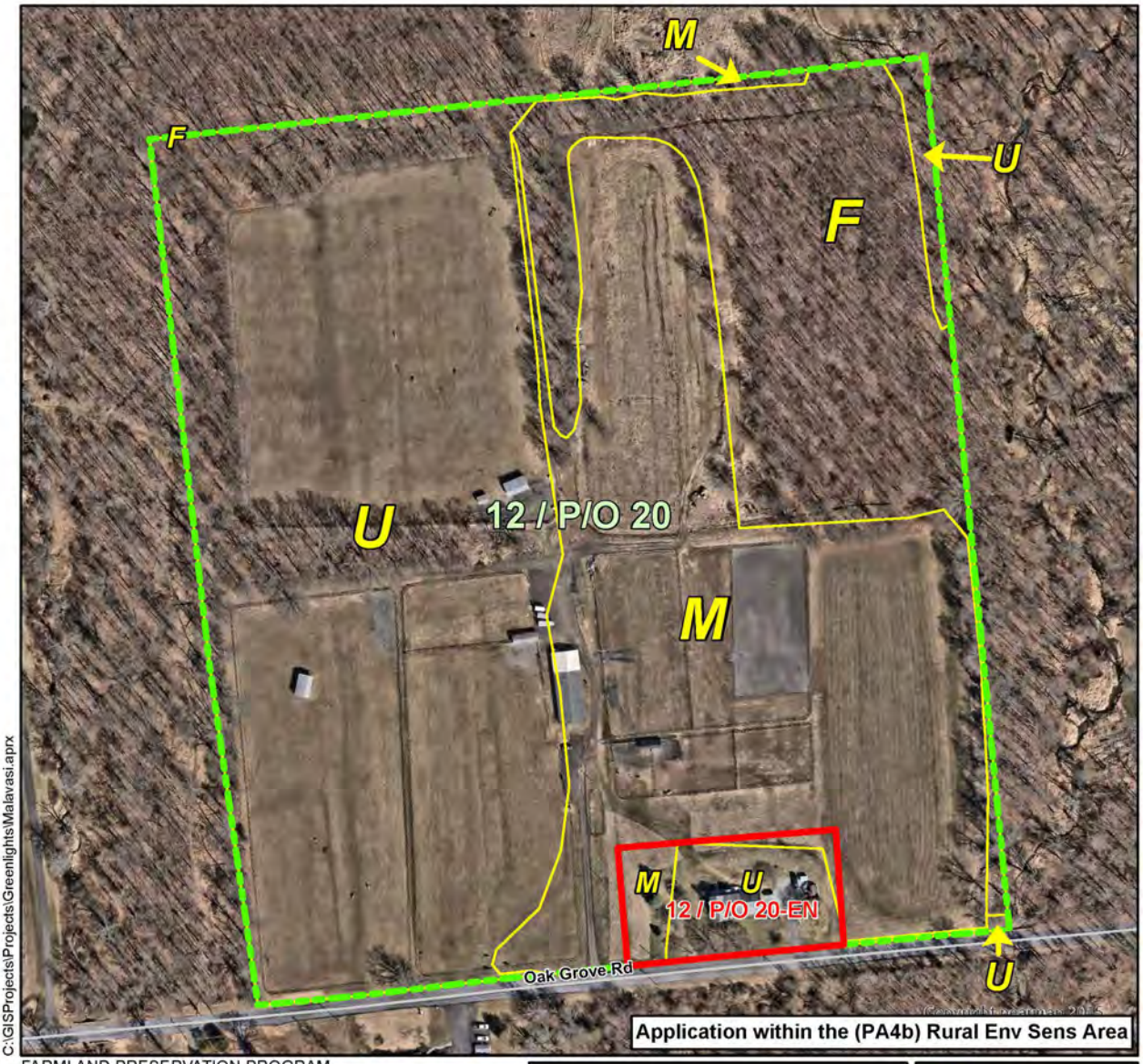
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation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

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

5/8/2025

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Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Malavasi, John & Chelsie
Block 12 Lots P/O 20 (31.75 ac);
P/O 20-EN (1.25 ac)
Gross Total = 33.00 ac
Raritan Twp., Hunterdon County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	18	19
Modified Ag (M)	34	34
Upland/Non-Wetlands (U)	48	47
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 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.

5/9/2025

SCHEDULE B

Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the following nonagricultural use occurs on the Premises. The pre-existing nonagricultural use will be described herein based on all pertinent approvals.

The Grantor holds approximately 12-15 4-H events annually, with no more than 30 attendees at each event, within an approximately 4-acre area, with such events including, but not limited to, educational programs and clinics for 4-H attendees and located in and around the stable and riding rings as depicted on Schedule B2.

The Grantor also currently boards horses and provides lessons on the Premises in and around the stable and riding rings as depicted on Schedule B2 Grantor understands that these uses are considered “equine service activities” that would not be permitted on the Premises (i.e., the preserved area of the farm described in Schedule A) unless the activity was ancillary to equine-related production, including pasturing, horse breeding and hay production. “Ancillary” means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities. Grantor understands and agrees that if equine service activities (such as boarding horses, riding lessons and schooling horses) on the Premises were ancillary to equine-related production, then the said equine service activities would be deemed agricultural uses and not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor understands that none of these restrictions apply to the land within the Exception area.

Grantor also understands and agrees that if, in the future, equine service activities on the Premises are not “ancillary” as defined above, then the said activities would be deemed non-agricultural and would be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.

_____(L.S)
Print landowner name under signature

_____(L.S)
Print landowner name under signature

SCHEDULE B2

Equine Areas



X:\counties\hunco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Malavasi, John & Chelsie
Block 12 Lots P/O 20 (31.75 ac);
P/O 20-EN (1.25 ac)
Gross Total = 33.00 ac
Raritan Twp., Hunterdon County

N

- Property in Question
- Exception areas
- Equine Service - 1.73 ac
- Equine Production (Pasture) - 18.47 ac
- Equine Non Agricultural Events +/- 4 ac

0 125 250 500 750 Feet

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

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2/6/2026

SCHEDULE C

Preliminary Soil Disturbance Map



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

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Malavasi, John & Chelsie
Block 12 Lots P/O 20 (31.75 ac);
P/O 20-EN (1.25 ac)
Gross Total = 33.00 ac
Raritan Twp., Hunterdon County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 31.75
Total Disturbance Acres (Does not include exception areas): 2.02
Percent of Disturbance: 6.36%

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.

5/14/2025

SCHEDULE D

SADC Statewide Formula Value Calculation

Farm Name:	**Malavasi, John & Chelsea**		
SADC ID:	**10-0449-PG**	**Total Score**	**23.48**
Farm Address:	**Raritan**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**15.41**
Natural Resource Factors - Max Add-on % =		**10**	**3.07**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***18.48***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		8.00
Size		6.00
Tillability		8.00
Contiguity to Preserved Farms		7.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	23.00
		Agricultural Resource %
		15.41

Natural Resource Factors		**Points**
Groundwater Recharge Capability		3.30
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		5.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	9.30
		Natural Resource %
		3.07

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	**$16,300**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$11,162**
Per Acre Value of Voluntary Deed Restrictions (each)	**$815**
Per Acre Value after Voluntary Deed Restrictions	**$11,977**
Net Acres	**31.75**
Estimated Easement Values	
Estimated Unadjusted Total	**$354,394**
Plus: Adjustment for Voluntary Restrictions (+)	**$25,876**
Estimated offer before Residential Opportunities reduction	**$380,270**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$380,270**

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. 2:76-8 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 E

Hunterdon County Planning Incentive Grant Financial Status

													Base Grant				Competitive Funds								
										SADC		Federal Grant						Maximum Grant			Fund Balance					
							SADC Certified or	SADC Grant	Grant (%)					Fiscal Year 11			1,500,000.00	Fiscal Year 11		3,000,000.00	Fiscal Year 11			0.00		
														Fiscal Year 13			1,000,000.00	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			1,349,545.40		
														Fiscal Year 20			1,000,000.00	Fiscal Year 20		2,000,000.00	Fiscal Year 20			7,626,609.52		
														Fiscal Year 21			1,000,000.00	Fiscal Year 25		7,500,000.00	Fiscal Year 25			29,354,529.45		
														Fiscal Year 22			2,000,000.00								
SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC FA	Closed	Negotiated Per Acre	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	FY25 Balance
																	7,500,000.00									
10-0295-PG	Rothpletz#2 (lot 1.05)	Tewksbury	43.7990	43.7680	02/31/12	12/31/12	15,000.00	9,000.00	60.00%	656,520.00	393,912.00	196,956.00		398,610.00	393,912.00	393,912.00	7,106,088.00									
10-0308-PG	Peterson, Linda	Franklin	35.0080	35.0080	05/24/12	11/18/13	6,200.00	4,000.00	64.52%	217,049.60	140,032.00			140,080.00	140,032.00	140,032.00	6,966,056.00									
10-0313-PG	Cooper, Gail	Holland	42.5280	42.5280	07/26/12	09/26/13	7,100.00	4,450.00	62.68%	301,948.80	189,249.60			197,090.50	189,249.60	189,249.60	6,776,806.40									
10-0327-PG	Snyder, Doris	Raritan	47.1070	47.1070	11/08/12	05/02/14	15,800.00	9,480.00	60.00%	744,290.60	446,574.36			428,542.92	386,897.28	386,897.28	6,389,909.12									
10-0325-PG	Gross, Joel, Rosemary	Kingwood	57.5090	57.5090	06/27/13	01/15/15	7,700.00	4,750.00	61.69%	442,819.30	273,167.75	224,285.10	54,633.55	283,765.00	218,534.20	218,534.20	6,171,374.92									
10-0310-PG	Associated Tree Movers	Alexandria	47.6940	47.3110	09/26/13	03/13/15	8,200.00	4,750.00	57.93%	387,950.20	224,727.25							247,200.00	236,555.00	236,555.00	2,763,445.00					
10-0319-PG	Hill & Dale #1 (Lot 1.04)	Tewksbury	90.3600	89.8710	03/28/13	05/24/16	17,000.00	10,200.00	60.00%	1,527,807.00	916,684.20	404,419.50		956,046.00	916,684.20	916,684.20	5,254,690.72									
10-0321-PG	Readington Lot 19/Little Hills	Readington	81.9810	81.9810	07/25/13	09/23/15	12,000.00	5,000.00	41.67%	983,772.00	409,905.00			215,328.92	215,329.92	215,328.92	5,039,361.80	374,934.28	374,934.28	374,934.28	2,388,510.72					
10-0311-PG	Papazian	Alexandria	44.1960	44.0510	09/26/13	01/12/16	9,300.00	5,580.00	60.00%	409,674.30	245,804.58							252,885.60	70,357.67	70,357.67	2,318,153.05					
10-0315-PG	KJA Holdings	Holland	65.3400	65.3400	09/26/13	10/01/15	9,000.00	5,400.00	60.00%	588,060.00	352,836.00							378,216.00	352,836.00	352,836.00	1,965,317.05					
10-0339-PG	Zander 1	Alexandria	26.3173	26.3173	09/26/13	10/04/16	7,400.00	4,600.00	62.16%	194,748.02	121,059.58							127,926.00	121,059.58	121,059.58	1,844,257.47					
10-0340-PG	Zander 2	Kingwood	24.4022	24.4022	11/13/14	10/04/16	7,950.00	4,875.00	61.32%	193,997.49	118,960.73							120,510.00	118,960.73	118,960.73	1,725,296.74					
10-0350-PG	Amwell Chase, Inc.	W. Amwell	183.1620	183.1520	04/24/15	10/16/15	8,700.00	5,250.00	60.34%	1,593,422.40	961,548.00							978,757.50	961,548.00	961,548.00	962,537.79	4,801,210.95				
10-0357-PG	Schley	Readington	19.4160	19.4160	06/23/16	09/15/17	16,300.00	9,780.00	60.00%	316,480.80	189,888.48			39,361.80	39,361.80	39,361.80	5,000,000.00	172,179.60	150,526.68	150,526.68	812,011.11	4,801,210.95				
10-0389-PG	Dirt Capital Partners	Franklin/Kingwood	85.0060	85.0060	12/07/17	08/21/18	9,100.00	5,460.00	60.00%	773,554.60	464,132.76			456,090.18	464,132.76	464,132.76	4,535,867.24									
10-0387-PG	Roving Wheel	Delaware	45.0640	44.4330	12/07/17	06/14/18	10,500.00	6,300.00	60.00%	466,546.50	279,927.90			291,356.10	279,927.90	279,927.90	4,255,939.34									
10-0408-PG	Livingston, Marsha C. & Berry, Marbern C.	Tewksbury	44.8150	44.8150	12/07/17	06/28/18	24,800.00	14,880.00	60.00%	1,111,412.00	666,847.20			244,511.14	244,511.14	244,511.14	4,011,428.20	422,336.06	422,336.06	422,336.06		4,378,874.89				
10-0412-PG	Michisk, Robert G.	Franklin	41.0240	41.0240	06/28/18	01/31/19	7,900.00	4,850.00	61.39%	324,089.60	198,966.40							209,311.45	198,966.40	198,966.40		4,179,908.49				
10-0391-PG	Janssen Ortho Pharm (Peacefield Mgmt - A)	Alexandria	71.5300	71.5300	07/26/18	11/02/20	5,687.50	3,650.00	64.18%	406,826.88	261,084.50			11,428.20	11,428.20	11,428.20	4,000,000.00	303,303.80	249,656.30	249,656.30		4,043,103.96	4,887,148.23			
10-0393-PG	Janssen Ortho Pharm (Peacefield Mgmt - B)	Alexandria	71.8890	71.8890	07/26/18	11/02/20	4,327.50	2,860.00	66.09%	311,099.65	205,602.54							294,357.95	205,602.54	205,602.54			4,681,545.68			
10-0394-PG	Janssen Ortho Pharm (Peacefield Mgmt - C)	Alexandria	70.5220	70.5220	07/26/18	11/02/20	8,762.50	5,150.00	58.77%	617,949.03	363,188.30							465,445.20	363,188.30	363,188.30			4,318,357.38			
10-0395-PG	Janssen Ortho Pharm (Peacefield Mgmt - D)	Alexandria	76.8360	76.8360	07/26/18	11/02/20	8,225.00	4,900.00	59.57%	631,976.10	376,496.40							461,016.00	376,496.40	376,496.40			3,941,860.98			
10-0422-PG	Martin, Timothy & Katharine	Delaware	33.7840	33.7660	01/24/18	12/18/20	6,300.00	4,050.00	64.29%	212,725.80	136,752.30							144,615.38	136,752.30	136,752.30			3,805,108.68			
10-0424-PG	America's Grow A Row	Franklin	35.3270	35.3270	03/28/19	11/12/19	8,500.00	5,150.00	60.59%	300,279.50	181,934.05							193,614.25	181,934.05	181,934.05			3,623,174.64			
10-0414-PG	Grochowicz, Thomas & Michelle (Boro)	Hampton/Glen Gardner/Bethlehem	78.6840	77.1490	05/23/19	11/30/21	8,500.00	5,100.00	60.00%	655,766.50	393,459.90							413,329.50	393,459.90	393,459.90			3,229,714.74			
10-0430-PG	DeSapio, Martin A. and Cathleen J.	Kingwood	45.6100	45.5200	08/27/20	09/14/21	3,500.00	1,171.57	33.47%	159,635.00	53,330.00	106,305.00	60,470.00	51,664.80	53,330.00	53,330.00	3,946,670.00									
10-0438-PG	Readington Township (Saums)	Readington	50.3990	50.3990	05/27/21	02/28/23	11,500.00	6,900.00	60.00%	579,588.50	347,753.10			366,893.70	347,753.10	347,753.10	3,598,916.90									
10-0439-PG	Walker, Meghan (Magnolia Creek)	Franklin	29.4340	29.3780	10/28/21	06/16/22	7,000.00	4,400.00	62.86%	205,646.00	129,263.20			135,053.60	129,263.20	129,263.20	3,469,653.70									
10-0427-PG	Barnes, Maia & David	Kingwood	20.0860	20.0860	01/26/23	11/21/24	5,000.00	3,400.00	68.00%	100,430.00	34,000.00	66,430.00	34,292.40	33,495.00	34,000.00	34,000.00	3,435,653.70									
10-0446-PG	Amwell Valley Conservancy, Inc. (West)	West Amwell	42.6460	42.6460	12/07/23		5,700.00	3,750.00	65.79%	243,082.20	159,922.50			166,462.50	159,922.50		3,275,731.20									
10-0445-PG	Amwell Valley Conservancy, Inc. (East)	East Amwell	15.8590	15.8520	12/07/23		10,800.00	6,480.00	60.00%	171,201.60	102,720.96			110,795.04	102,720.96		3,173,010.24									
10-0449-PG	Malavasi, John & Chelsie	Raritan	31.7500	32.7030	02/26/26		11,977.00	10,252.31	85.60%	391,683.83	335,281.29			335,281.29			2,837,728.95									
Closed	29		1,608.8295	1,605.4415						15,416,066.16	9,077,088.08	998,395.60	149,395.95													
Encumbered	2		58.5050	58.4980						414,283.80	262,643.46															
														Encumber/Expended FY09		-	-									
														Encumber/Expended FY11		-	-	1,500,000.00	-	-	-	2,187,988.89	812,011.11			
														Encumber/Expended FY13		-	-	1,000,000.00	-	-	-	956,896.04		4,043,103.96		
														Encumber/Expended FY17		-	-	1,000,000.00	-	-	-	1,770,285.26			3,229,714.74	
														Encumber/Expended FY18						-	-	-				
														Encumber/Expended FY20		173,010.24	262,643.46	564,346.30	-	-	-	-				
														Encumber/Expended FY21		162,271.05	-	-	837,728.95							
														Encumber/Expended FY22		-	-	-	2,000,000.00							
														Encumber/Expended FY25						-	-	-				
														Total					2,837,728.95				812,011.11	4,043,103.96	3,229,714.74	2,000,000.00	2,000,000.00	7,500,000.00
				162,271.05																						

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(9)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Baitinger, Frank ("Owner")
SADC ID# 06-0237-PG
Stow Creek Township, Cumberland County
N.J.A.C. 2:76-17 et seq.

FEBRUARY 26, 2026

WHEREAS, on January 10, 2025 the application for the sale of a development easement for the subject farm identified as Block 20, Lot 7, Stow Creek Township, Cumberland County, totaling approximately 28.67 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 Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is located in the County's Stow Creek North Project Area; and

WHEREAS, the SADC's Green Light Approval was conditioned upon the County adding the Property as a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1, which was done as part of its annual update to the SADC in December 2025; and

WHEREAS, the SADC's final approval and cost share grant are conditioned upon the approval of the annual updates, which is anticipated in May 2026; and

WHEREAS, the Property includes one (1) approximately 2-acre non-severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 26.67 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) 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) existing single family residential unit
2. Zero (0) 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 oats and grain 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, the Property has a quality score of 60.38 which exceeds 43, 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 27, 2025, in accordance with Resolution # FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of $5,600 per acre based on zoning and environmental regulations in place as of the current valuation date November 1, 2024; and

WHEREAS, the SADC certified the market value unrestricted of $10,500 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 $7,572 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 $8,622 per acre; and

WHEREAS, the Owners accepted the Cumberland County's offer of $8,622 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 December 9, 2025, the Stow Creek Township Committee approved the application for the sale of development easement, but is not participating financially in the easement; and

WHEREAS, on July 22, 2025, the Cumberland 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 August 19, 2025, the Cumberland County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $1,724.40 per acre for the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 26.67 acres)

	Total	Per/acre
SADC	$183,958.99	($6,897.60/acre)
County	$45,989.75	($1,724.40/acre)
Total Purchase	$229,948.74	($8,622.00/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the new 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 $202,740.41; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting $202,740.41 in base 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 cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 27.47 net easement acres, at a State cost share of $7,380.43 per acre, for a total grant of approximately $202,740.41 pursuant to N.J.A.C. 2:76-6.11.

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.

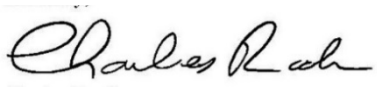
6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.

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.



2/26/2026
Date

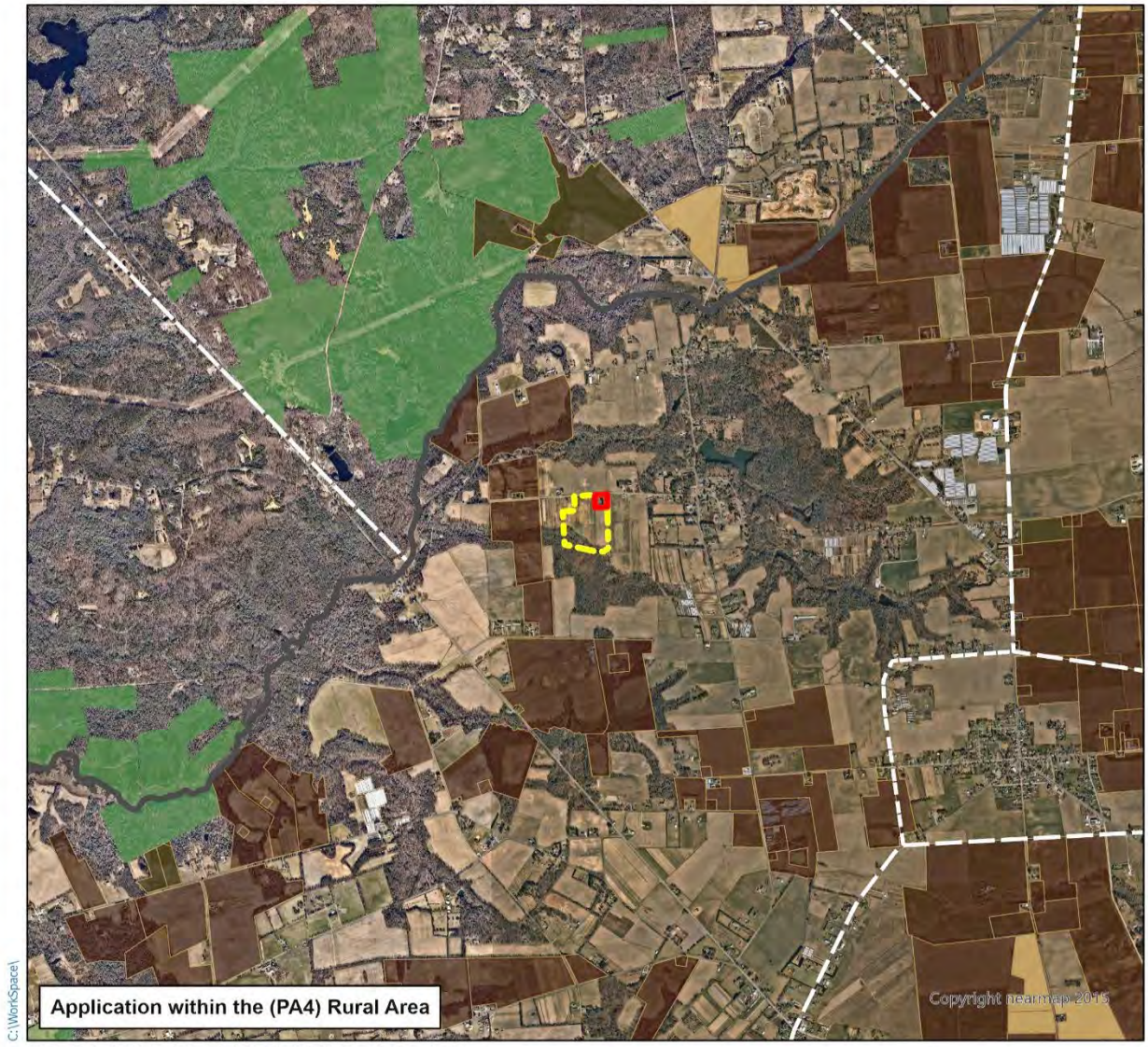
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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

Baitinger, Frank P. III
Block 20 Lots P/O 7 (26.67 ac); &
P/O 7-EN (non-severable exception - 2.0 ac)
Gross Total = 28.67 ac
Stow Creek Twp., Cumberland County

0 1250 2500 5000 7500
Feet

N

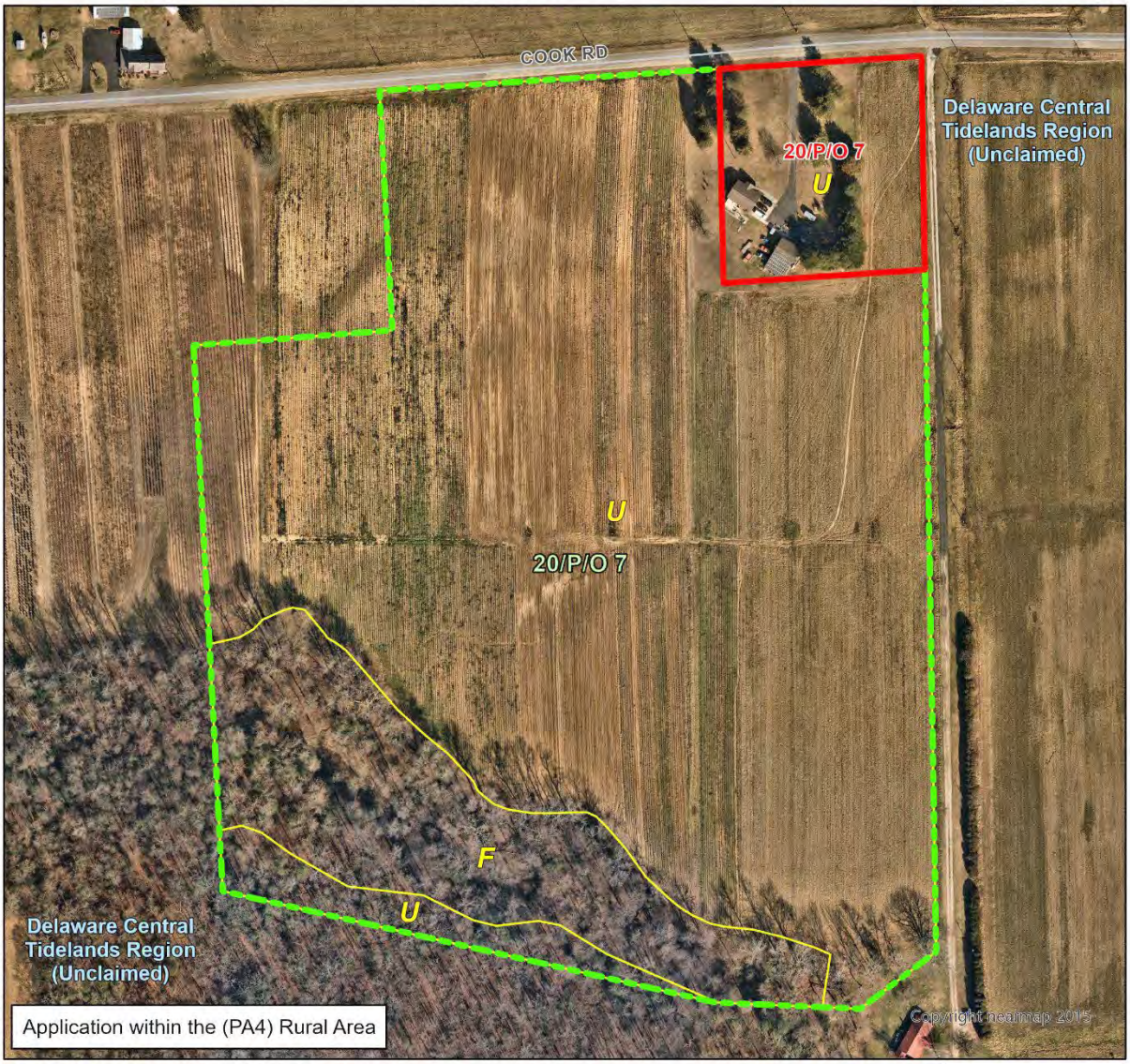
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey" - parcel edited to hard copy survey
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.

1/8/2025

Wetlands



C:\WorkSpace\Baitinger, Frank P III.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Baitinger, Frank P. III
Block 20 Lots P/O 7 (26.67 ac); &
P/O 7-EN (non-severable exception - 2.0 ac)
Gross Total = 28.67 ac
Stow Creek Twp., Cumberland County

0 100 200 400 600 Feet

N

Property in Question
Exception areas
Wetlands
Municipal / Local Roads

Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
U- Uplands/ Non-Wetlands
B - 300' Buffer
W - Water

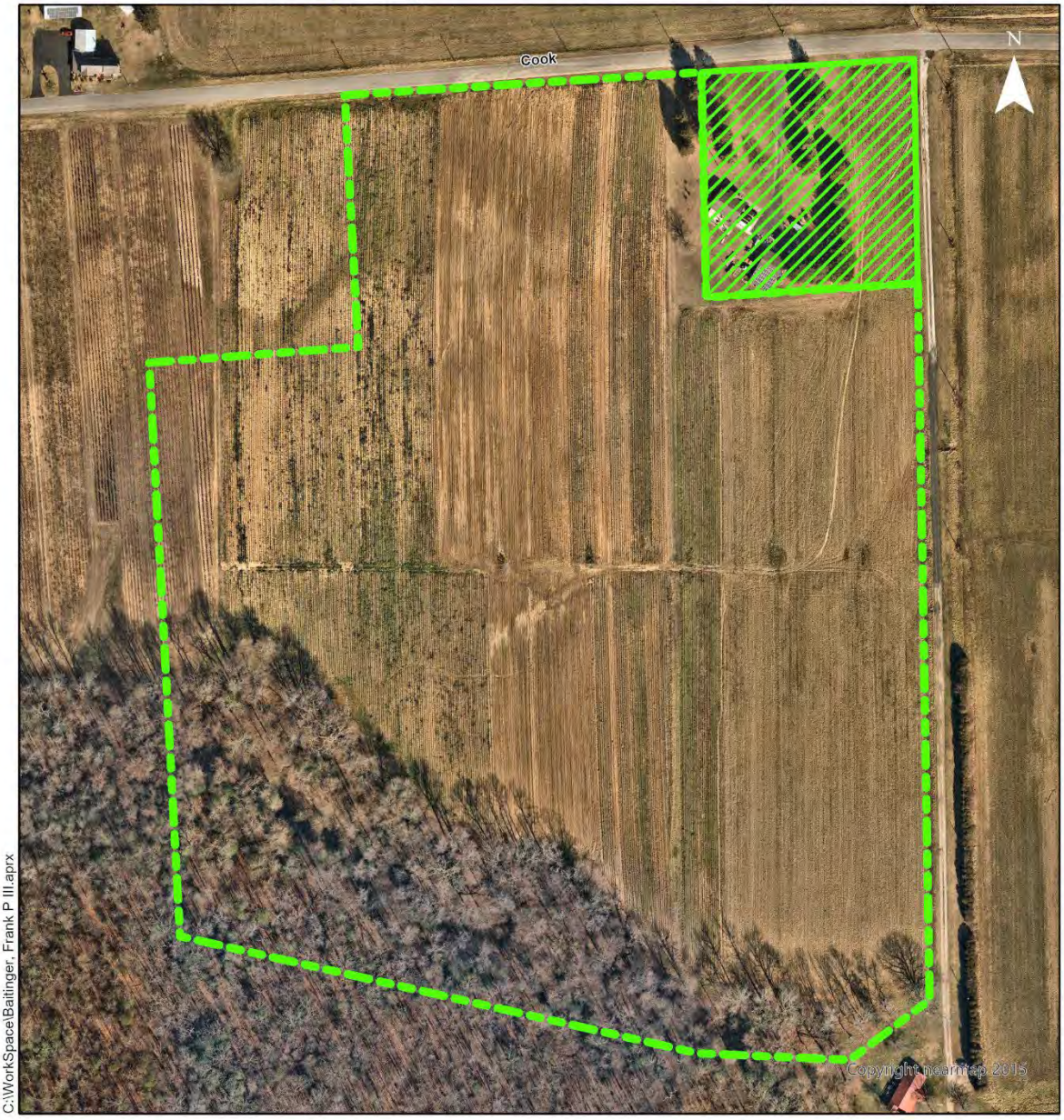
Tidelands Disclaimer:
The Tidelands depicted on this map were derived from NJDEP's Tidelands claim downloadable file hosted on NJGIN. These features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey" - parcel edited from hard copy survey
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"

1/9/2025

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Baitinger, Frank P. III
Block 20 Lots P/O 7 (26.67 ac); &
P/O 7-EN (non-severable exception - 2.0 ac)
Gross Total = 28.67 ac
Stow Creek Twp., Cumberland County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 26.67
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

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.

1/10/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Baitinger, Frank 423**		
SADC ID:	**06-0237-PG**	**Total Score**	**22.11**
Farm Address:	**80 Cook Road, Bridgeton NJ**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**13.45**
Natural Resource Factors - Max Add-on % =		**10**	**3.66**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***22.11***
Additional Restrictions - Max Add-on % =		**10**	**0.00**

Agricultural Resource Factors			**Points**
Soils			9.07
Size			0.00
Tillability			8.00
Contiguity to Preserved Farms			3.00
Agricultural Water Availability (Y/N)			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.67	20.07
			Agricultural Resource %
			13.45

Natural Resource Factors			**Points**
Groundwater Recharge Capability			5.08
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			1.00
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	11.08
			Natural Resource %
			3.66

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%)	0
House Size Limit (2,500 sqft)	0
	Additional Restrictions %
	0

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$10,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,572**
Per Acre Value of Voluntary Deed Restrictions (each)	**$525**
Per Acre Value after Voluntary Deed Restrictions	**$7,572**
Net Acres	**26.68**
Estimated Easement Values	
Estimated Unadjusted Total	**$202,021**
Plus: Adjustment for Voluntary Restrictions (+)	**$0**
Estimated offer before Residential Opportunities reduction	**$202,021**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$202,021**

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
Financial Spreadsheet

SADC County Planning Incentive Grant Financial Status

Cumberland 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	6,000,000.00		Fiscal Year 13	0.00				
											-	-			Fiscal Year 17	6,000,000.00		Fiscal Year 17	0.00				
											Fiscal Year 20	2,000,000.00			Fiscal Year 18	2,000,000.00		Fiscal Year 18	1,348,646.40				
											Fiscal Year 21	2,000,000.00			Fiscal Year 20	2,000,000.00		Fiscal Year 20	7,828,809.62				
											Fiscal Year 22	2,000,000.00			Fiscal Year 25	7,500,000.00		Fiscal Year 25	29,354,629.45				
											Fiscal Year 25	600,000.00											
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	Enoumbered	PV	Expended	Balance	Enoumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														10,000,000.00								
06-0200-PG	La Sala, Benny M.	Deerfield	91.790	91.130	6,750.00	3,775.00	523,897.50	344,015.75			362,400.00	348,607.25	344,015.75	6,193,426.50								
06-0209-PG	Chando, James & Fritz-Chando, Linda	Commercial	84.258	84.258	2,000.00	1,500.00	168,512.00	126,384.00			120,610.00	126,384.00	126,384.00	6,067,042.50								
06-0196-PG	Hitchner, George W. & Terri	Hopewell	125.255	125.255	5,400.00	3,800.00	676,377.00	450,918.00			486,872.00	450,918.00	450,918.00	5,616,124.50								
06-0206-PG	Aleszozyk, Christopher	Downe	24.000	24.720	2,700.00	1,890.00	66,744.00	46,192.80			46,192.80	47,290.38	47,290.38	5,568,834.14								
06-0201-PG	Vega Farm, Inc.	Hopewell	53.054	53.054	6,500.00	4,160.00	344,851.00	220,174.10			280,823.00	220,174.10	220,174.10	5,348,660.04								
06-0217-PG	Lang, Scott L. & Mitzi M.	Greenwich	61.715	61.715	3,000.00	2,200.00	185,145.00	135,773.00			143,864.40	135,773.00	135,773.00	5,212,887.04								
06-0208-PG	~~Maguire~~ Farms2, LLC	Stow Creek	94.485	94.485	5,000.00	3,400.00	322,475.00	219,233.00			231,152.00	219,233.00	219,233.00	4,993,804.04								
06-0221-PG	Lore, Sr. Richard E.	Hopewell	35.940	34.784	5,200.00	3,500.00	180,376.30	121,744.00			125,325.00	124,740.00	121,744.00	4,871,360.04								
06-0212-PG	Bart, Edward & Sharon	Downe	32.960	32.960	2,800.00	2,080.00	92,280.00	67,377.00			72,141.20	67,377.00	67,377.00	4,803,983.04								
06-0223-PG	S.F. Systems (Lot 1)	Lawrence	47.328	46.880	5,364.00	4,233.20	250,388.44	200,710.76			223,428.81	200,710.75	200,710.75	4,603,272.29								
06-0226-PG	S.F. Systems (Lot 7)	Lawrence	28.760	28.760	1,700.00	1,290.00	46,492.00	34,620.40			37,352.80	34,620.40	34,620.40	4,568,761.38								
06-0228-PG	Kinoald, James W. & Mary Elizabeth	Stow Creek	59.258	59.258	4,100.00	2,980.00	242,948.80	188,472.16			188,988.80	188,472.16	188,472.16	4,388,278.73								
06-0227-PG	Franceschini, Ralph - Estate of	Vineland City	23.538	23.538	6,500.00	3,850.00	128,448.00	86,908.40			87,985.00	86,908.40	86,908.40	4,313,373.33								
06-0229-PG	Brooks Farm Properties, LLC	Hopewell	56.767	56.767	10,006.00	8,004.80	568,010.60	454,408.48			526,593.37	454,408.48		3,858,964.85								
06-0230-PG	Halter, Patrick W. & Husted-Halter, Melanie	Hopewell	11.804	11.471	9,736.00	7,788.80	111,681.66	89,345.32			101,325.02	89,345.32		3,769,619.53								
06-0231-PG	Barber, Joan L. - Estate of	Upper Deerfield & Deerfield	41.860	43.116	8,557.00	7,324.79	368,943.61	315,815.65			315,815.65			3,453,803.88								
06-0234-PG	Taylor, Jonathan	Upper Deerfield	20.020	20.621	6,547.00	5,604.23	135,005.69	115,564.83			115,564.83			3,338,239.05								
06-0237-PG	Baitinger, III, Frank P.	Stow Creek	26.670	27.470	8,622.00	7,380.43	236,846.34	202,740.41			202,740.41			3,135,498.64								
06-0235-PG	Patituci, James Jr. & Amber	Stow Creek	16.500	16.995	9,352.00	8,005.31	158,937.24	136,050.24			136,050.24			2,999,448.40								
06-0236-PG	Cox, Brian Russell & Blizzard Brittany Michelle	Stow Creek	19.580	20.167	9,395.00	8,042.12	189,468.97	162,185.43			162,185.43			2,837,262.97								
06-0240-PG	Mehaffey, Douglas G.	Upper Deerfield	19.230	19.807	9,610.00	8,226.16	190,345.27	162,935.55			162,935.55			2,674,327.42								
Closed	96		~~4,833,395~~	~~4,831,071~~			~~24,944,393.91~~	~~19,844,749.18~~	2,124,294.02	538,168.20												
Enoumbered	3		212.431	218.414			1,958,239.57	1,638,046.82														
											Enoumber/Expended FY09	-		-	-	-	-					
											Enoumber/Expended FY11	-	-	1,500,000.00	-	-	3,000,000.00	-				
											Enoumber/Expended FY13	-	-	1,000,000.00	-	-	4,987,872.38		2,127.82			
											Enoumber/Expended FY17	-	-	1,000,000.00	-	-	2,506,593.80			2,493,466.20		
											Enoumber/Expended FY18				-	-	-					
											Enoumber/Expended FY20			2,000,000.00	-	-	-					
											Enoumber/Expended FY21	~~1,095,282.11~~	543,753.80	186,826.67	174,327.42							
											Enoumber/Expended FY22	-	-	-	2,000,000.00							
											Enoumber/Expended FY25	-	-	-	600,000.00	-	-	-				
											Total				2,674,327.42			-	2,127.82	2,493,466.20	2,000,000.00	2,000,000.00

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(10)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Patitucci, James Jr. & Amber ("Owners")
SADC ID#06-0235-PG
Stow Creek Township, Cumberland County
N.J.A.C. 2:76-17 et seq.

FEBRUARY 26, 2026

WHEREAS, on December 9, 2025 the application for the sale of a development easement for the subject farm identified as Block 29, Lot 5, Stow Creek Township, Cumberland County, totaling approximately 18.50 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 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 located in the County's Stow Creek Project 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 16.50 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) 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) 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 grain 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 0.31 acres (1.87%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 69.44 which exceeds 43, 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 9, 2024, in accordance with Resolution #FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of $7,100 per acre based on zoning and environmental regulations in place as of the current valuation date November 1, 2024; and

WHEREAS, the SADC certified the market value unrestricted of $12,600 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 $6,300 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 $9,352.00 per acre; and

WHEREAS, the Owners accepted the County's offer of $9,352 per acre, based 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 December 9, 2025, the Stow Creek Township Committee approved the application for the sale of development easement but is not participating financially in the easement purchase; and

WHEREAS, on July 22, 2025, the Cumberland 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 August 19, 2025, the Cumberland County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $1,870 per acre for the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 16.5 acres)

	Total	Per/acre
SADC	$123,446.40	($7,481.60/acre)
County	$30,861.60	($1,870.40/acre)
Total Purchase	$154,308.00	($9,352.00/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the new 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 $136,050.24; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting $136,050.24 in base 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 cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 16.995 net easement acres, at a State cost share of $8,005.31 per acre, for a total grant of approximately $136,050.24 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.



2/26/2026
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	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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\cumco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Patitucci, James Jr. and Amber
Block 29 Lots P/O 5 (16.50 ac); &
P/O 5-EN (non-severable exception - 2.00 ac)
Gross Total = 18.50 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 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.

12/2/2024

Wetlands



X:\counties\cumco\Pro Projects\Patitucci, James Jr & Amber.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Patitucci, James Jr. and Amber
Block 29 Lots P/O 5 (16.50 ac); &
P/O 5-EN (non-severable exception - 2.00 ac)
Gross Total = 18.50 ac
Stow Creek Twp., Cumberland County

N

Property in Question
Exception areas
Wetlands
County Roads
Municipal / Local Roads

0 100 200 400 600 Feet

Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
U- Uplands/ Non-Wetlands
B - 300' Buffer
W - Water

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.

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.

12/2/2024

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Patitucci, James Jr. and Amber
Block 29 Lots P/O 5 (16.50 ac); &
P/O 5-EN (non-severable exception - 2.00 ac)
Gross Total = 18.50 ac
Stow Creek Twp., Cumberland County

Estimated Easement Acres: 16.50
Total Disturbance Acres (Does not include exception areas): 0.31
Percent of Disturbance: 1.87%

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.

2/13/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Patitucci, James Jr. & Amber**		
SADC ID:	**06-0235-PG**	**Total Score**	**24.22**
Farm Address:	**Stow Creek**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**12.05**
Natural Resource Factors - Max Add-on % =		**10**	**2.17**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***14.22***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		9.99
Size		0.00
Tillability		0.00
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	17.99
		Agricultural Resource %
		12.05

Natural Resource Factors		**Points**
Groundwater Recharge Capability		5.59
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		0.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	6.59
		Natural Resource %
		2.17

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	**$12,600**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,092**
Per Acre Value of Voluntary Deed Restrictions (each)	**$630**
Per Acre Value after Voluntary Deed Restrictions	**$9,352**
Net Acres	**16.50**
Estimated Easement Values	
Estimated Unadjusted Total	**$133,518**
Plus: Adjustment for Voluntary Restrictions (+)	**$20,790**
Estimated offer before Residential Opportunities reduction	**$154,308**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$154,308**

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
Financial Spreadsheet

SADC County Planning Incentive Grant Financial Status

Cumberland 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 Grant Enumbered	Base Grant PV	Base Grant Expended	Base Grant Balance	Competitive Funds Maximum Grant Enumbered	Competitive Funds Maximum Grant PV	Competitive Funds Maximum Grant Expended	Competitive Funds Fund Balance FY11 Balance	Competitive Funds Fund Balance FY13 Balance	Competitive Funds Fund Balance FY17 Balance	Competitive Funds Fund Balance FY18 Balance	Competitive Funds Fund Balance FY20 Balance
														10,000,000.00								
06-0200-PG	La Sala, Benny M.	Deerfield	81.780	81.130	6,750.00	3,775.00	523,987.50	344,016.75			382,400.00	346,607.25	344,016.75	6,193,426.50								
06-0209-PG	Chando, James & Fritz-Chando, Linda	Commercial	84.256	84.256	2,000.00	1,500.00	168,512.00	126,384.00			120,510.00	126,384.00	126,384.00	6,067,042.50								
06-0186-PG	Hitchner, George W. & Terri	Hopewell	125.255	125.255	6,400.00	3,800.00	676,377.00	450,918.00			486,372.00	450,918.00	450,918.00	5,616,124.50								
06-0206-PG	Aleszozyk, Christopher	Downe	24.000	24.720	2,700.00	1,890.00	66,744.00	46,192.80			46,192.80	47,290.38	47,290.38	5,568,834.14								
06-0201-PG	Vege Farm, Inc.	Hopewell	63.064	63.064	8,500.00	4,160.00	344,361.00	220,174.10			230,323.00	220,174.10	220,174.10	5,348,660.04								
06-0217-PG	Lang, Scott L. & Mitzi M.	Greenwich	81.715	81.715	3,000.00	2,200.00	135,145.00	135,773.00			145,884.40	135,773.00	135,773.00	5,212,887.04								
06-0208-PG	Mascuch Farms2, LLC	Stow Creek	84.485	84.485	6,000.00	3,400.00	322,476.00	219,283.00			231,132.00	219,283.00	219,283.00	4,993,604.04								
06-0221-PG	Lore, Sr. Richard E.	Hopewell	35.840	34.784	5,200.00	3,500.00	130,376.30	121,744.00			125,325.00	124,740.00	121,744.00	4,871,380.04								
06-0212-PG	Bart, Edward & Sharon	Downe	32.960	32.960	2,800.00	2,080.00	92,280.00	67,377.00			72,141.20	67,377.00	67,377.00	4,803,883.04								
06-0223-PG	S.F. Systems (Lot 1)	Lawrence	47.328	48.880	5,354.00	4,233.20	260,388.44	200,710.76			223,428.81	200,710.75	200,710.75	4,603,272.29								
06-0225-PG	S.F. Systems (Lot 7)	Lawrence	28.780	28.780	1,700.00	1,280.00	45,482.00	34,520.40			37,332.80	34,520.40	34,520.40	4,568,751.89								
06-0228-PG	Kinoald, James W. & Mary Elizabeth	Stow Creek	59.258	59.258	4,100.00	2,880.00	242,948.80	169,472.16			169,999.80	169,472.16	169,472.16	4,399,278.73								
06-0227-PG	Franoescnini, Ralph - Estate of	Vineland City	23.538	23.538	6,500.00	3,860.00	129,448.00	85,906.40			87,995.00	85,906.40	85,906.40	4,313,373.33								
06-0229-PG	Brooks Farm Properties, LLC	Hopewell	56.767	56.767	10,006.00	8,004.80	568,010.60	454,408.48			526,593.37	454,408.48		3,858,964.85								
06-0230-PG	Halter, Patrick W. & Husted-Halter, Melanie	Hopewell	11.804	11.471	9,736.00	7,788.80	111,681.66	89,345.32			101,325.02	89,345.32		3,769,619.53								
06-0231-PG	Barber, Joan L. - Estate of	Upper Deerfield & Deerfield	41.860	43.116	8,557.00	7,324.79	368,943.61	315,815.65			315,815.65			3,453,803.88								
06-0234-PG	Taylor, Jonathan	Upper Deerfield	20.020	20.621	6,547.00	5,604.23	135,005.69	115,564.83			115,564.83			3,338,239.05								
06-0237-PG	Baitinger, III, Frank P.	Stow Creek	26.670	27.470	8,622.00	7,380.43	236,846.34	202,740.41			202,740.41			3,135,498.64								
06-0235-PG	Pattucci, James Jr. & Amber	Stow Creek	16.500	16.995	9,352.00	8,005.31	158,937.24	136,050.24			136,050.24			2,999,448.40								
06-0236-PG	Cox, Brian Russell & Blizzard Brittany Michelle	Stow Creek	19.580	20.167	9,395.00	8,042.12	189,468.97	162,185.43			162,185.43			2,837,262.97								
06-0240-PG	Mehaffey, Douglas G.	Upper Deerfield	19.230	19.807	9,610.00	8,226.16	190,345.27	162,935.55			162,935.55			2,674,327.42								
Closed	96		4,823,395	4,831,071			24,944,203.91	19,844,749.19	2,124,294.02	538,158.20												
Encumbered	3		212.431	216.414			1,959,238.37	1,639,046.82														
										Enumber/Expended FY09	-			-								
										Enumber/Expended FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-				
										Enumber/Expended FY13	-	-	1,000,000.00	-	-	-	4,997,872.38		2,127.62			
										Enumber/Expended FY17	-	-	1,000,000.00	-	-	-	2,506,603.80			2,493,486.20		
										Enumber/Expended FY18					-	-	-					
										Enumber/Expended FY20			2,000,000.00		-	-	-					
										Enumber/Expended FY21	1,095,393.11	643,768.80	188,828.87	174,327.42								
										Enumber/Expended FY22	-	-	-	2,000,000.00								
										Enumber/Expended FY25	-	-	-	500,000.00	-	-	-					
										Total				2,674,327.42				-	2,127.62	2,493,486.20	2,000,000.00	2,000,000.00

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(11)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Cox, Brian Russell & Blizzard, Brittany Michelle ("Owners")
SADC ID#06-0236-PG
Stow Creek Township, Cumberland County
N.J.A.C. 2:76-17 et seq.

FEBRUARY 26, 2026

WHEREAS, on January 22, 2025, the application for the sale of a development easement for the subject farm identified as Block 8, Lot 14, Stow Creek Township, Cumberland County, totaling approximately 22.58 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 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 located in the County's Stow Creek Project Area; and

WHEREAS, the Property includes one (1) approximately 3-acre non-severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 19.58 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 one (1) 3-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) 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) existing single family residential units
2) Zero (0) 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 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 0 acres (0%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 73.21 which exceeds 43, 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 February 20, 2025, in accordance with Resolution #FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of $6,200 per acre based on zoning and environmental regulations in place as of the current valuation date December 1, 2024; 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, the Owner agreed to a 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 $9,395 per acre; and

WHEREAS, the Owners accepted Cumberland County's offer of $9,395 per acre, based on the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26) 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 December 9, 2025, the Stow Creek Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, on July 22, 2025, the Cumberland 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 August 19, 2025, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $1,879.00 per acre for the local cost; and

WHEREAS, the estimated cost share breakdown is as follows (based on 19.58 acres)

	Total	Per/acre
SADC	$147,163.28	($7,516/acre)
Cumberland County	$36,790.82	($1,879/acre)
Total Purchase	$183,954.10	($9,395/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the new 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 $162,185.43; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting $162,185.4 in base 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.

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 cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 20.167 net easement acres, at a State cost share of $8,042.12 per acre, for a total grant of approximately $162,185.43 pursuant to N.J.A.C. 2:76-6.11.

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.



2/26/2026
Date

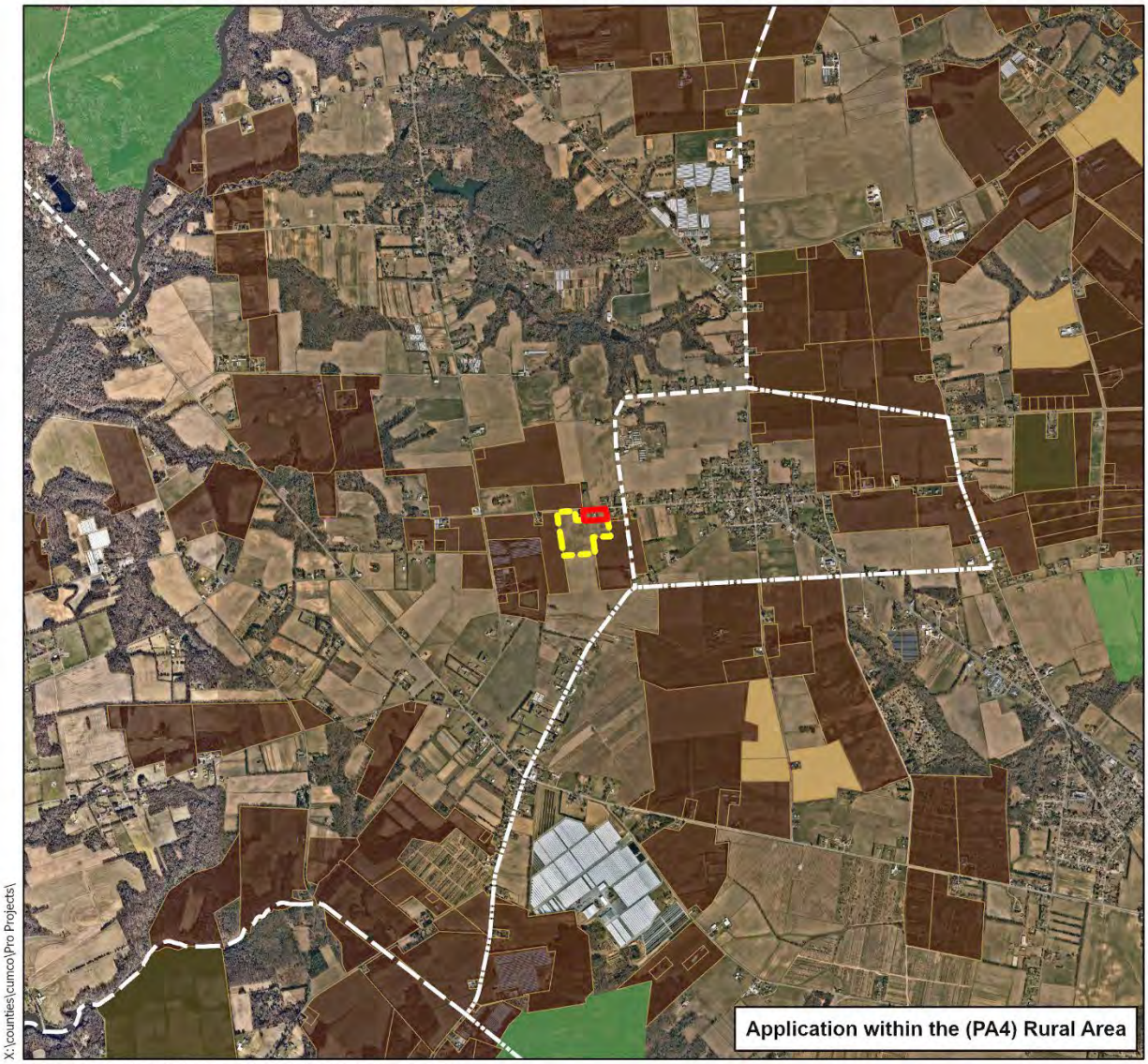
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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\cumco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Cox, Brian Russell & Blizzard Brittany Michelle
Block 8 Lots P/O 14 (19.58 ac); &
P/O 14-EN (non-severable exception - 3.0 ac)
Gross Total = 22.58 ac
Stow Creek Twp., Cumberland County

0 1250 2500 5000 7500
Feet

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 OS & Recreation Easements
NJ County Boundaries
NJ Municipal Boundaries

N

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.

1/15/2025

Wetlands



X:\counties\cumco\Pro Projects\Cox, Brian Russell & Blizzard Brittany Michelle.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Cox, Brian Russell & Blizzard Brittany Michelle
Block 8 Lots P/O 14 (19.58 ac); &
P/O 14-EN (non-severable exception - 3.0 ac)
Gross Total = 22.58 ac
Stow Creek Twp., Cumberland 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
County Roads

0 50 100 200 300 Feet

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"

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

1/15/2025

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\cumco\Pro Projects\Cox, Brian Russell & Blizzard Brittany Michelle.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Cox, Brian Russell & Blizzard Brittany Michelle
Block 8 Lots P/O 14 (19.58 ac); &
P/O 14-EN (non-severable exception - 3.0 ac)
Gross Total = 22.58 ac
Stow Creek Twp., Cumberland County

Estimated Easement Acres: 19.58
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

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.

1/15/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Cox, Brian Russell & Blizzard Brittany Michelle**		
SADC ID:	**06-0236-PG**	**Total Score**	**30.99**
Farm Address:	**Stow Creek**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**19.43**
Natural Resource Factors - Max Add-on % =		**10**	**1.56**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***20.99***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		10.00
Size		0.00
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	29.00
		Agricultural Resource %
		19.43

Natural Resource Factors		**Points**
Groundwater Recharge Capability		4.73
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	4.73
		Natural Resource %
		1.56

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	**$11,600**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,235**
Per Acre Value of Voluntary Deed Restrictions (each)	**$580**
Per Acre Value after Voluntary Deed Restrictions	**$9,395**
Net Acres	**19.59**
Estimated Easement Values	
Estimated Unadjusted Total	**$161,324**
Plus: Adjustment for Voluntary Restrictions (+)	**$22,724**
Estimated offer before Residential Opportunities reduction	**$184,048**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$184,048**

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

Cumberland County

										Base Grant				Competitive Funds								
										Fiscal Year 11 1,500,000.00 Fiscal Year 13 1,000,000.00 Fiscal Year 17 1,000,000.00 - - Fiscal Year 20 2,000,000.00 Fiscal Year 21 2,000,000.00 Fiscal Year 22 2,000,000.00 Fiscal Year 25 600,000.00				Maximum Grant Fiscal Year 11 3,000,000.00 Fiscal Year 13 5,000,000.00 Fiscal Year 17 5,000,000.00 Fiscal Year 18 2,000,000.00 Fiscal Year 20 2,000,000.00 Fiscal Year 25 7,500,000.00			Fund Balance Fiscal Year 11 0.00 Fiscal Year 13 0.00 Fiscal Year 17 0.00 Fiscal Year 18 1,549,545.40 Fiscal Year 20 7,626,609.62 Fiscal Year 25 29,954,629.45				
					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	Enoumbered	PV	Expended	Balance	Enoumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														10,000,000.00								
06-0200-PG	La Sala, Benny M.	Deerfield	91.780	91.130	6,750.00	3,775.00	528,897.50	344,016.75			382,400.00	346,607.25	344,016.75	6,193,426.50								
06-0208-PG	Chando, James & Fritz-Chando, Linda	Commercial	84.268	84.268	2,000.00	1,600.00	188,512.00	128,384.00			120,510.00	128,384.00	128,384.00	6,067,042.50								
06-0196-PG	Hitchner, George W. & Terri	Hopewell	125.255	125.255	5,400.00	3,600.00	678,377.00	450,918.00			486,372.00	450,918.00	450,918.00	5,616,124.50								
06-0206-PG	Aleszozyk, Christopher	Downe	24.000	24.720	2,700.00	1,890.00	66,744.00	46,192.80			46,192.80	47,290.38	47,290.38	5,568,834.14								
06-0201-PG	Vega Farm, Inc.	Hopewell	53.054	53.054	8,500.00	4,150.00	344,351.00	220,174.10			250,823.00	220,174.10	220,174.10	5,348,660.04								
06-0217-PG	Lang, Scott L. & Mitzi M.	Greenwich	61.715	61.715	3,000.00	2,200.00	135,146.00	135,773.00			143,884.40	135,773.00	135,773.00	5,212,887.04								
06-0208-PG	Mascuch Farms2, LLC	Stow Creek	84.485	84.485	6,000.00	3,400.00	322,476.00	218,283.00			231,132.00	218,283.00	218,283.00	4,993,804.04								
06-0221-PG	Lore, Sr. Richard E.	Hopewell	35.840	34.754	5,200.00	3,500.00	180,876.30	121,744.00			125,325.00	124,740.00	121,744.00	4,871,380.04								
06-0212-PG	Bart, Edward & Sharon	Downe	32.960	32.960	2,800.00	2,080.00	92,280.00	67,877.00			72,141.20	67,877.00	67,877.00	4,803,983.04								
06-0223-PG	S.F. Systems (Lot 1)	Lawrence	47.328	46.880	6,364.00	4,283.20	260,888.44	200,710.76			223,428.81	200,710.75	200,710.75	4,603,272.29								
06-0226-PG	S.F. Systems (Lot 7)	Lawrence	28.760	28.760	1,700.00	1,280.00	45,492.00	34,620.40			37,332.80	34,620.40	34,620.40	4,568,761.89								
06-0228-PG	Kincaid, James W. & Mary Elizabeth	Stow Creek	58.268	58.268	4,100.00	2,880.00	242,848.80	188,472.18			188,868.80	188,472.18	188,472.18	4,380,278.73								
06-0227-PG	Franoeschini, Ralph - Estate of	Vineland City	23.638	23.638	5,500.00	3,850.00	128,448.00	86,906.40			87,986.00	86,906.40	86,906.40	4,313,373.33								
06-0229-PG	Brooks Farm Properties, LLC	Hopewell	56.767	56.767	10,006.00	8,004.80	568,010.60	454,408.48			526,593.37	454,408.48		3,858,964.85								
06-0230-PG	Halter, Patrick W. & Husted-Halter, Malanie	Hopewell	11.804	11.471	9,736.00	7,788.80	111,681.66	89,345.32			101,325.02	89,345.32		3,769,619.53								
06-0231-PG	Barber, Joan L. - Estate of	Upper Deerfield & Deerfield	41.860	43.116	8,557.00	7,324.79	368,943.61	315,815.65			315,815.65			3,453,803.88								
06-0234-PG	Taylor, Jonathan	Upper Deerfield	20.020	20.621	6,547.00	5,604.23	135,005.69	115,564.83			115,564.83			3,338,239.05								
06-0237-PG	Baitinger, III, Frank P.	Stow Creek	26.670	27.470	8,622.00	7,380.43	236,846.34	202,740.41			202,740.41			3,135,498.64								
06-0235-PG	Patituoci, James Jr. & Amber	Stow Creek	16.500	16.995	9,352.00	8,005.31	158,937.24	136,050.24			136,050.24			2,999,448.40								
06-0236-PG	Cox, Brian Russell & Blizzard Brittany Michelle	Stow Creek	19.580	20.167	9,395.00	8,042.12	189,468.97	162,185.43			162,185.43			2,837,262.97								
06-0240-PG	Mehaffey, Douglas G.	Upper Deerfield	19.230	19.807	9,610.00	8,226.16	190,345.27	162,935.55			162,935.55			2,674,327.42								
Closed	96			4,823,395	4,331,071			24,844,202.81	18,844,749.18	2,124,294.02	536,168.20											
Enoumbered	3			212.431	216.414			1,859,239.37	1,839,046.82													
										Enoumber/Expended FY08	-			-	-	-	-					
										Enoumber/Expended FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-				
										Enoumber/Expended FY13	-	-	1,000,000.00	-	-	-	4,997,872.38		2,127.62			
										Enoumber/Expended FY17	-	-	1,000,000.00	-	-	-	2,606,603.80			2,493,498.20		
										Enoumber/Expended FY18					-	-	-					
										Enoumber/Expended FY20			2,000,000.00		-	-	-					
										Enoumber/Expended FY21	1,095,382.11	543,763.50	136,826.67	174,327.42								
										Enoumber/Expended FY22	-	-	-	2,000,000.00								
										Enoumber/Expended FY25	-	-	-	600,000.00	-	-	-					
										Total				2,674,327.42				-	2,127.62	2,493,498.20	2,000,000.00	2,000,000.00

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(12)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO CUMBERLAND TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Mehaffey, Douglas G. ("Owner")
SADC ID# 06-0240-PG
Upper Deerfield Township, Cumberland County
N.J.A.C. 2:76-17 et seq.
FEBRUARY 26, 2026

WHEREAS, on July 7, 2025 the application for the sale of a development easement for the subject farm identified as Block 403, Lot 7, Upper Deerfield Township, Cumberland County, totaling approximately 19.23 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 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 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

WHEREAS, the Property includes no exception areas, resulting in approximately 19.23 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:
1) Zero (0) exceptions
2) Zero (0) housing opportunities
3) Zero (0) Residual Dwelling Site Opportunity (RDSO)
4) Zero (0) agricultural labor units
5) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC Green Light Approval noted areas of concern in the 2020 aerial imagery (Schedule B) and this final approval and SADC cost share grant is conditioned on remediation of the erosion and stabilization of the area to the SADC's satisfaction prior to closing; 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 C); 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 July 7, 2025, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $7,000 per acre based on zoning and environmental regulations in place as of the current valuation date May 1, 2025; 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 $9,610 per acre; and

WHEREAS, the Owners accepted the County's offer of $9,610 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 November 6, 2025, the Upper Deerfield Township Committee approved the application for the sale of development but is not participating financially in the easement; and

WHEREAS, on September 16, 2025, the Cumberland County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, on November 25, 2025, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for $1,922 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 19.23 acres)

	Total	Per/acre
SADC	$147,840.24	($7,688.00/acre)
Cumberland County	$36,960.06	($1,922.00/acre)
Total Purchase	$184,800.30	($9,610.00/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 $162,935.55; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the County is requesting $162,935.55 in base 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. 2:76-17A.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 19.807 net easement acres, at a State cost share of $8,226.16 per acre, for a total grant of approximately $162,935.55 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.

2/26/2026
Date

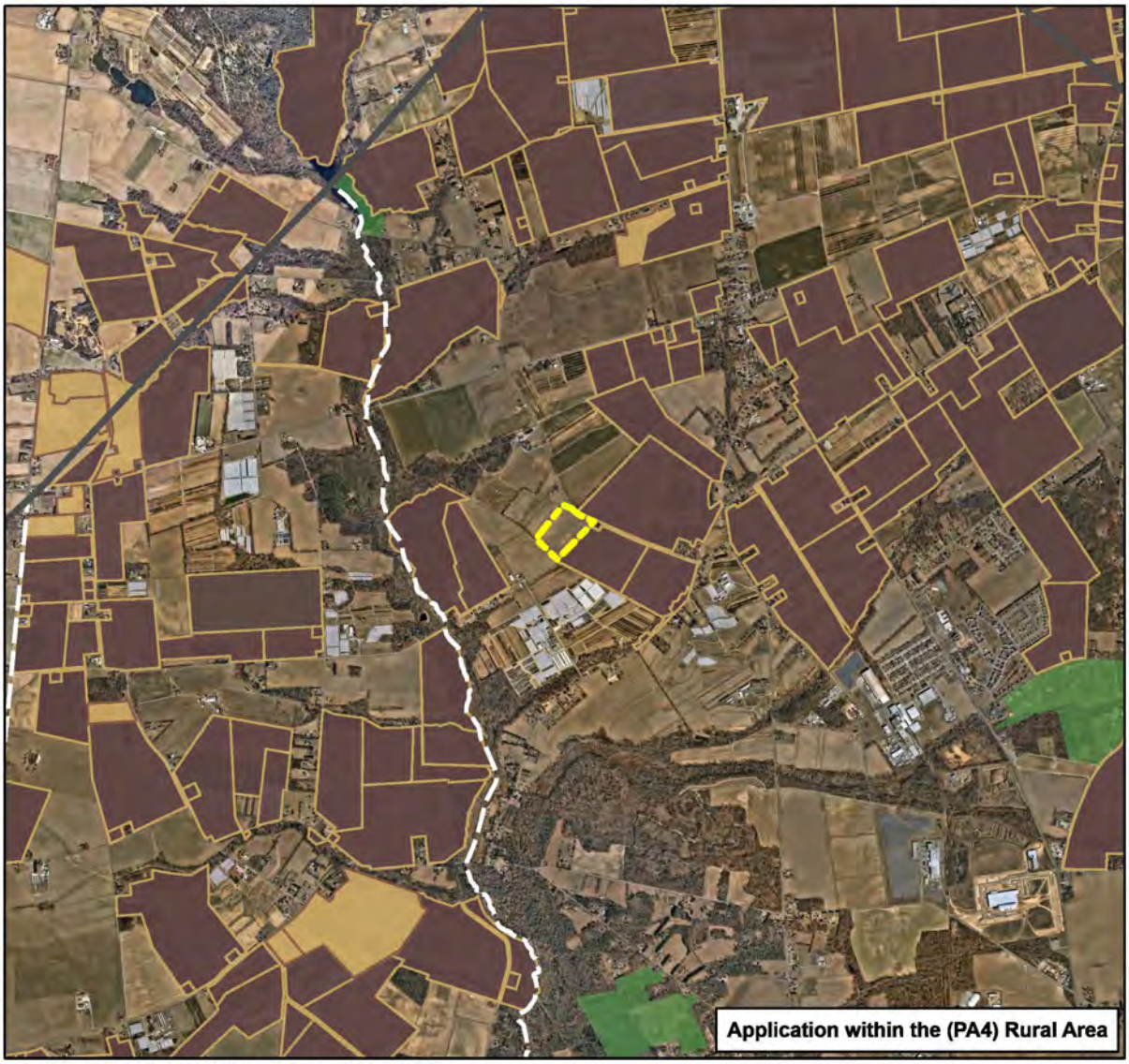
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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

Mehaffey, Douglas G.
Block 403 Lot 7 (19.23 ac)
Gross Total = 19.23 ac
Upper Deerfield Twp., Cumberland 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:
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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.

6/23/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mehaffey, Douglas G.
Block 403 Lot 7 (19.23 ac)
Gross Total = 19.23 ac
Upper Deerfield Twp., Cumberland 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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8/24/2025

SCHEDULE B

Area of Concern along Center Road





SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mehaffey, Douglas G.
Block 403 Lot 7 (19.23 ac)
Gross Total = 19.23 ac
Upper Deerfield Twp., Cumberland County

Estimated Easement Acres: 19.23
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

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.

6/23/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Mehaffey, Douglas G.**		
SADC ID:	**06-0240-PG**	**Total Score**	**26.88**
Farm Address:	Hopewell, Cumberland Cty	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	19.43
Natural Resource Factors - Max Add-on % =		10	2.45
Local Importance Factors - Max Add-on %=		15	0.00
Max Allowable Score of all of the above		*30*	*21.88*
Additional Restrictions - Max Add-on % =		10	5.00

Agricultural Resource Factors			Points
Soils			10.00
Size			0.00
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	29.00
			Agricultural Resource %
			19.43

Natural Resource Factors			Points
Groundwater Recharge Capability			7.42
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	7.42
			Natural Resource %
			2.45

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	$12,500
Per Acre Formula Easement Value (unadjusted offer, per acre)	$8,985
Per Acre Value of Voluntary Deed Restrictions (each)	$625
Per Acre Value after Voluntary Deed Restrictions	$9,610
Net Acres	19.23
Estimated Easement Values	
Estimated Unadjusted Total	$172,782
Plus: Adjustment for Voluntary Restrictions (+)	$12,019
Estimated offer before Residential Opportunities reduction	$184,801
Less: Adjustment for Residential Opportunities (-)	$0
Estimated Total Offer After Reduction for Residential Opportunities	$184,801

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

Cumberland County Planning Incentive Grant Financial Status

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 Grant Encumbered	Base Grant PV	Base Grant Expended	Base Grant Balance	Competitive Funds Encumbered	Competitive Funds PV	Competitive Funds Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														10,000,000.00								
06-0200-PG	La Sala, Benny M.	Deerfield	91.790	91.130	5,750.00	3,775.00	523,997.50	344,015.75			362,400.00	346,507.25	344,015.75	6,193,426.50								
06-0209-PG	Chando, James & Fritz-Chando, Linda	Commercial	84.256	84.256	2,000.00	1,500.00	168,512.00	126,384.00			120,510.00	126,384.00	126,384.00	6,067,042.50								
06-0195-PG	Hitchner, George W. & Terri	Hopewell	125.255	125.255	5,400.00	3,600.00	676,377.00	450,918.00			496,872.00	450,918.00	450,918.00	5,616,124.50								
06-0205-PG	Aleszczyk, Christopher	Downe	24.000	24.720	2,700.00	1,990.00	66,744.00	49,192.80			49,192.80	47,290.36	47,290.36	5,568,834.14								
06-0201-PG	Vege Farm, Inc.	Hopewell	53.054	53.054	6,500.00	4,150.00	344,851.00	220,174.10			230,823.00	220,174.10	220,174.10	5,348,660.04								
06-0217-PG	Lang, Scott L. & Mitzi M.	Greenwich	61.715	61.715	3,000.00	2,200.00	185,145.00	135,773.00			143,664.40	135,773.00	135,773.00	5,212,887.04								
06-0208-PG	Mecouch Farms2, LLC	Stow Creek	64.495	64.495	5,000.00	3,400.00	322,475.00	219,283.00			231,132.00	219,283.00	219,283.00	4,993,604.04								
06-0221-PG	Lore, Sr. Richard E.	Hopewell	35.640	34.784	5,200.00	3,500.00	180,876.80	121,744.00			125,825.00	124,740.00	121,744.00	4,871,860.04								
06-0212-PG	Bart, Edward & Sharon	Downe	32.950	32.950	2,800.00	2,060.00	92,260.00	67,877.00			72,141.20	67,877.00	67,877.00	4,803,983.04								
06-0223-PG	S.F. Systems (Lot 1)	Lawrence	47.328	46.860	5,354.00	4,283.20	250,888.44	200,710.75			223,426.81	200,710.75	200,710.75	4,603,272.29								
06-0225-PG	S.F. Systems (Lot 7)	Lawrence	26.760	26.760	1,700.00	1,290.00	45,492.00	34,520.40			37,332.60	34,520.40	34,520.40	4,568,751.89								
06-0228-PG	Kincaid, James W. & Mary Elizabeth	Stow Creek	59.256	59.256	4,100.00	2,860.00	242,949.60	169,472.16			169,969.80	169,472.16	169,472.16	4,399,279.73								
06-0227-PG	Franceschini, Ralph - Estate of	Vineland City	23.536	23.536	5,500.00	3,650.00	129,448.00	85,906.40			87,965.00	85,906.40	85,906.40	4,313,373.33								
06-0229-PG	Brooks Farm Properties, LLC	Hopewell	56.767	56.767	10,006.00	8,004.80	568,010.60	454,408.48			526,593.37	454,408.48		3,858,964.85								
06-0230-PG	Halter, Patrick W. & Husted-Halter, Malanie	Hopewell	11.804	11.471	9,736.00	7,788.80	111,681.66	89,345.32			101,325.02	89,345.32		3,769,619.53								
06-0231-PG	Barber, Joan L. - Estate of	Upper Deerfield & Deerfield	41.860	43.116	8,557.00	7,324.79	368,943.61	315,815.65			315,815.65			3,453,803.88								
06-0234-PG	Taylor, Jonathan	Upper Deerfield	20.020	20.621	6,547.00	5,604.23	135,005.69	115,564.83			115,564.83			3,338,239.05								
06-0237-PG	Baitinger, III, Frank P.	Stow Creek	26.670	27.470	8,622.00	7,380.43	236,846.34	202,740.41			202,740.41			3,135,498.64								
06-0235-PG	Patitucci, James Jr. & Amber	Stow Creek	16.500	16.995	9,352.00	8,005.31	158,937.24	136,050.24			136,050.24			2,999,448.40								
06-0236-PG	Cox, Brian Russell & Blizzard Brittany Michelle	Stow Creek	19.580	20.167	9,395.00	8,042.12	189,468.97	162,185.43			162,185.43			2,837,262.97								
06-0240-PG	Mehaffey, Douglas G.	Upper Deerfield	19.230	19.807	9,610.00	8,226.16	190,345.27	162,935.55			162,935.55			2,674,327.42								
Closed	**95**		**4,922.895**	**4,831.071**			**24,944,203.81**	**16,644,749.16**	**2,124,294.02**	**586,159.20**												
Encumbered	**8**		**212.431**	**216.414**			**1,959,239.37**	**1,639,045.92**														

	Base Grant Encumbered	Base Grant PV	Base Grant Expended	Base Grant Balance	Competitive Funds Encumbered	Competitive Funds PV	Competitive Funds Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
Encumber/Expended FY09	-	-	-	-	-	-	-					
Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-				
Encumber/Expended FY13	-	-	1,000,000.00	-	-	-	4,997,872.38		2,127.62			
Encumber/Expended FY17	-	-	1,000,000.00	-	-	-	2,506,503.80			2,493,496.20		
Encumber/Expended FY18					-	-	-					
Encumber/Expended FY20	-	-	2,000,000.00	-	-	-	-					
Encumber/Expended FY21	1,095,292.11	543,753.80	186,626.67	174,327.42								
Encumber/Expended FY22	-	-	-	2,000,000.00								
Encumber/Expended FY25	-	-	-	500,000.00	-	-	-					
Total				2,674,327.42				-	2,127.62	2,493,496.20	2,000,000.00	2,000,000.00

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(13)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property Newkirk, Joseph L. & Phyllis R. ("Owners")
SADC ID# 06-0233-PG
Hopewell Township, Cumberland County
N.J.A.C. 2:76-17 et seq.

FEBRUARY 26, 2026

WHEREAS, on August 26, 2024, the application for the sale of a development easement for the subject farm identified as Block 65, Lot 8, Hopewell Township, Cumberland County, totaling approximately 30.25 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 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 the Cumberland County Project Area; and

WHEREAS, the Property includes zero (0) of exception areas, resulting in approximately 30.25 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:
1) Zero (0) exceptions
2) Zero (0) housing opportunities
3) Zero (0) Residual Dwelling Site Opportunity (RDSO)
4) Zero (0) agricultural labor units
5) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in corn 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 0 acres (0%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 74.93 which exceeds 43, 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 August 26, 2024, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $7,400 per acre based on zoning and environmental regulations in place as of the current valuation date August 1, 2024; 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 $10,411 per acre; and

WHEREAS, the Owners accepted the County's offer of $10,411 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 November 13, 2025, the Hopewell Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, on October 28, 2025, the Cumberland 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 November 25, 2025, the Cumberland County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $2,083.80 per acre for the local cost; and

WHEREAS, the estimated cost share breakdown is as follows (based on 30.25 acres)

	Total	Per/acre
SADC	$251,946.20	($8,328.80/acre)
Cumberland County	$62,986.55	($2,082.20/acre)
Total Purchase	$314,932.75	($10,411.00/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 $277,674.49; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the County is requesting $277,674.49 in base 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 31.158 net easement acres, at a State cost share of 8,911.82 per acre, for a total grant of approximately $277,674.49 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, titles 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.

02/26/2026
Date

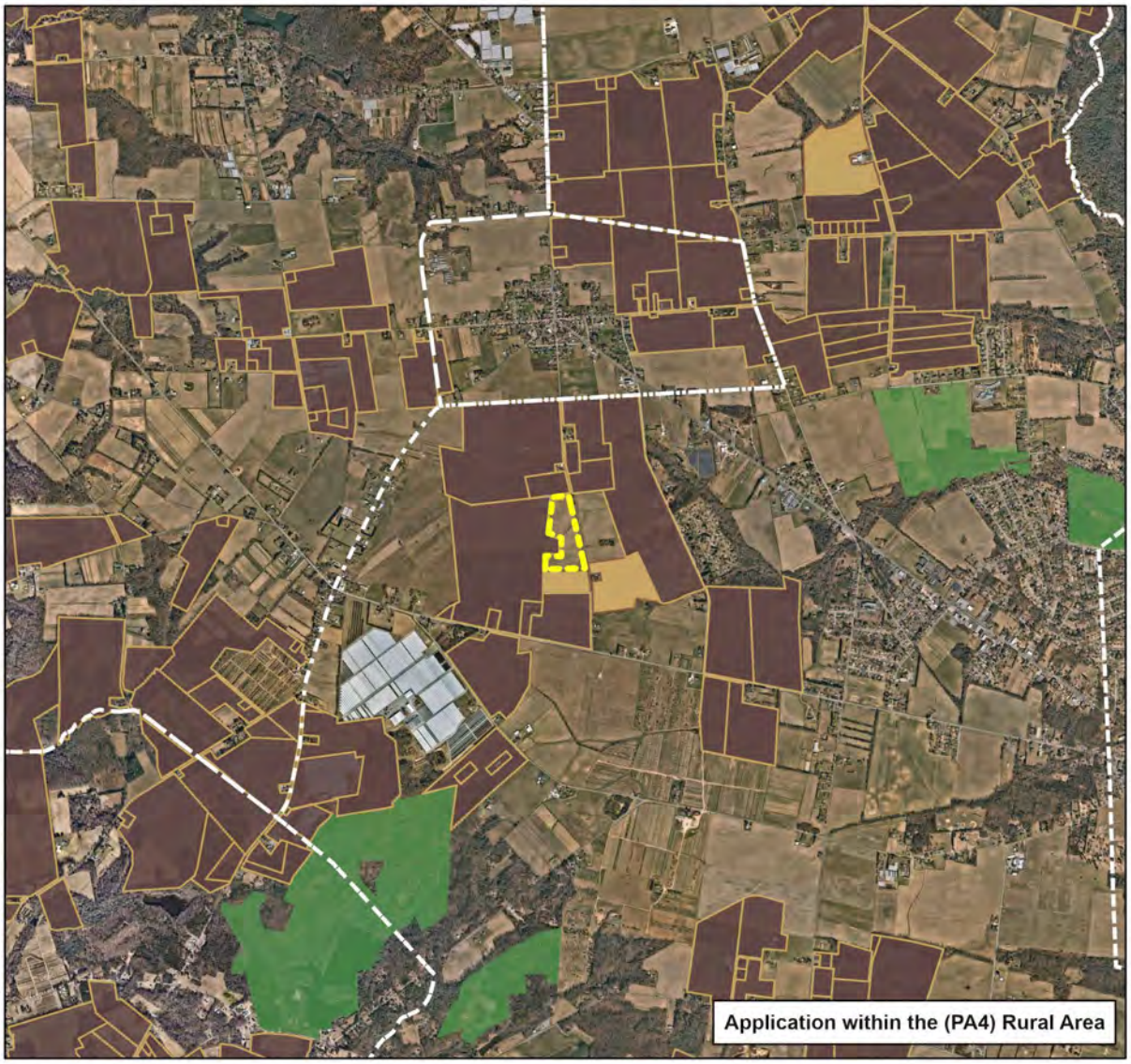
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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

Newkirk, Joseph L. & Phyllis R.
Block 65 Lot 8 (30.25 ac)
Gross Total = 30.25 ac
Hopewell Twp., Cumberland County



N

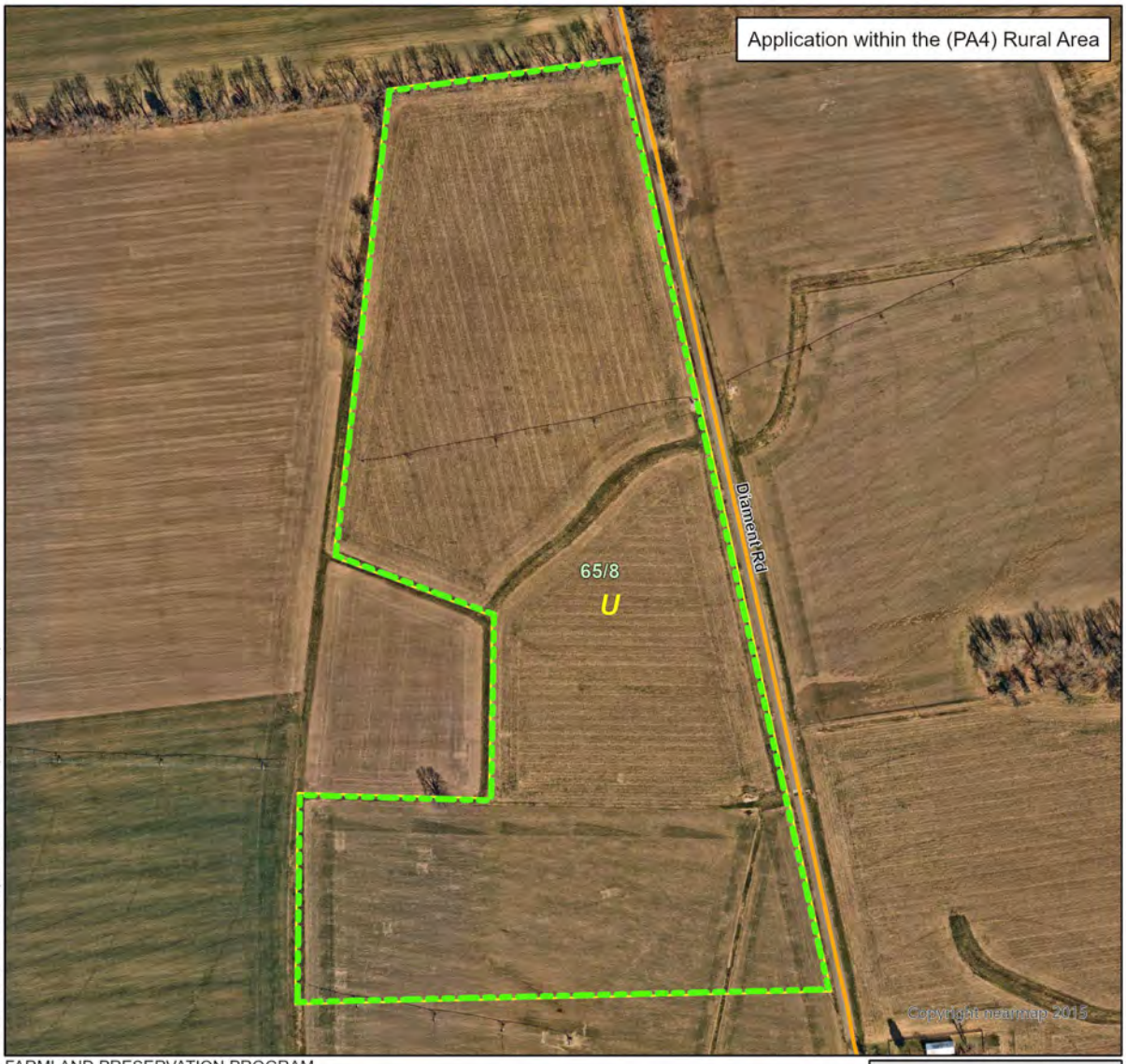
0 1250 2500 5000 7500 Feet

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

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8/20/2024

Wetlands



X:\counties\cumco\Pro Projects\Newkirk, Joseph L & Phyllis R.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Newkirk, Joseph L. & Phyllis R.
Block 65 Lot 8 (30.25 ac)
Gross Total = 30.25 ac
Hopewell Twp., Cumberland County

0 100 200 400 600
Feet

N

Property in Question
Wetlands Boundaries
County Roads

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
"(• edited to adjacent parcel data)
NJDEP "Tidelands Claim Line of NJ"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2024"

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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Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
U- Uplands/ Non-Wetlands
B - 300' Buffer
W - Water

8/20/2024

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\cumco\Pro Projects\Newkirk, Joseph L & Phyllis R.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Newkirk, Joseph L. & Phyllis R.
Block 65 Lot 8 (30.25 ac)
Gross Total = 30.25 ac
Hopewell Twp., Cumberland County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 30.25
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

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.

8/22/2024

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Newkirk, Joseph L. & Phyllis R**		
SADC ID:	**06-0233-PG**	**Total Score**	**31.98**
Farm Address:	**Hopewell (Cumberland)**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**20.00**
Natural Resource Factors - Max Add-on % =		**10**	**1.98**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
	Max Allowable Score of all of the above	***30***	***26.98***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		9.94
Size		0.00
Tillability		10.00
Contiguity to Preserved Farms		10.00
Agricultural Water Availability (Y/N)		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	29.94
		Agricultural Resource %
		20.00

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.00
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	6.00
		Natural Resource %
		1.98

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)	**$9,776**
Per Acre Value of Voluntary Deed Restrictions (each)	**$635**
Per Acre Value after Voluntary Deed Restrictions	**$10,411**
Net Acres	**30.25**
Estimated Easement Values	
Estimated Unadjusted Total	**$295,724**
Plus: Adjustment for Voluntary Restrictions (+)	**$19,209**
Estimated offer before Residential Opportunities reduction	**$314,933**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$314,933**

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

Cumberland County Planning Incentive Grant Financial Status

											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	2,000,000.00			Fiscal Year 18	2,000,000.00		Fiscal Year 18	1,349,545.40				
											Fiscal Year 21	2,000,000.00			Fiscal Year 20	2,000,000.00		Fiscal Year 20	7,626,609.52				
											Fiscal Year 22	2,000,000.00			Fiscal Year 25	7,500,000.00		Fiscal Year 25	29,354,529.45				
											Fiscal Year 25	500,000.00											
					SADC Certified or	SADC Grant	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
														10,000,000.00								
06-0200-PG	La Sala, Benny M.	Deerfield	91.790	91.130	5,750.00	3,775.00	523,997.50	344,015.75			362,400.00	346,507.25	344,015.75	6,193,426.50								
06-0209-PG	Chando, James & Fritz-Chando, Linda	Commercial	84.256	84.256	2,000.00	1,500.00	168,512.00	126,384.00			120,510.00	126,384.00	126,384.00	6,067,042.50								
06-0195-PG	Hitchner, George W. & Terri	Hopewell	125.255	125.255	5,400.00	3,600.00	676,377.00	450,918.00			496,872.00	450,918.00	450,918.00	5,616,124.50								
06-0205-PG	Aleszczyk, Christopher	Downe	24.000	24.720	2,700.00	1,990.00	66,744.00	49,192.80			49,192.80	47,290.36	47,290.36	5,568,834.14								
06-0201-PG	Vege Farm, Inc.	Hopewell	53.054	53.054	6,500.00	4,150.00	344,851.00	220,174.10			230,823.00	220,174.10	220,174.10	5,348,660.04								
06-0217-PG	Lang, Scott L. & Mitzi M.	Greenwich	61.715	61.715	3,000.00	2,200.00	185,145.00	135,773.00			143,664.40	135,773.00	135,773.00	5,212,887.04								
06-0208-PG	Mecouch Farms2, LLC	Stow Creek	64.495	64.495	5,000.00	3,400.00	322,475.00	219,283.00			231,132.00	219,283.00	219,283.00	4,993,604.04								
06-0221-PG	Lore, Sr. Richard E.	Hopewell	35.640	34.784	5,200.00	3,500.00	180,876.80	121,744.00			125,825.00	124,740.00	121,744.00	4,871,860.04								
06-0212-PG	Bart, Edward & Sharon	Downe	32.950	32.950	2,800.00	2,060.00	92,260.00	67,877.00			72,141.20	67,877.00	67,877.00	4,803,983.04								
06-0223-PG	S.F. Systems (Lot 1)	Lawrence	47.328	46.860	5,354.00	4,283.20	250,888.44	200,710.75			223,426.81	200,710.75	200,710.75	4,603,272.29								
06-0225-PG	S.F. Systems (Lot 7)	Lawrence	26.760	26.760	1,700.00	1,290.00	45,492.00	34,520.40			37,332.60	34,520.40	34,520.40	4,568,751.89								
06-0228-PG	Kincaid, James W. & Mary Elizabeth	Stow Creek	59.256	59.256	4,100.00	2,860.00	242,949.60	169,472.16			169,969.80	169,472.16	169,472.16	4,399,279.73								
06-0227-PG	Franceschini, Ralph - Estate of	Vineland City	23.536	23.536	5,500.00	3,650.00	129,448.00	85,906.40			87,965.00	85,906.40	85,906.40	4,313,373.33								
06-0229-PG	Brooks Farm Properties, LLC	Hopewell	56.767	56.767	10,006.00	8,004.80	568,010.60	454,408.48			526,593.37	454,408.48		3,858,964.85								
06-0230-PG	Halter, Patrick W. & Husted-Halter, Malanie	Hopewell	11.804	11.471	9,736.00	7,788.80	111,681.66	89,345.32			101,325.02	89,345.32		3,769,619.53								
06-0231-PG	Barber, Joan L. - Estate of	Upper Deerfield & Deerfield	41.860	43.116	8,557.00	7,324.79	368,943.61	315,815.65			315,815.65			3,453,803.88								
06-0234-PG	Taylor, Jonathan	Upper Deerfield	20.020	20.621	6,547.00	5,604.23	135,005.69	115,564.83			115,564.83			3,338,239.05								
06-0237-PG	Baitinger, III, Frank P.	Stow Creek	26.670	27.470	8,622.00	7,380.43	236,846.34	202,740.41			202,740.41			3,135,498.64								
06-0235-PG	Patitucci, James Jr. & Amber	Stow Creek	16.500	16.995	9,352.00	8,005.31	158,937.24	136,050.24			136,050.24			2,999,448.40								
06-0236-PG	Cox, Brian Russell & Blizzard Brittany Michelle	Stow Creek	19.580	20.167	9,395.00	8,042.12	189,468.97	162,185.43			162,185.43			2,837,262.97								
06-0240-PG	Mehaffey, Douglas G.	Upper Deerfield	19.230	19.807	9,610.00	8,226.16	190,345.27	162,935.55			162,935.55			2,674,327.42								
06-0233-PG	Newkirk, Joseph L. & Phyllis R.	Hopewell	30.250	31.158	10,411.00	8,911.82	324,385.94	277,674.49			277,674.49			2,396,652.93								
Closed	**95**		**4,922.895**	**4,831.071**			**24,944,203.81**	**16,644,749.16**	**2,124,294.02**	**586,159.20**												
Encumbered	**8**		**212.431**	**216.414**			**1,959,239.37**	**1,639,045.92**														
										Encumber/Expended FY09	-	-	-	-	-	-	-					
										Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-				
										Encumber/Expended FY13	-	-	1,000,000.00	-	-	-	4,997,872.38		2,127.62			
										Encumber/Expended FY17	-	-	1,000,000.00	-	-	-	2,506,503.80			2,493,496.20		
										Encumber/Expended FY18					-	-	-					
										Encumber/Expended FY20	-	-	2,000,000.00	-	-	-	-					
										Encumber/Expended FY21	1,269,619.53	543,753.80	186,626.67	0.00								
										Encumber/Expended FY22	103,347.07	-	-	1,896,652.93								
										Encumber/Expended FY25	-	-	-	500,000.00	-	-	-					
										Total				2,396,652.93				-	2,127.62	2,493,496.20	2,000,000.00	2,000,000.00

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(14)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO GLOUCESTER COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Caltabiano, David J. ("Owner")
SADC ID# 08-0241-PG
Mantua Township, Gloucester County
N.J.A.C. 2:76-17 et seq.

FEBRUARY 26, 2026

WHEREAS, on January 29, 2025 the application for the sale of a development easement for the subject farm identified as Block 4, Lot 7.01, Mantua Township, Gloucester County, totaling approximately 15.98 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. 2:76-17.9(a); and

WHEREAS, on August 28, 2025, the property ownership was transferred entirely to David J. Caltabiano, 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 Owner 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

WHEREAS, the original application included one (1), approximately 1.75-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses

WHEREAS, in preparation for final approval, the landowner requested to increase the exception area to 2.5 acres, resulting in approximately 13.48 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, it is the opinion of the SADC staff Review Appraiser that this change does not decrease the SADC certified value; 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 2.5-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 (1) single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, there at the time of application there was a residence on the Premises that the Owner's application noted would be demolished, as such it was not considered a residential opportunity in the appraisal process and the application was conditioned upon the residence being demolished prior to preservation and / or the SADC's cost share grant; and

WHEREAS, on or around September 09, 2025 the residence was demolished and removed from the Premises; and

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception area
2) Zero (0) 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 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 1.07 acres (0.08%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 75.41 which exceeds 44, 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 March 19, 2025, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $14,450 per acre based on zoning and environmental regulations in place as of

the current valuation date February 6, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $23,000 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 $11,500 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, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $16,500 per acre; and

WHEREAS, the Owners accepted the County's offer of $16,500 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 April 14, 2025, the Mantua Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, on April 24, 2025, the Gloucester County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, the County Board of Commissioners has not yet adopted a resolution approving and committing funding for 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, if the County decides to purchase the development easement in advance of the SADC grant, the County will request a cost share grant reimbursement from the SADC; and

WHEREAS, the estimated cost share breakdown is as follows (based on 13.48 acres)

	Total	Per/acre
SADC	$177,936.00	($13,200.00/acre)
Gloucester County	$44,484.00	($3,300.00/acre)
Total Purchase	$222,420.00	($16,500.00/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 $196,097.62; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting $196,097.6 in base 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.

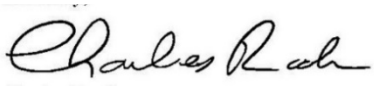
NOW THEREFORE BE IT RESOLVED:

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 13.884 net easement acres, at a State cost share of $14,124.00 per acre, for a total grant of approximately $196,097.62 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.



02/26/2026
Date

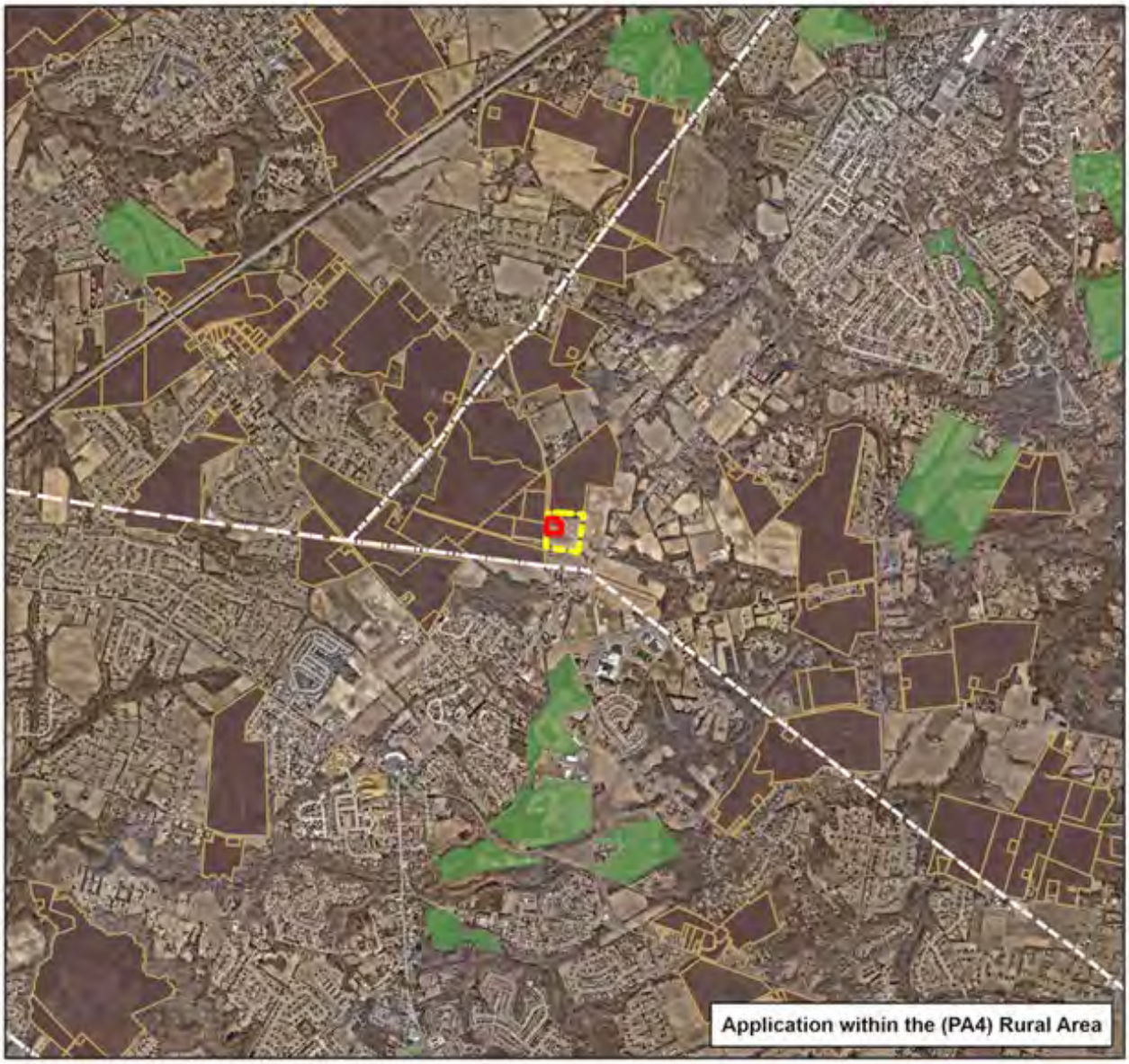
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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

Caltabiano, David J.
Block 4 Lots P/O 7.01 (13.48 ac); &
P/O 7.01-EN (non-severable exception - 2.5 ac)
Gross Total = 15.98 ac
Mantua Twp., Gloucester County



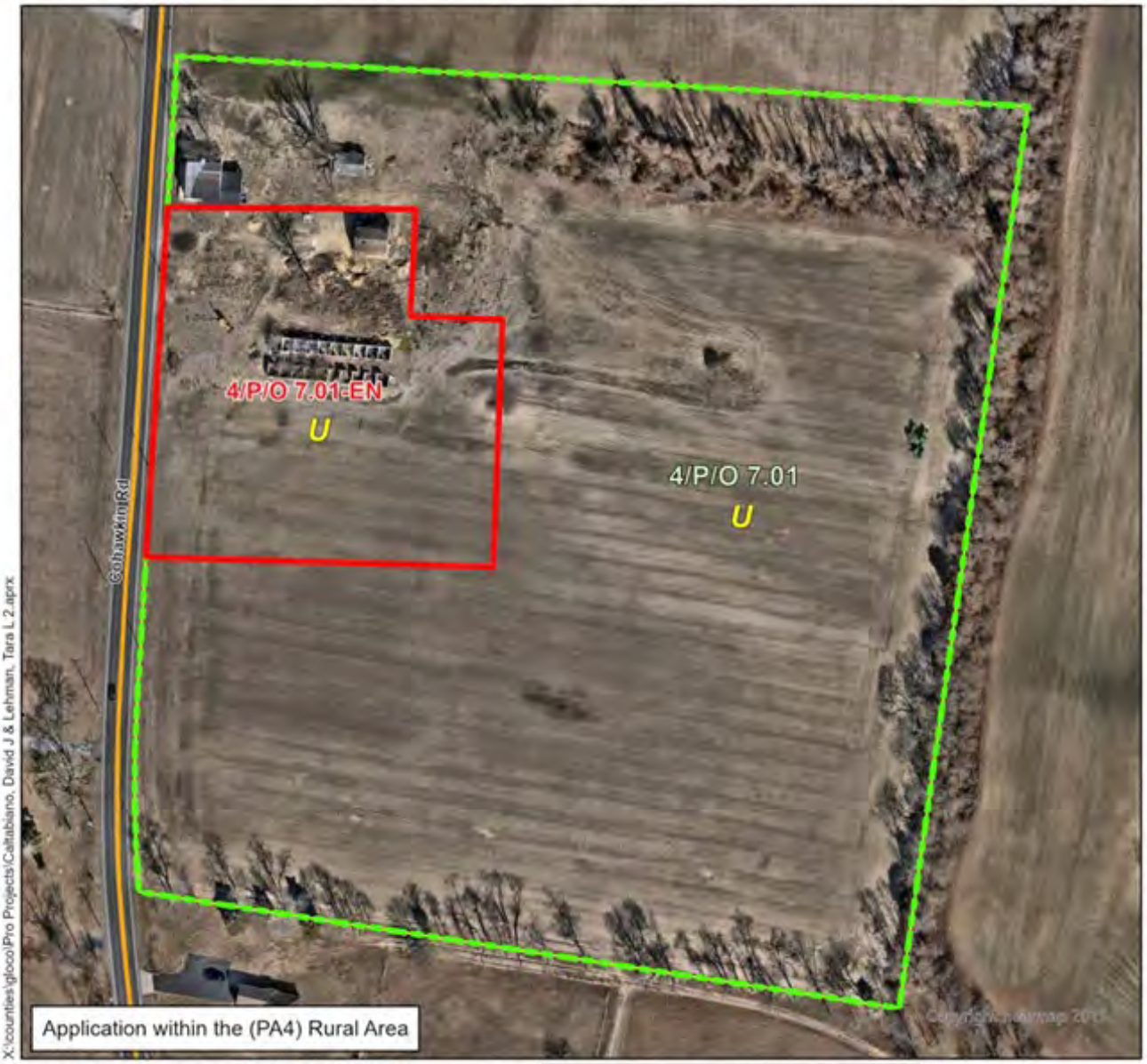


DISCLAIMER Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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

6/23/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Caltabiano, David J.
Block 4 Lots P/O 7.01 (13.48 ac); &
P/O 7.01-EN (non-severable exception - 2.5 ac)
Gross Total = 15.98 ac
Mantua 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
County Roads

0 50 100 200 300 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 2023"

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.

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SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Caltabiano, David J.
Block 4 Lots P/O 7.01 (13.48 ac); &
P/O 7.01-EN (non-severable exception - 2.5 ac)
Gross Total = 15.98 ac
Mantua Twp., Gloucester County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 13.48
Total Disturbance Acres (Does not include exception areas): 1.07
Percent of Disturbance: 0.08%

200 100 0 200 400 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
New Map 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.

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	Caltabiano		
SADC ID:	08-0241-PG	**Total Score**	**21.74**
Farm Address:	Gloucester County, Sewell	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**19.43**
Natural Resource Factors - Max Add-on % =		**10**	**2.31**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***21.74***
Additional Restrictions - Max Add-on % =		**10**	**0.00**

Agricultural Resource Factors			**Points**
Soils			10.00
Size			0.00
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	29.00
			Agricultural Resource %
			19.42

Natural Resource Factors			**Points**
Groundwater Recharge Capability			6.00
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			0.00
Contiguity to Preserved Open Space			1.00
Surface Water Quality Classification			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.33	7.00
			Natural Resource %
			2.31

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%)	0
House Size Limit (2,500 sqft)	0
	Additional Restrictions %
	0

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$23,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$16,500**
Per Acre Value of Voluntary Deed Restrictions (each)	**$1,150**
Per Acre Value after Voluntary Deed Restrictions	**$16,500**
Net Acres	**13.48**
Estimated Easement Values	
Estimated Unadjusted Total	**$222,420**
Plus: Adjustment for Voluntary Restrictions (+)	**$0**
Estimated offer before Residential Opportunities reduction	**$222,420**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$222,420**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement value using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-25. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-9 and -11 through -17A, as applicable, along with the SADC's final appraisal for the purpose of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations on this product. If errors need to be corrected 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

Gloucester County Planning Incentive Grant Financial Status

											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	2,000,000.00			Fiscal Year 18	2,000,000.00		Fiscal Year 18	1,349,545.40			
											Fiscal Year 21	2,000,000.00			Fiscal Year 20	2,000,000.00		Fiscal Year 20	7,626,609.52			
											Fiscal Year 22	2,000,000.00			Fiscal Year 25	7,500,000.00		Fiscal Year 25	29,354,529.45			
											Fiscal Year 25	1,000,000.00										
							SADC		Federal Grant													
SADC ID#	Farm	Municipality	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	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														10,500,000.00								
08-0209-PG	Carpenito, Lynda Juall	East Greenwich	20.116	20.036	11,800.00	7,080.00	237,368.80	141,854.88			141,854.88	141,854.88	141,854.88	6,492,742.72								
08-0210-PG	Racite, Kathleen Aders	Logan	35.738	35.042	7,800.00	4,800.00	278,756.40	168,201.60			168,201.60	168,201.60	168,201.60	6,324,541.12								
08-0214-PG	Haynicz, Daniel William & Kathleen	Elk	19.753	19.753	9,250.00	5,550.00	182,715.25	109,629.15			109,629.15	109,629.15	109,629.15	6,214,911.97								
08-0203-PG	Brown, Daniel J. & Heather L.S.	South Harrison	7.870	7.870	12,000.00	7,200.00	94,440.00	56,664.00			56,664.00	56,664.00	56,664.00	6,158,247.97								
08-0221-PG	Gruber, Barry W., et al	East Greenwich	37.045	36.945	11,100.00	6,660.00	411,089.50	246,053.70			246,719.70	246,053.70	246,053.70	5,912,194.27								
08-0232-PG	Eivich, Edward & Susan	Elk	15.285	15.285	12,250.00	7,350.00	187,241.25	112,344.75			115,711.05	112,344.75	112,344.75	5,799,849.52								
08-0235-PG	Nothnick, Warren and Delores	Franklin	17.484	17.484	7,000.00	4,400.00	122,388.00	76,929.60			76,929.60	76,929.60	76,929.60	5,722,919.92								
08-0233-PG	Hollenack, Michael M., III & Patricia C.	East Greenwich	57.116	52.369	40,900.00	24,540.00	2,141,892.10	1,285,135.26			1,478,780.40	1,285,135.26	1,285,135.26	4,437,784.66								
08-0231-PG	Miller, Adam Dersch - Estate of, et al	Greenwich	57.250	56.036	41,000.00	24,600.00	2,347,250.00	1,378,485.60			1,450,607.88	1,378,485.60	1,378,485.60	3,059,299.06								
08-0238-PG	DeSimone Family Limited Partnership	East Greenwich	60.424	59.157	12,200.00	7,320.00	737,172.80	433,029.24			448,569.60	433,029.24	433,029.24	2,626,269.82								
08-0237-PG	Gloria S. Fastige, Revocable Trust	East Greenwich	20.996	20.996	58,000.00	34,400.00	1,217,768.00	722,262.40			750,264.00	722,262.40	722,262.40	1,904,007.42								
08-0239-PG	Heritage, Samuel and Harold	East Greenwich	43.161	42.525	54,500.00	32,475.00	2,352,274.50	1,380,999.38			876,005.82	876,005.82	876,005.82	1,028,001.60	504,993.56	504,993.56	504,993.56				1,049,521.33	
08-0240-PG	Conner, James E.	Elk	29.516	29.516	18,314.00	14,651.20	540,556.02	432,444.82			28,001.60	28,001.60	28,001.60	1,000,000.00	434,714.24	404,443.22	404,443.22				645,078.11	
08-0242-PG	Love, Sarah D. Estate of	Mantua	12.385	12.122	22,300.00	13,380.00	276,185.50	162,192.36							170,688.66	162,192.36	162,192.36				482,885.75	
08-0241-PG	Caltabiano, David J. & Lehman, Tara L.	Mantua	13.4800	13.8840	16,500.00	14,124.00	229,086.00	196,097.62			196,097.62			803,902.38								
Closed	55		2,771.039	2,690.447			41,911,117.47	24,037,017.89														
Encumbered	1		13.4800	13.8840			229,086.000	196,097.616														

Encumber/Expended FY09	-	-	-	-	-	-	-					
Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-				
Encumber/Expended FY13	-	-	1,000,000.00	-	-	-	5,000,000.00		-			
Encumber/Expended FY17	-	-	1,000,000.00	-	-	-	5,000,000.00			-		
Encumber/Expended FY18					-	-	1,517,114.25				482,885.75	
Encumber/Expended FY20	-	-	2,000,000.00	-	-	-	-					
Encumber/Expended FY21	-	-	2,000,000.00	-								
Encumber/Expended FY22	-	-	2,000,000.00	-								
Encumber/Expended FY25	196,097.62	-	-	803,902.38	-	-	-					
Total				803,902.38				0.00	0.00	-	482,885.75	2,000,000.00

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(15)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO BURLINGTON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Van Wagoner, Edith - Trust of (East - Blk 1202) ("Owner")
SADC ID# 03-0461-PG
Springfield Township, Burlington County
N.J.A.C. 2:76-17 et seq.

FEBRUARY 26, 2026

WHEREAS, on February 3, 2025, the application for the sale of a development easement for the subject farm identified as Block 1202, Lot 3, Springfield Township, Burlington County, totaling approximately 167.08 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 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

WHEREAS, the Property includes two (2) of exception areas:

1) 1-acre non-severable exception area for future flexibility and zero (0) single family residential units.
2) 4-acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility for nonagricultural uses, resulting in approximately 162.08 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 (0) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the 4-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) single family residential
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) Zero (0) Residual Dwelling Site Opportunity (RDSO)
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 0 acres (0%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 73.19 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 March 19, 2025, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $5,900 per acre based on zoning and environmental regulations in place as of the current valuation date December 23, 2024; and

WHEREAS, the SADC certified the market value unrestricted of $11,500 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 $5,750 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 $9,570 per acre; and

WHEREAS, the Owners accepted the County's offer of $9,570 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, the Township of Springfield, County Agriculture Development Board and Board of County Commissioners have not yet adopted a resolution approving and committing funding for 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, if the County decides to purchase the development easement in advance of the SADC grant, the County will request a cost share grant reimbursement from the SADC; and

WHEREAS, the estimated cost share breakdown is as follows (based on 162.08 acres

	Total	Per/acre
SADC	$1,240,884.48	($7,656.00/acre)
Burlington County	$310,221.12	($1,914.00/acre)
Total Purchase	$1,551,105.60	($9,570.00/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 $1,367,575.51; 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 $1,000,000 in base grant and $367,575.51 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 166.942 net easement acres, at a State cost share of $8,191.92 per acre, for a total grant of approximately $1,367,575.51 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.

02/26/2026
Date

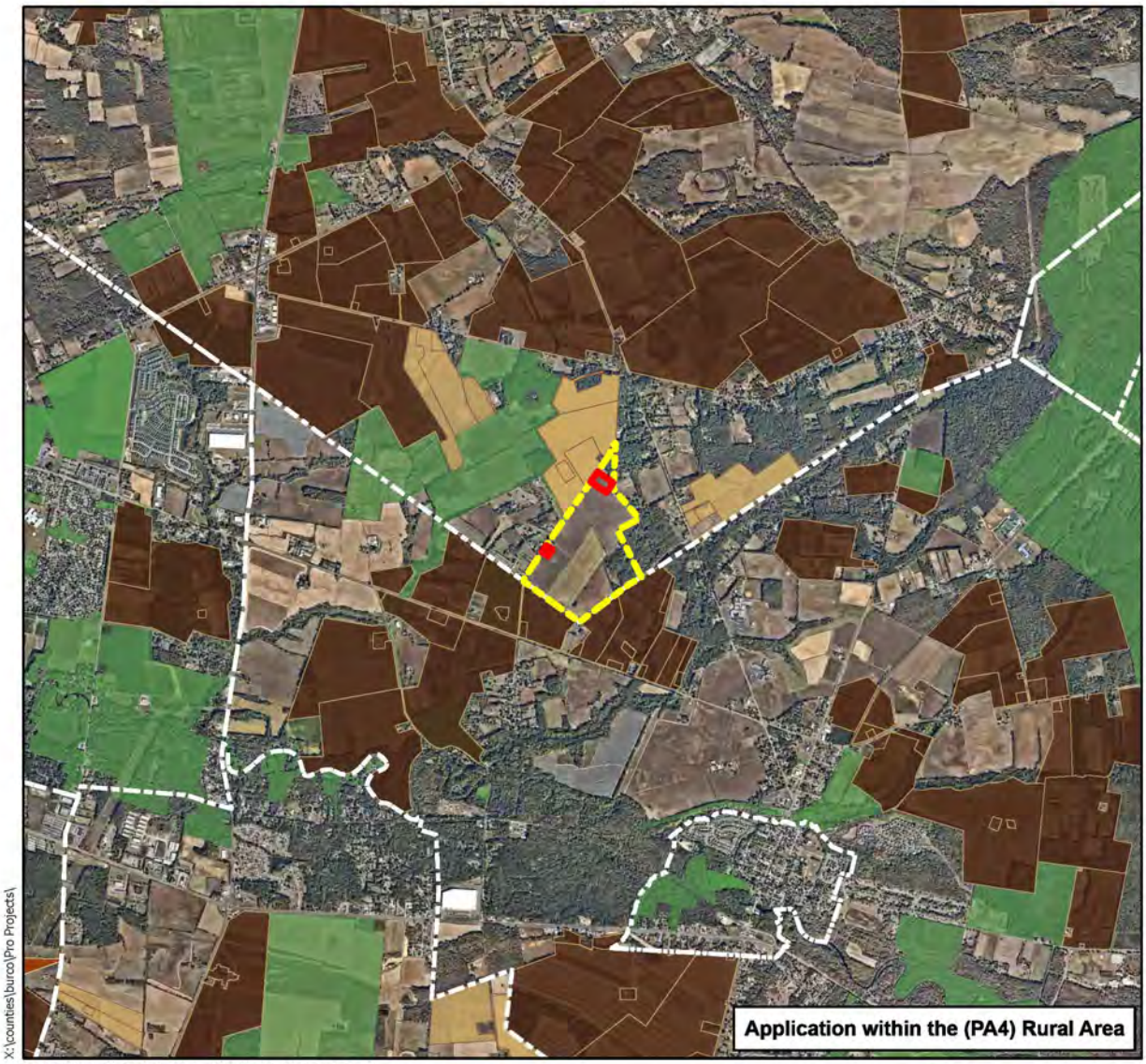
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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\burco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Van Wagoner, Edith - Trust of (East)
Block 1202 Lot(s) P/O 3 (162.08 ac); &
P/O 3-EN (non-severable exception - 1.00 ac); &
P/O 3-EN (non-severable exception - 4.00 ac)
Gross Total = 167.08 ac
Springfield Twp., Burlington County



N

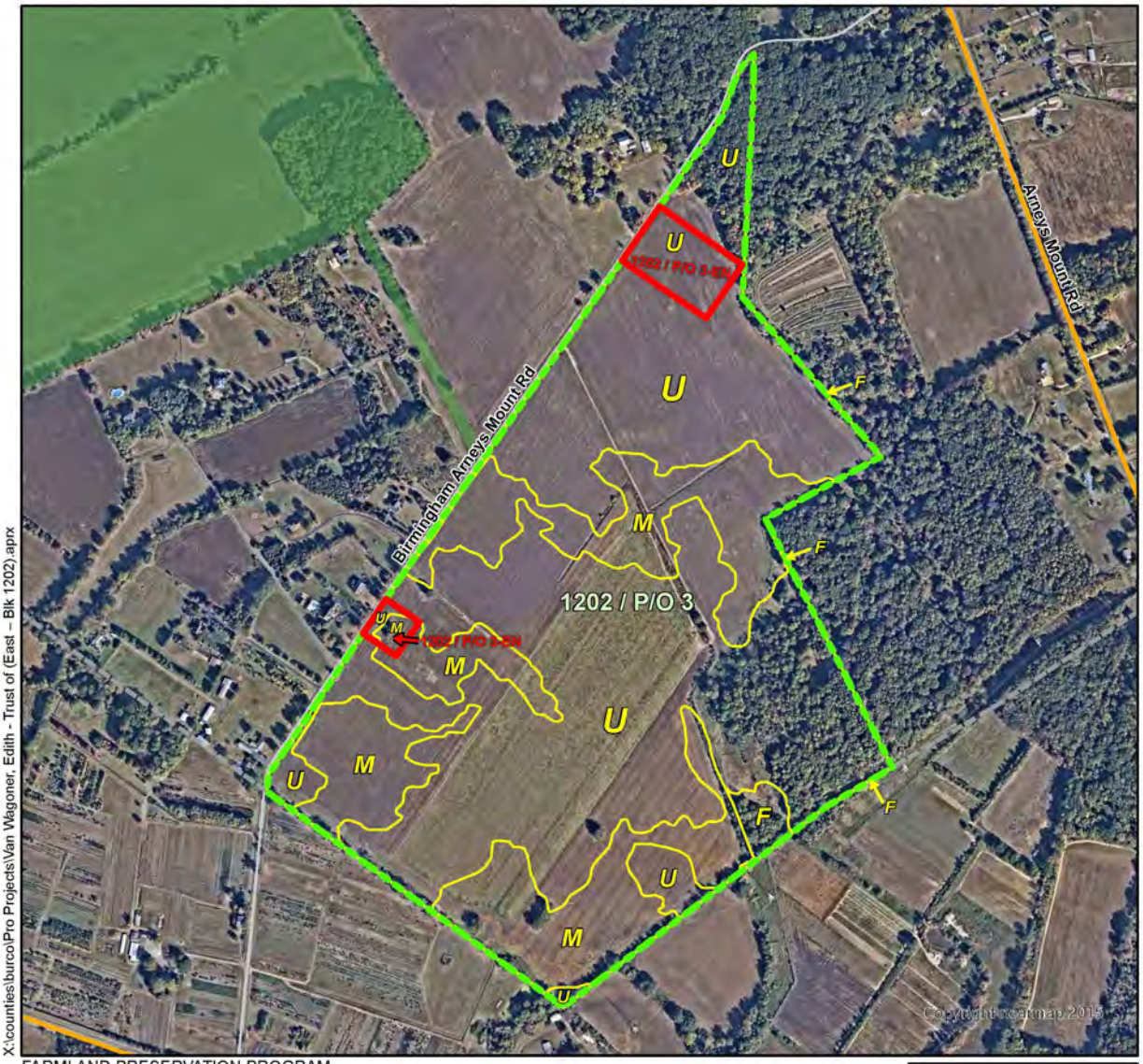
0 1250 2500 5000 7500
Feet

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey" - edited to adjacent survey data
NJNG "Pipelines August 2015"
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.

1/13/2025

Wetlands



X:\counties\burco\Pro Projects\Van Wagoner, Edith - Trust of (East – Blk 1202).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Van Wagoner, Edith - Trust of (East)
Block 1202 Lot(s) P/O 3 (162.08 ac); &
P/O 3-EN (non-severable exception - 1.00 ac); &
P/O 3-EN (non-severable exception - 4.00 ac)
Gross Total = 167.08 ac
Springfield Twp., Burlington County

0 100200 400 600
Feet

N

Property in Question
Exception areas
Wetlands
County Roads
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

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

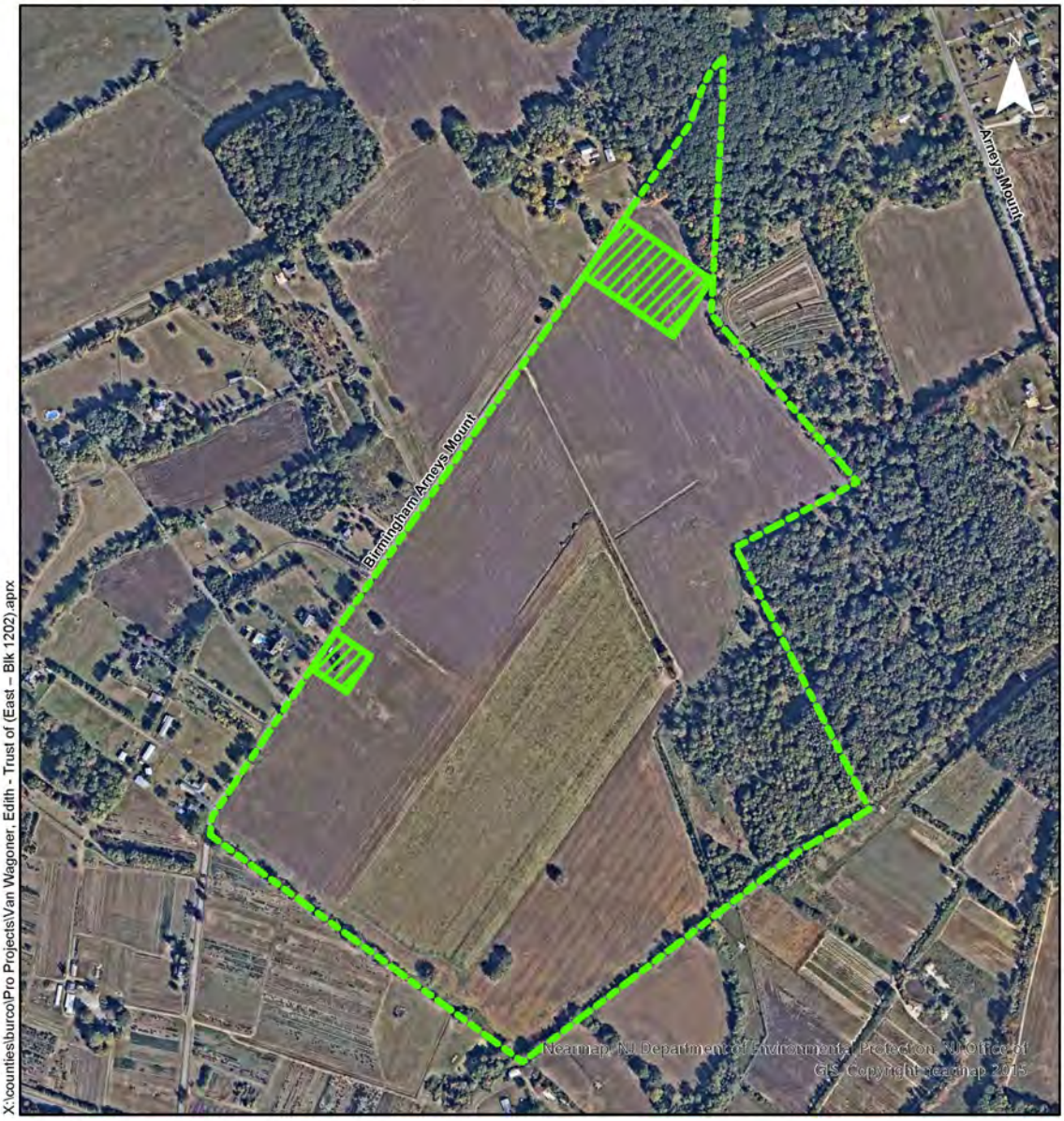
Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
U- Uplands/ Non-Wetlands
B - 300' Buffer
W - Water

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.

1/13/2025

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\burco\Pro Projects\Van Wagoner, Edith - Trust of (East – Blk 1202).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Van Wagoner, Edith - Trust of (East)
Block 1202 Lot(s) P/O 3 (162.08 ac); &
P/O 3-EN (non-severable exception - 1.00 ac); &
P/O 3-EN (non-severable exception - 4.00 ac)
Gross Total = 167.08 ac
Springfield Twp., Burlington County

Estimated Easement Acres: 162.08
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

Extent of Disturbance
Easement Area
Exception Area

15075 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.

1/13/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**VanWagoner, Edith - Trust of (East)**		
SADC ID:	**03-0461-PG**	**Total Score**	**33.22**
Farm Address:	**Springfield**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**18.09**
Natural Resource Factors - Max Add-on % =		**10**	**5.13**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***28.22***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		7.23
Size		10.00
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	27.00
		Agricultural Resource %
		18.09

Natural Resource Factors		**Points**
Groundwater Recharge Capability		4.54
Upland Forest		1.50
Wetland & Open Water/Flood Hazard Mitigation		2.00
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	15.54
		Natural Resource %
		5.13

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	**$11,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,995**
Per Acre Value of Voluntary Deed Restrictions (each)	**$575**
Per Acre Value after Voluntary Deed Restrictions	**$9,570**
Net Acres	**162.09**
Estimated Easement Values	
Estimated Unadjusted Total	**$1,458,000**
Plus: Adjustment for Voluntary Restrictions (+)	**$93,202**
Estimated offer before Residential Opportunities reduction	**$1,551,202**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$1,551,202**

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
1/23/2026
10:33 AM
https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/03-0461-PG/Acquisition/Appraisals/SFV/SFVs/Final/VanWagoner, Edith - Trust of (East)_SFV_Score_Report.xlsx

Version 1.16 10/08/2025

SCHEDULE D

Burlington County Planning Incentive Grant Financial Status

											Base Grant				Competitive Funds							
											Fiscal Year 09			1,057.50	Maximum Grant			Competitive Fund Balance				
											Fiscal Year 11			1,500,000.00	Fiscal Year 11		3,000,000.00	Fiscal Year 11			0.00	
											Fiscal Year 13			1,000,000.00	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			1,349,545.40	
											Fiscal Year 20			2,000,000.00	Fiscal Year 20		2,000,000.00	Fiscal Year 20			7,626,609.52	
											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								
											Fiscal Year 25			1,000,000.00								
					SADC Certified or Negotiated	SADC Grant	SADC		Federal Grant														
SADC ID#	Farm	Municipality	Acres	Pay Acres	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	FY25 Balance
														10,501,057.50									
03-0430-PG	Giberson, Daniel & Pamela (North Farm)	Southampton	52.642	52.342	4,194.00	2,916.40	220,780.55	152,650.21	66,234.16		152,650.21	152,650.21	152,650.21	6,388,223.15									
03-0431-PG	Giberson, Daniel & Pamela (Home Farm)	Southampton	22.896	22.896	3,484.00	2,438.80	79,769.66	55,838.76	23,930.90		57,020.20	57,020.20	55,838.76	6,332,384.39									
03-0438-PG	Emmons, Dara & Douglas Edwards (Emmons Home)	Pemberton	89.734	89.734	4,019.00	2,811.40	360,640.95	180,320.48	180,320.47	71,957.69	260,616.78	180,320.48	180,320.48	6,152,063.91									
03-0437-PG	Emmons, Dara & Douglas Edwards (Emmons West)	Pemberton	77.187	77.187	3,673.00	2,603.80	283,507.85	141,753.92	141,753.93	59,225.59	212,990.84	141,753.92	141,753.92	6,010,309.99									
03-0435-PG	Stevens, John W. & Denise M.	Tabernacle	60.854	60.854	4,110.00	2,866.00	250,109.94	174,407.56			174,252.80	174,407.56	174,407.56	5,835,902.43									
03-0440-PG	Zimmermann, Michael E., et al	Tabernacle	126.311	126.212	4,294.00	2,956.00	542,379.43	373,082.67			385,652.15	373,082.67	373,082.67	5,462,819.76									
03-0400-PG	Gatley, John T., III & Tina Renee	Shamong	47.551	47.445	5,706.00	3,753.00	271,326.01	178,061.09			178,458.90	178,061.09	178,061.09	5,284,758.67									
03-0443-PG	Brace Lane Holdings, LLC	Tabernacle	30.194	30.194	5,636.00	3,280.00	170,173.38	99,036.32			99,036.32	99,036.32	99,036.32	5,185,722.35									
03-0449-PG	Russo's Fruit & Vegetable Farm, Inc.	North Hanover	152.894	152.734	5,398.00	3,599.00	825,321.81	549,689.67			567,166.41	549,689.67	549,689.67	4,636,032.68									
03-0450-PG	Durr, Lames and Lisa	North Hanover	98.868	98.709	10,300.00	6,180.00	1,016,702.70	610,021.62			623,191.20	610,021.62	610,021.62	4,026,011.06									
03-0448-PG	Roohr, Larry P. & Betty A.	Southampton	57.600	59.328	9,936.00	8,505.22	589,483.01	504,597.69			504,597.69			3,521,413.37									
03-0460-PG	Cheung, Nang Lung & Chan, Siu Mei	Southampton	54.880	56.526	8,673.00	7,424.09	490,250.00	419,654.11			419,654.11			3,101,759.26									
03-0454-PG	Doyle Farm, LLC	Southampton	146.260	150.648	7,991.00	6,840.30	1,203,828.17	1,030,477.51			1,030,477.51			2,071,281.75									
03-0459-PG	Lustgarten, Kenneth & Beverly	North Hanover	164.540	169.476	13,512.00	11,566.27	2,289,959.71	1,960,205.17			1,071,281.75			1,000,000.00	888,923.42						1,111,076.58		
03-0456-PG	Reid, David & Randall	North Hanover	267.870	275.906	11,855.00	10,147.88	3,270,865.63	2,799,860.98							2,799,860.98						-	311,215.60	
03-0461-PG	Van Wagoner, Edith - Trust of (East Blk 1202)	Springfield	162.0800	166.9420	9,570.00	8,191.92	1,597,634.94	1,367,575.51			1,000,000.00			0.00	367,575.51							-	7,443,640.09
03-0462-PG	Van Wagoner, Edith - Trust of (East Blk 1201)	Springfield	68.0000	70.0400	9,826.00	8,411.06	688,213.04	589,110.64							589,110.64								6,854,529.45
Closed	**62**		**6,374.545**	**6,321.231**			**27,768,907.88**	**17,655,059.83**	**3,312,722.01**	**146,531.11**													
Encumbered	**7**		**921.230**	**948.866**			**10,130,234.50**	**8,671,481.62**															
										Encumber/Expended	FY09	-	-	1,057.50	-								
										Encumber/Expended	FY11	-	-	1,500,000.00	-	-	3,000,000.00	-				
										Encumber/Expended	FY13	-	-	1,000,000.00	-	-	5,000,000.00		-			
										Encumber/Expended	FY17	-	-	1,000,000.00	-	-	3,004,694.45			1,995,305.55		
										Encumber/Expended	FY18				2,000,000.00	-	-				-	
										Encumber/Expended	FY20	-	-	2,000,000.00	-	2,000,000.00	-	-				-	
										Encumber/Expended	FY21	1,026,011.06	-	973,988.94	-								
										Encumber/Expended	FY22	2,000,000.00	-	-	-								
										Encumber/Expended	FY25	1,000,000.00	-	-	-	645,470.55	-	-					
											Total				0.00				0.00	0.00	1,995,305.55	0.00	0.00	6,854,529.45

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(16)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO BURLINGTON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Van Wagoner, Edith - Trust of (West - Blk 1201) ("Owner")
SADC ID# 03-0462-PG
Springfield Township, Burlington County
N.J.A.C. 2:76-17 et seq.

FEBRUARY 26, 2026

WHEREAS, on February 4, 2025 the application for the sale of a development easement for the subject farm identified as Block 1201, Lot 27.01, Springfield Township, Burlington County, totaling approximately 118 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 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

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

1) A 29-acre severable exception that will be subdivided and sold Burlington County Park system
2) A 17-acre severable exception for an existing single family residential unit and for future flexibility
3) A 4-acre non-severable exception for a future single residential unit and for future flexibility

resulting in approximately 68 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area(s) 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 29-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 17-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 (1) single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the 4-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 from the Premises
3) Shall be limited to one (1) single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the installation of future driveways to nonseverable exceptions requires approval from the SADC pursuant to Policy P-41 and the landowner has included access as depicted on Schedule A for SADC approval; and

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception area
2) Zero (0) 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 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 0 acres (0%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 58.43 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 March 19, 2025, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $7,450 per acre based on zoning and environmental regulations in place as of the current valuation date December 23, 2024; and

WHEREAS, the SADC certified the market value unrestricted of $13,600 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 $6,800 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, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $9,826 per acre; and

WHEREAS, the Owners accepted the County's offer of $9,826 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, the Township of Springfield, County Agriculture Development Board and Board of County Commissioners have not yet adopted a resolution approving and committing funding for 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, if the County decides to purchase the development easement in advance of the SADC grant, the County will request a cost share grant reimbursement from the SADC; and

WHEREAS, the estimated cost share breakdown is as follows (based on 68 acres)

	Total	Per/acre
SADC	$534,534.40	($7,860.00/acre)
Burlington County	$133,633.60	($1,965.20/acre)
Total Purchase	$668,160	($9,826.00/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 $589,110.64; 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 $589,110.64 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 70.04 net easement acres, at a State cost share of $8,411.06 per acre, for a total grant of approximately $589,110.64 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.



02/26/2026
Date

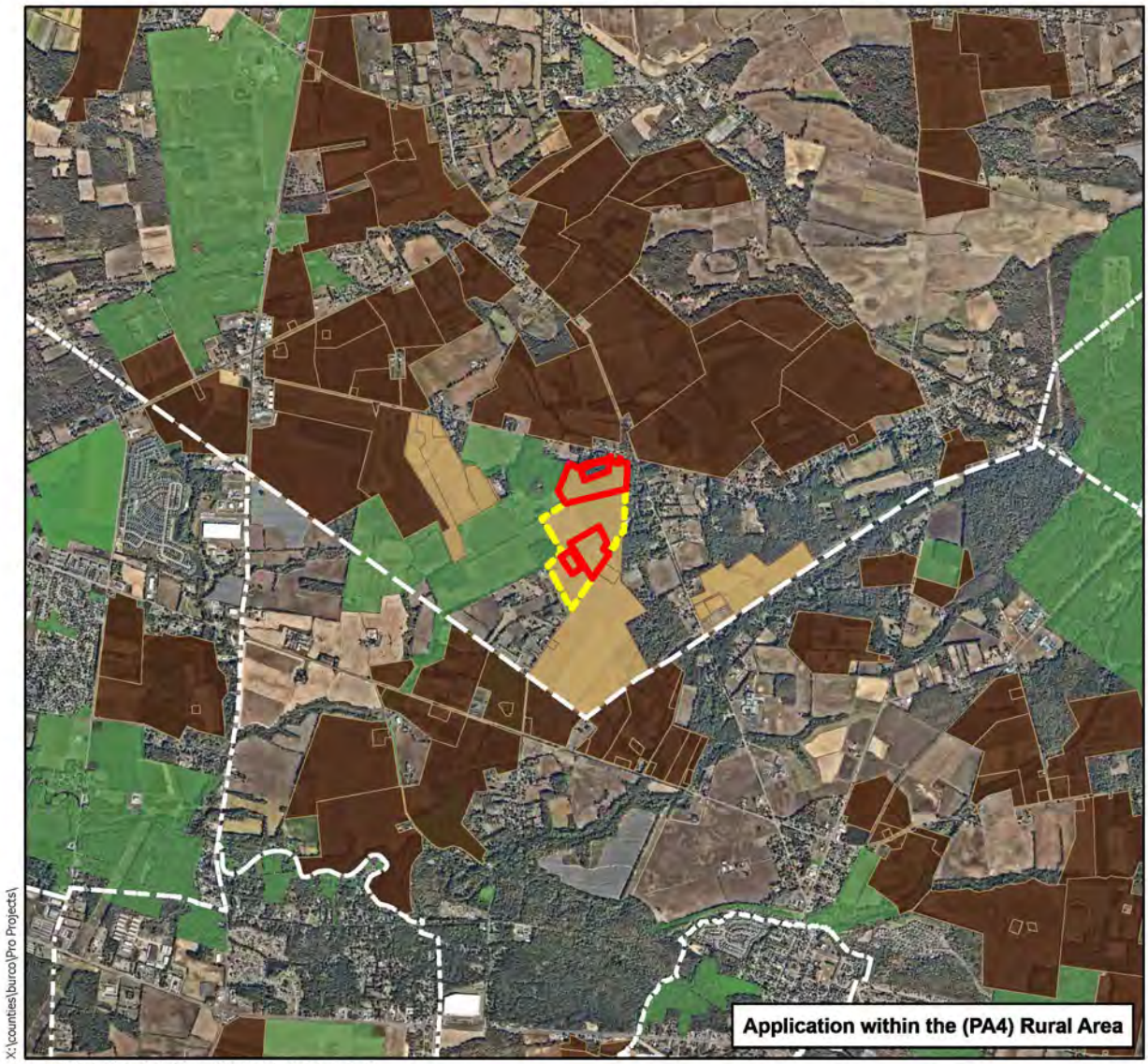
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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\burco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Van Wagoner, Edith - Trust of (West)
Block 1201 Lot(s) P/O 27 (68.00 ac); &
P/O 27-EN (non-severable exception - 4.00 ac); &
P/O 27-ES (severable exception - 29.00 ac); &
P/O 27-ES (severable exception - 17.00 ac)
Gross Total = 118.00 ac
Springfield Twp., Burlington County





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.

1/30/2025

Wetlands



X:\counties\burco\Pro Projects\Van Wagoner, Edith - Trust of (West – Blk 1201).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Van Wagoner, Edith - Trust of (West)
Block 1201 Lot(s) P/O 27 (68.00 ac); &
P/O 27-EN (non-severable exception - 4.00 ac); &
P/O 27-ES (severable exception - 29.00 ac); &
P/O 27-ES (severable exception - 17.00 ac)
Gross Total = 118.00 ac
Springfield Twp., Burlington County

0 100 200 400 600
Feet

N

Property in Question
Exception areas
Wetlands
County Roads
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

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"

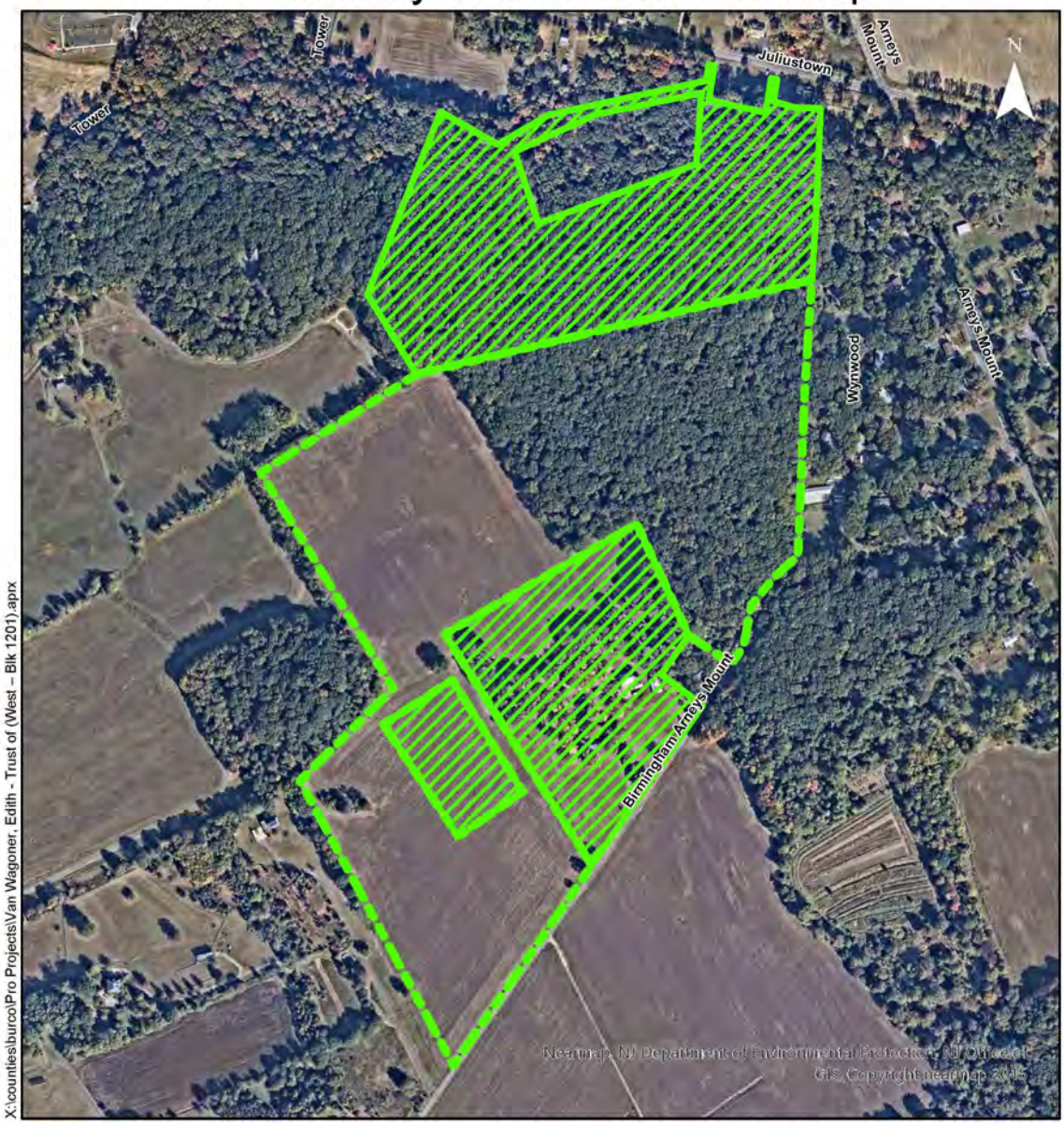
Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
U- Uplands/ Non-Wetlands
B - 300' Buffer
W - Water

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.

1/30/2025

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\burco\Pro Projects\Van Wagoner, Edith - Trust of (West – Blk 1201).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Van Wagoner, Edith - Trust of (West)
Block 1201 Lot(s) P/O 27 (68.00 ac); &
P/O 27-EN (non-severable exception - 4.00 ac); &
P/O 27-ES (severable exception - 29.00 ac); &
P/O 27-ES (severable exception - 17.00 ac)
Gross Total = 118.00 ac
Springfield Twp., Burlington County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 68.00
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

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.

1/30/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Van Wagoner, Edith – Trust of (West Blk 1201)**		
SADC ID:	**03-0462-PG**	**Total Score**	**22.25**
Farm Address:	Springfield	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	11.31
Natural Resource Factors - Max Add-on % =		10	5.94
Local Importance Factors - Max Add-on %=		15	5.00
Max Allowable Score of all of the above		*30*	*22.25*
Additional Restrictions - Max Add-on % =		10	0.00

Agricultural Resource Factors			Points
Soils			4.88
Size			6.00
Tillability			6.00
Contiguity to Preserved Farms			2.00
Agricultural Water Availability (Y/N)			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.67	16.88
			Agricultural Resource %
			11.31

Natural Resource Factors			Points
Groundwater Recharge Capability			8.00
Upland Forest			3.00
Wetland & Open Water/Flood Hazard Mitigation			0.00
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	18.00
			Natural Resource %
			5.94

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%)	0
House Size Limit (2,500 sqft)	0
	Additional Restrictions %
	0

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$13,600**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$9,826**
Per Acre Value of Voluntary Deed Restrictions (each)	**$680**
Per Acre Value after Voluntary Deed Restrictions	**$9,826**
Net Acres	**68.01**
Estimated Easement Values	
Estimated Unadjusted Total	**$668,266**
Plus: Adjustment for Voluntary Restrictions (+)	**$0**
Estimated offer before Residential Opportunities reduction	**$668,266**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$668,266**

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.

SCHEDULE D

Burlington County Planning Incentive Grant Financial Status

											Base Grant				Competitive Funds							
											Fiscal Year 09			1,057.50	Maximum Grant			Competitive Fund Balance				
											Fiscal Year 11			1,500,000.00	Fiscal Year 11		3,000,000.00	Fiscal Year 11			0.00	
											Fiscal Year 13			1,000,000.00	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			1,349,545.40	
											Fiscal Year 20			2,000,000.00	Fiscal Year 20		2,000,000.00	Fiscal Year 20			7,626,609.52	
											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								
											Fiscal Year 25			1,000,000.00								
					SADC Certified or Negotiated	SADC Grant	SADC		Federal Grant														
SADC ID#	Farm	Municipality	Acres	Pay Acres	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	FY25 Balance
														10,501,057.50									
03-0430-PG	Giberson, Daniel & Pamela (North Farm)	Southampton	52.642	52.342	4,194.00	2,916.40	220,780.55	152,650.21	66,234.16		152,650.21	152,650.21	152,650.21	6,388,223.15									
03-0431-PG	Giberson, Daniel & Pamela (Home Farm)	Southampton	22.896	22.896	3,484.00	2,438.80	79,769.66	55,838.76	23,930.90		57,020.20	57,020.20	55,838.76	6,332,384.39									
03-0438-PG	Emmons, Dara & Douglas Edwards (Emmons Home)	Pemberton	89.734	89.734	4,019.00	2,811.40	360,640.95	180,320.48	180,320.47	71,957.69	260,616.78	180,320.48	180,320.48	6,152,063.91									
03-0437-PG	Emmons, Dara & Douglas Edwards (Emmons West)	Pemberton	77.187	77.187	3,673.00	2,603.80	283,507.85	141,753.92	141,753.93	59,225.59	212,990.84	141,753.92	141,753.92	6,010,309.99									
03-0435-PG	Stevens, John W. & Denise M.	Tabernacle	60.854	60.854	4,110.00	2,866.00	250,109.94	174,407.56			174,252.80	174,407.56	174,407.56	5,835,902.43									
03-0440-PG	Zimmermann, Michael E., et al	Tabernacle	126.311	126.212	4,294.00	2,956.00	542,379.43	373,082.67			385,652.15	373,082.67	373,082.67	5,462,819.76									
03-0400-PG	Gatley, John T., III & Tina Renee	Shamong	47.551	47.445	5,706.00	3,753.00	271,326.01	178,061.09			178,458.90	178,061.09	178,061.09	5,284,758.67									
03-0443-PG	Brace Lane Holdings, LLC	Tabernacle	30.194	30.194	5,636.00	3,280.00	170,173.38	99,036.32			99,036.32	99,036.32	99,036.32	5,185,722.35									
03-0449-PG	Russo's Fruit & Vegetable Farm, Inc.	North Hanover	152.894	152.734	5,398.00	3,599.00	825,321.81	549,689.67			567,166.41	549,689.67	549,689.67	4,636,032.68									
03-0450-PG	Durr, Lames and Lisa	North Hanover	98.868	98.709	10,300.00	6,180.00	1,016,702.70	610,021.62			623,191.20	610,021.62	610,021.62	4,026,011.06									
03-0448-PG	Roohr, Larry P. & Betty A.	Southampton	57.600	59.328	9,936.00	8,505.22	589,483.01	504,597.69			504,597.69			3,521,413.37									
03-0460-PG	Cheung, Nang Lung & Chan, Siu Mei	Southampton	54.880	56.526	8,673.00	7,424.09	490,250.00	419,654.11			419,654.11			3,101,759.26									
03-0454-PG	Doyle Farm, LLC	Southampton	146.260	150.648	7,991.00	6,840.30	1,203,828.17	1,030,477.51			1,030,477.51			2,071,281.75									
03-0459-PG	Lustgarten, Kenneth & Beverly	North Hanover	164.540	169.476	13,512.00	11,566.27	2,289,959.71	1,960,205.17			1,071,281.75			1,000,000.00	888,923.42						1,111,076.58		
03-0456-PG	Reid, David & Randall	North Hanover	267.870	275.906	11,855.00	10,147.88	3,270,865.63	2,799,860.98							2,799,860.98						-	311,215.60	
03-0461-PG	Van Wagoner, Edith - Trust of (East Blk 1202)	Springfield	162.0800	166.9420	9,570.00	8,191.92	1,597,634.94	1,367,575.51			1,000,000.00			0.00	367,575.51							-	7,443,640.09
03-0462-PG	Van Wagoner, Edith - Trust of (East Blk 1201)	Springfield	68.0000	70.0400	9,826.00	8,411.06	688,213.04	589,110.64							589,110.64								6,854,529.45
Closed	**62**		**6,374.545**	**6,321.231**			**27,768,907.88**	**17,655,059.83**	**3,312,722.01**	**146,531.11**													
Encumbered	**7**		**921.230**	**948.866**			**10,130,234.50**	**8,671,481.62**															
										Encumber/Expended	FY09	-	-	1,057.50	-								
										Encumber/Expended	FY11	-	-	1,500,000.00	-	-	3,000,000.00	-				
										Encumber/Expended	FY13	-	-	1,000,000.00	-	-	5,000,000.00		-			
										Encumber/Expended	FY17	-	-	1,000,000.00	-	-	3,004,694.45			1,995,305.55		
										Encumber/Expended	FY18				2,000,000.00	-	-				-	
										Encumber/Expended	FY20	-	-	2,000,000.00	-	2,000,000.00	-	-				-	
										Encumber/Expended	FY21	1,026,011.06	-	973,988.94	-								
										Encumber/Expended	FY22	2,000,000.00	-	-	-								
										Encumber/Expended	FY25	1,000,000.00	-	-	-	645,470.55	-	-					
											Total				0.00				0.00	0.00	1,995,305.55	0.00	0.00	6,854,529.45

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R2(17)
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO
The Land Conservancy of New Jersey
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of 526 Delaware Rd., LLC ("Owner")
FY2023 Non-Profit Round – SADC #21-0057-NP

FEBRUARY 26, 2026

WHEREAS, on May 15, 2022, the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from The Land Conservancy of New Jersey (TLC-NJ) for the 526 Delaware Rd., LLC farm identified as Block 300, Lot 600 and Block 700, Lots 400 and 503, Hope Township, Warren County, totaling approximately 123.8 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is in the Highlands Planning Area; and

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

WHEREAS, the Premises includes one (1), approximately 1.5-acre non-severable exception area for the existing single family residential units and to afford future flexibility for nonagricultural uses, resulting in approximately 122.3 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 (1) 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) Residual Dwelling Site Opportunities (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 pasture and hay production; and

WHEREAS, the pending 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 .48 acres (.39%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, on July 28, 2022 the SADC granted preliminary approval by Resolution #FY2023R7(1) to TLC-NJ's FY2023 Nonprofit application and appropriated $386,500 for the acquisition of the development easement; and

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

WHEREAS, the Property has a quality score of 59.35 which is greater than 70% of the County average quality score of 44 as determined by the SADC, at the time the application was submitted; 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 15(b) 2., if two appraisals have been obtained on a parcel, and the difference between the two appraisal values is 10% of the higher appraisal value or less, the eligible land cost shall be the average of the appraisal values; and

WHEREAS, on February 23, 2023, the SADC acknowledged the development easement value of the Premises to be $4,950 per acre based on current zoning and environmental regulations in place as of December 14, 2022; and

WHEREAS, the SADC certified the market value unrestricted of $9,400 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 $4,700 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 $7,520 per acre; and

WHEREAS, the Owners accepted TLC-NJ's offer of $7,520 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, the SADC advised TLC-NJ of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of eligible costs and subject to available funds; and

WHEREAS, pursuant to N.J.A.C. 2:76-15.2, TLC-NJ informed the SADC that it will accept the SADC cost share of $3,760 per acre; and

WHEREAS, on December 10, 2025, the Warren Board of County Commissioners entered into a Farmland Preservation Agreement with TLC-NJ and will provide a 50% matching grant for the easement acquisition on the Premises and agreed to accept assignment of the development easement from TLC-NJ and be responsible for annual monitoring; and

WHEREAS, the estimated cost share breakdown is as follows (based on 122.3 acres):

	Total	Per/acre
SADC	$459,848.00	($3,760.00/acre)
TLC-NJ	$459,848.00	($3,760.00/acre)
Total Purchase	$919,696.00	($7,520.00/acre)

WHEREAS, on March 27, 2025 the SADC granted approval to the FY2025 appropriation which included a reallocation of $99,313 to TLC-NJ's FY2023 grant due to the increased funding needs from the adoption of the statewide formula; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to TLC-NJ for up to 50% of the eligible ancillary costs which will be deducted from its FY23 appropriation and subject to the availability of funds; and

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

WHEREAS, TLC-NJ will assign the Deed of Easement to the County immediately after closing on the Deed of Easement; and

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC grants final approval to provide a cost share grant to the TLC-NJ for the purchase of a development easement on the Premises, comprising approximately 122.3 net easement acres, at a State cost share of $3,760 per acre, for a total grant of approximately $459,848.

3. The SADC approves the assignment of the Deed of Easement from TLC-NJ to Warren County provided the SADC reviews and approves in advance all documentation to accomplish the assignment including, but not limited to, review of survey, title, and assignment document.

4. The SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1.

5. The SADC's cost share grant to TLC-NJ 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 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.

7. The SADC authorizes the Chaiman or Executive Director to execute all documents necessary to provide a grant for the acquisition of a development easement on the Property.

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.

02/26/2026
Date

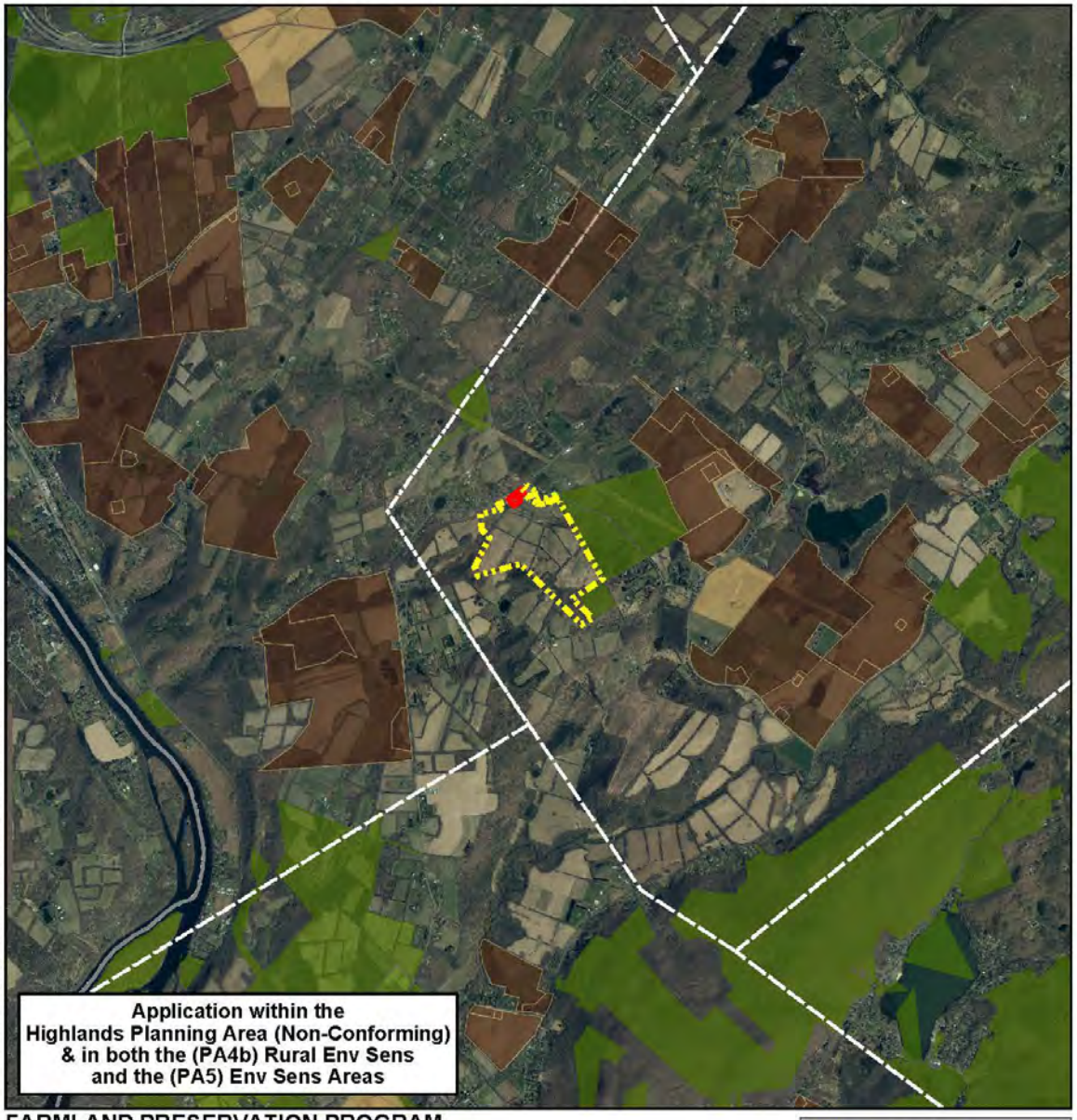
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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\projects\526 Delaware Rd, LLC 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

526 Delaware Rd, LLC
Block 700 Lots 400 (1.1 ac) & 503 (1.3 ac) &
Block 300 Lots P/O 600 (119.9 ac)
& P/O 600-EN (non-severable exception - 1.5 ac)
Gross Total = 123.8 ac
Hope Twp., Warren County

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

N

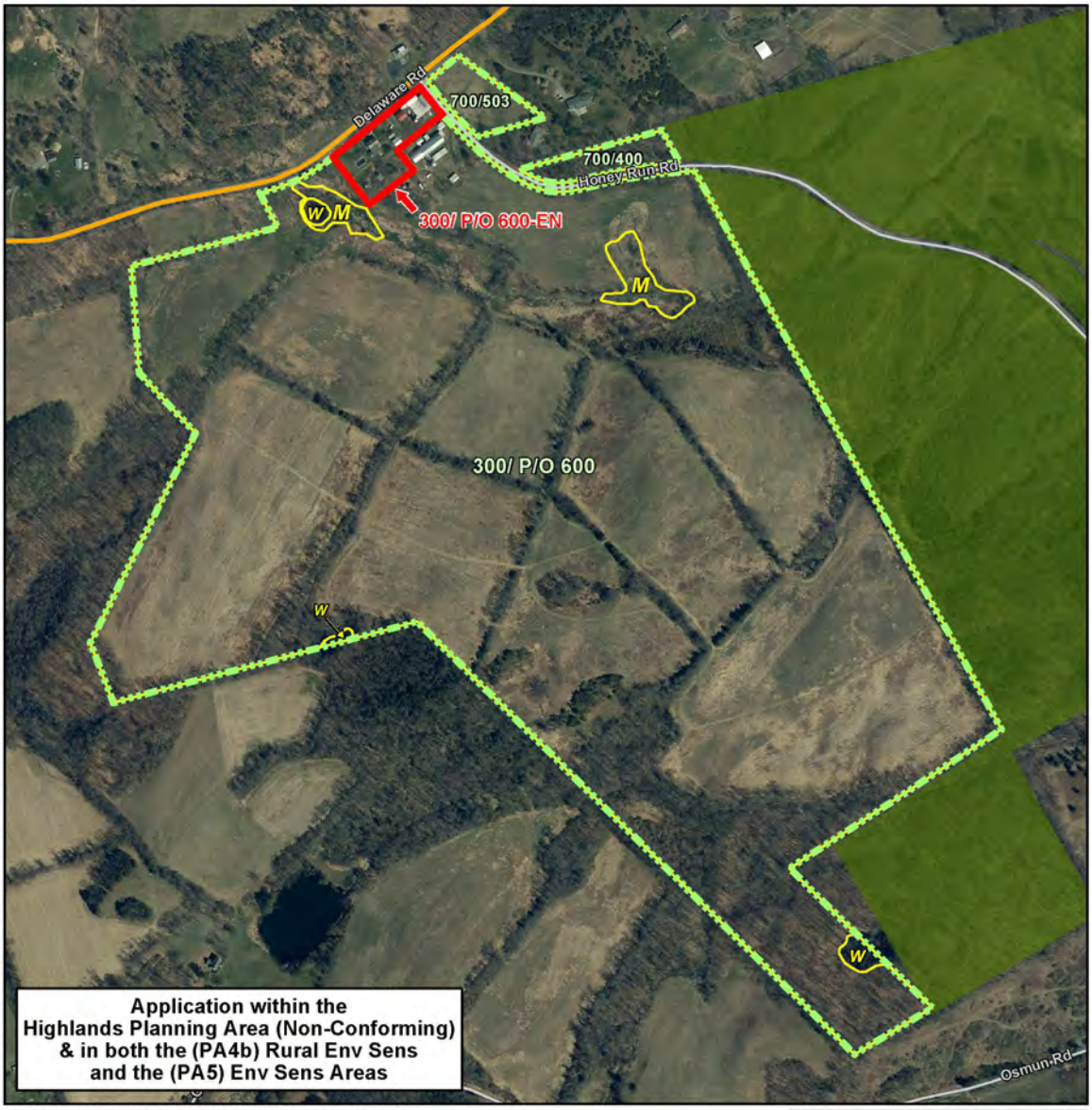
- Property In Question
- Exceptions
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State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

Sources:
NJ Farmland Preservation Program
NJOIT Parcels edited from new tax data
NJDEP Conservation/Open Space Easement Data
NJOIT/OGIS 2020 Digital Aerial Image

May 25, 2022

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

Wetlands



X:\counties\warco\projects\526 Delaware Rd, LLC fww.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

526 Delaware Rd, LLC
Block 700 Lots 400 (1.1 ac) & 503 (1.3 ac) &
Block 300 Lots P/O 600 (119.9 ac)
& P/O 600-EN (non-severable exception - 1.5 ac)
Gross Total = 123.8 ac
Hope Twp., Warren County

500 250 0 500 1,000 Feet

N

- Property In Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

Sources:
NJ Farmland Preservation Program
NJOIT Parcel data
Green Acres Conservation Easement Data
NJDEP Open Space
NJDOT Road Data
NJ Highlands Council Data
NJOIT/OGIS 2020 Digital Aerial Image

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

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

May 25, 2022

Schedule B

Preliminary Soil Disturbance Map



X:\counties\warco\Pro Projects\526 Delaware Rd, LLC.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

526 Delaware Rd., LLC
Block 700 Lots 400 (1.1 ac) & 503 (1.3 ac);
Block 300 Lots P/O 600 (119.9 ac)
& 600-EN (non-severable exception - 1.5 ac)
Gross Total = 123.8
Hope Twp., Warren County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 122.3
Total Disturbance Acres (Does not include exception areas): 0.48
Percent of Disturbance: 0.39%

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

500 250 0 500 1,000 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.

6/3/2025

Schedule C

SADC Statewide Formula Value Calculation

Farm Name:	**526 Delaware Rd. LLC**		
SADC ID:	**21-0057-NP**	**Total Score**	**30.00**
Farm Address:	**Hope**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**13.40**
Natural Resource Factors - Max Add-on % =		**10**	**6.60**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
	Max Allowable Score of all of the above	***30***	***25.00***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors			**Points**
Soils			0.00
Size			10.00
Tillability			9.00
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	20.00
			Agricultural Resource %
			13.40

Natural Resource Factors			**Points**
Groundwater Recharge Capability			7.99
Upland Forest			1.50
Wetland & Open Water/Flood Hazard Mitigation			1.00
Contiguity to Preserved Open Space			7.00
Surface Water Quality Classification			5.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.33	19.99
			Natural Resource %
			6.60

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	**$9,400**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,050**
Per Acre Value of Voluntary Deed Restrictions (each)	**$470**
Per Acre Value after Voluntary Deed Restrictions	**$7,520**
Net Acres	**120.98**
Estimated Easement Values	
Estimated Unadjusted Total	**$852,909**
Plus: Adjustment for Voluntary Restrictions (+)	**$56,861**
Estimated offer before Residential Opportunities reduction	**$909,770**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$909,770**

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 FY2026 R2(18)
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO
The Land Conservancy of New Jersey
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Vosper, Michelle Marie ("Owner")

FY2024 Non-Profit Round – SADC #19-0024-NP

FEBRUARY 26, 2026

WHEREAS, on June 15, 2023, the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from The Land Conservancy of New Jersey (TLC-NJ) for the Vosper, Michelle Marie farm identified as Block 2401, Lots 25.01 & 25.03, Stillwater Township, Sussex County, totaling approximately 230.3 gross acres hereinafter referred to as "Property" (Schedule A); and

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

WHEREAS, the Premises includes zero (0), exception areas, resulting in approximately 230.3 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

WHEREAS, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots (Block 2401, Lots 25.01 & 25.03) being consolidated simultaneously or immediately after closing on the easement to the extent possible; and

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

WHEREAS, the pending 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 0.68 acres (0.3%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, on September 28, 2023, the SADC granted preliminary approval by Resolution #FY2016R9(3) to TLC-NJ FY2024 Nonprofit application and appropriated $1,336,050 for the acquisition of development easement on four (4) farms including the Vosper, Michelle Marie farm; and

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

WHEREAS, the Property has a quality score of 48.11 which is greater than 70% of the County average quality score of 32 as determined by the SADC, at the time the application was submitted; 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 October 11, 2024, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $4,200 per acre based on zoning and environmental regulations in place as of the current valuation date June 26, 2024; and

WHEREAS, the SADC certified the market value unrestricted of $8,400 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 $4,200 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, 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 $6,689 per acre; and

WHEREAS, the Owners accepted TLC-NJ's offer of $6,689 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, the SADC advised TLC-NJ of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of eligible costs and subject to available funds; and

WHEREAS, pursuant to N.J.A.C. 2:76-15.2, TLC-NJ informed the SADC that it will accept the SADC cost share of $3,344.50 per acre; and

WHEREAS, on November 25, 2025, the Sussex Board of County Commissioners approved a 50% matching grant for the easement acquisition on the Premises and agreed to accept assignment of the development easement from TLC-NJ and be responsible for annual monitoring; and

WHEREAS, the estimated cost share breakdown is as follows (based on 230.3 acres):

	Total	Per/acre
SADC	$770,238.35	($3,344.50/acre)
TLC-NJ	$770, 238.35	($3,344.50/acre)
Total Purchase	$1,540,476.70	($6,689.00/acre)

WHEREAS, on March 27, 2025, the SADC granted approval to the FY2025 appropriation which included a reallocation of $492,387 to TLC-NJ's FY2024 grant due to the increased funding needs from the adoption of the statewide formula, for a total of $1,828,437; and

WHEREAS, concurrently $278,037.40 from the TLC-NJ FY2024 appropriation is being encumbered for the Hubbard farm, leaving $1,550,399.60 is available for the Vosper farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to TLC-NJ for up to 50% of the eligible ancillary costs which will be deducted from its FY24 appropriation and subject to the availability of funds; and

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

WHEREAS, TLC-NJ will assign the Deed of Easement to Sussex County immediately after closing on the Deed of Easement; and

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC grants final approval to provide a cost share grant to the TLC-NJ for the purchase of a development easement on the Premises, comprising approximately 230.3 net easement acres, at a State cost share of $3,344.50 per acre, for a total grant of approximately $770,238.35 pursuant to N.J.A.C. 2:76-26.12.

3. This final approval is conditioned on all contiguous lots (Block 2401, Lots 25.01 and 25.03) being consolidated simultaneously or immediately after closing on the easement to the extent possible.

4. The SADC approves the assignment of the Deed of Easement from TLC-NJ to Sussex County provided the SADC reviews and approves in advance all documentation to accomplish the assignment including, but not limited to, review of survey, title, and assignment document.

5. The SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1.

6. The SADC's cost share grant to TLC-NJ 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 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. The SADC authorizes the Chaiman or Executive Director to execute all documents necessary to provide a grant for the acquisition of a development easement on the Property.

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.



02/26/2026
Date

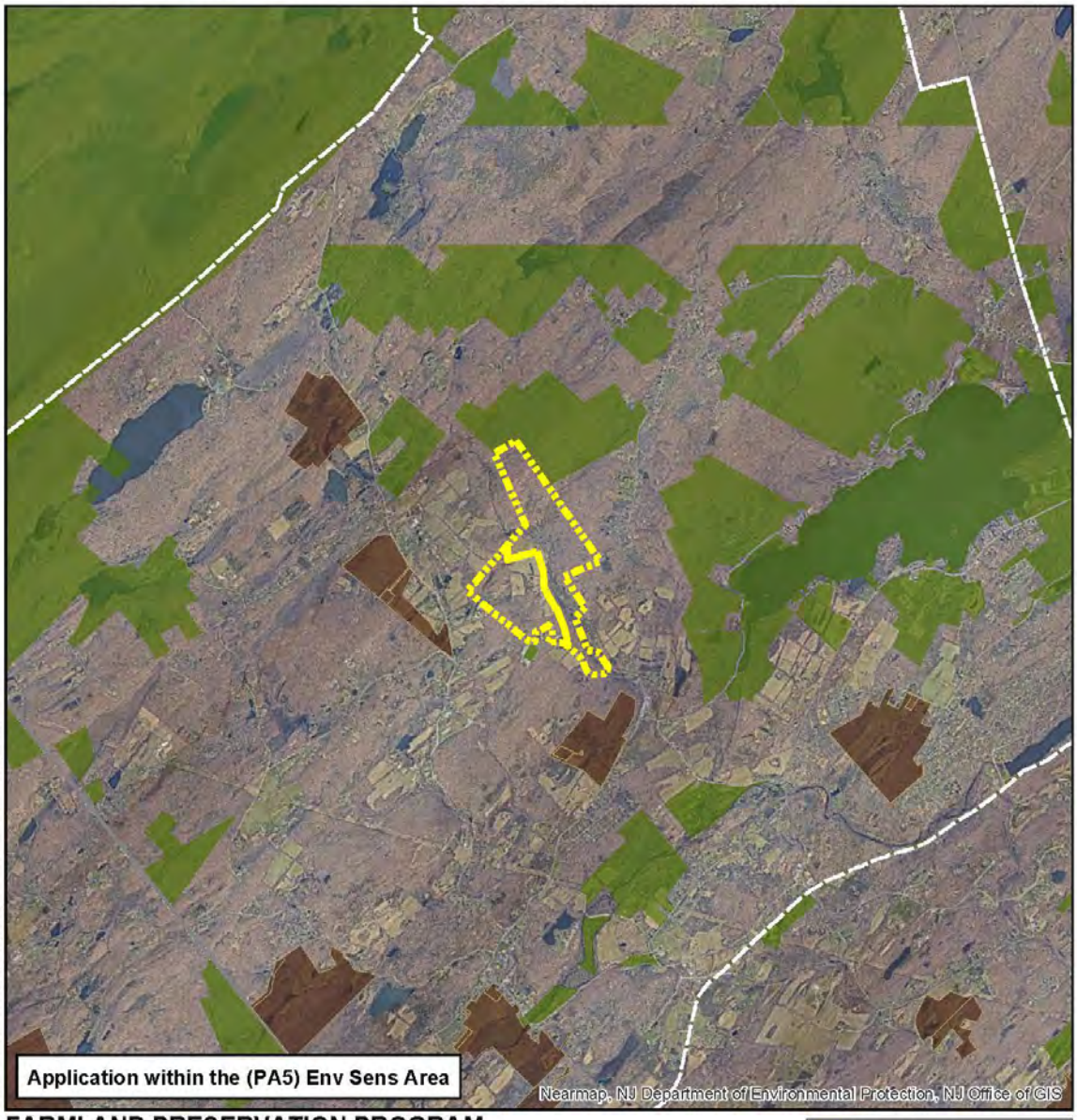
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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\susco\projects\Vosper, Michelle Marie 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Vosper, Michelle Marie
Block 2401 Lots 25.01 (143.4 ac) & 25.03 (86.9 ac)
Gross Total = 230.3 ac
Stillwater Twp., Sussex County

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

N

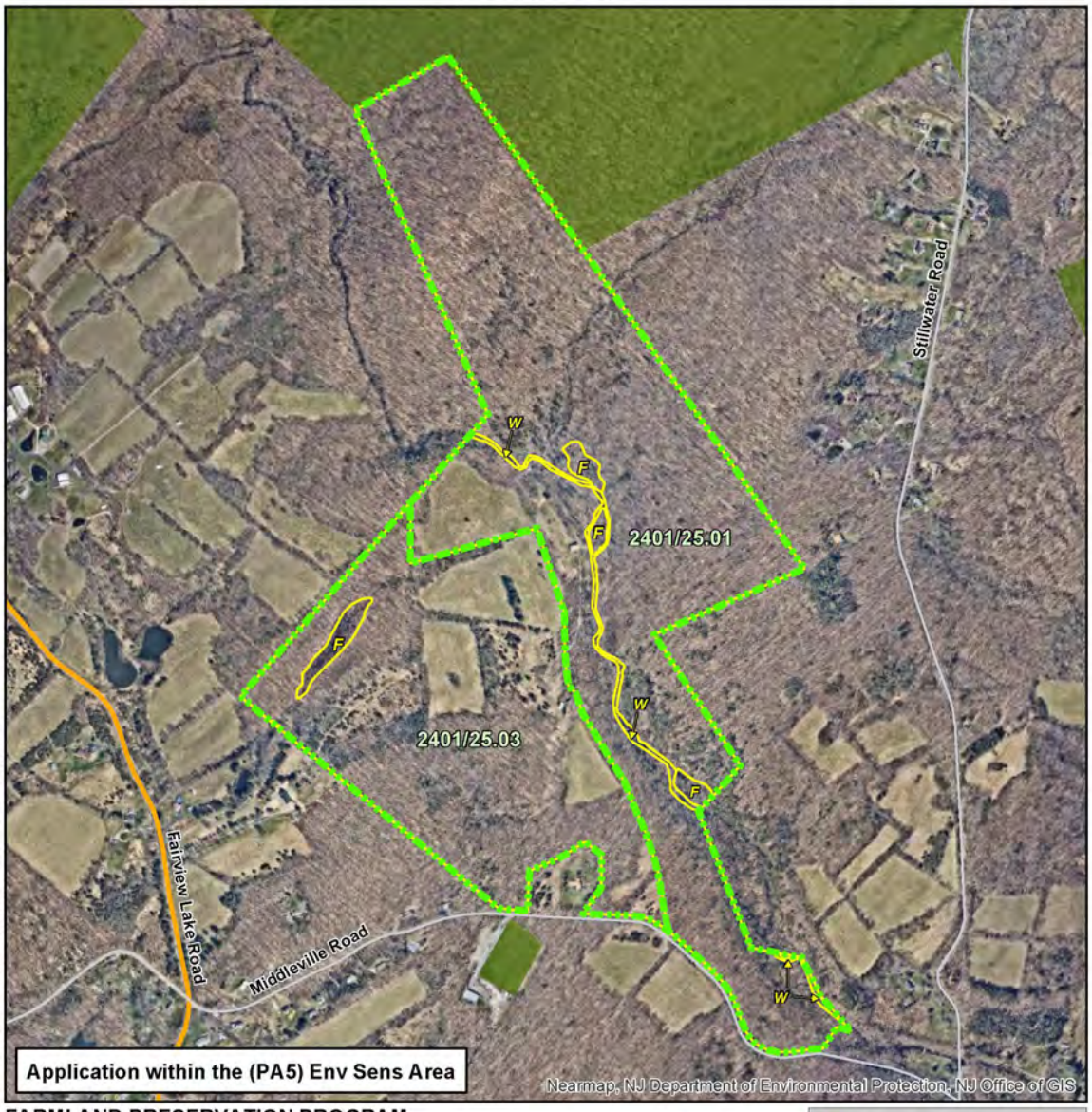
2,500 1,250 0 2,500 5,000 7,500 Feet

Sources:
NJ Farmland Preservation Program
NJOIT Parcel data
NJDEP Conservation/Open Space Easement Data
NJOIT/Near Map 2022 Digital Aerial Image

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

July 11, 2023

Wetlands



X:\counties\susco\projects\Vosper, Michelle Marie fww.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Vosper, Michelle Marie
Block 2401 Lots 25.01 (143.4 ac) & 25.03 (86.9 ac)
Gross Total = 230.3 ac
Stillwater Twp., Sussex County

500 250 0 500 1,000 1,500 Feet

N

- Property In Question
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, State Owned O/S & Recreation Easements, & Pinelands PDCs and Preserved Lands

Sources:
NJ Farmland Preservation Program
NJOIT Parcel data
Green Acres Conservation Easement Data
NJDEP 2015 Landuse/Landcover Data
NJDEP Open Space
NJDOT Road Data
NJOIT/Near Map 2022 Digital Aerial Image

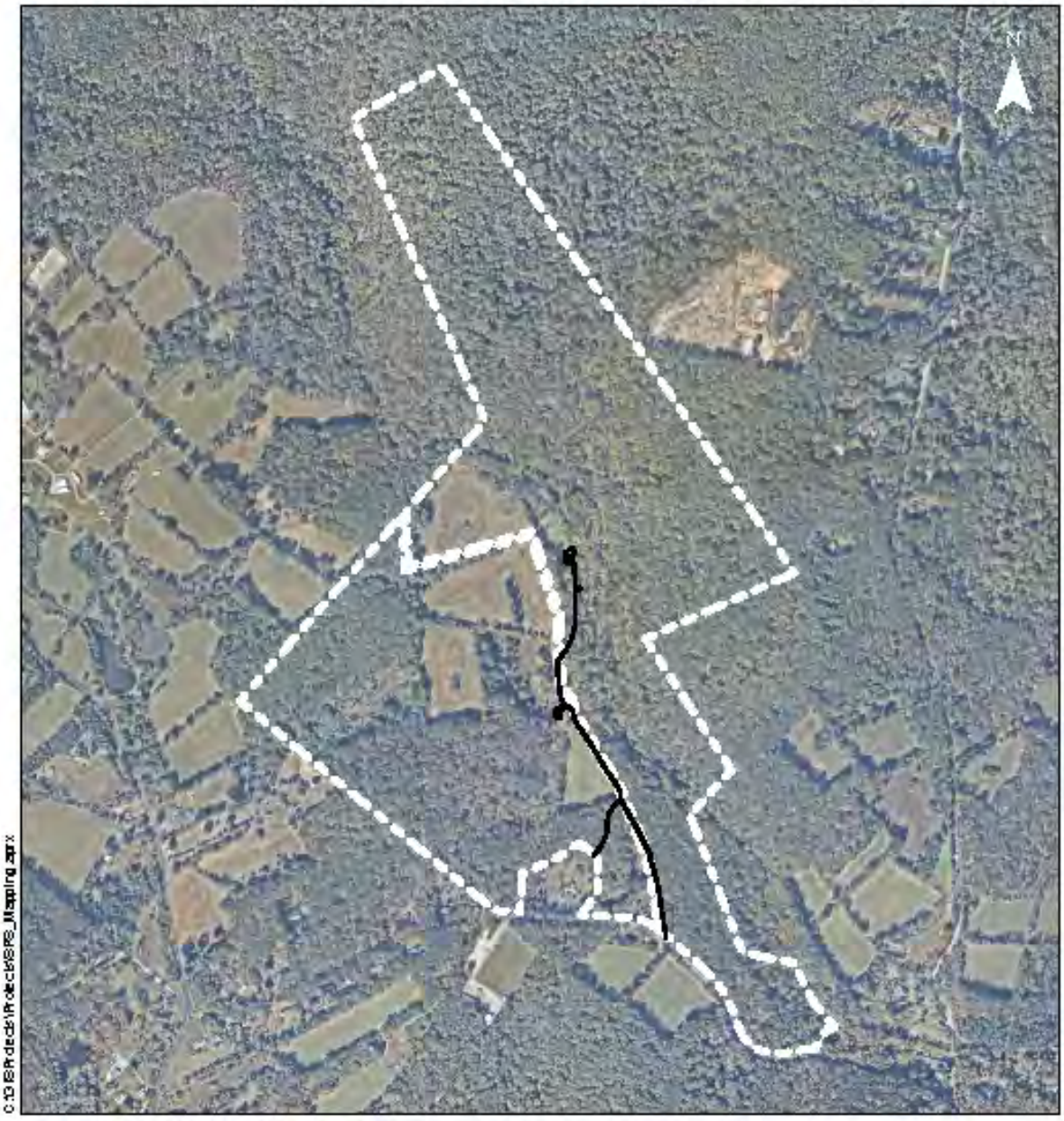
Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

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

July 11, 2023

Schedule B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Vosper, Michelle Marie
Block 2401 Lots 25.01 (143.4 ac) & 25.03 (86.9 ac)
Gross Total = 230.3 ac
Stillwater Twp., Sussex County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 230.30
Total Disturbance Acres (Does not include exception areas): 0.68
Percent of Disturbance: 0.30%

150 0 150 300 Feet

Source:
Farmland Preservation Program Data
NJDOT Road Data
Hexmap 2021 Digital Data

DISCLAIMER: This product was created using the most current available mapping.

Schedule C

SADC Statewide Formula Value Calculation

Farm Name:	**Vosper, Michelle Marie**		
SADC ID:	**19-0024-NP**	**Total Score**	**29.63**
Farm Address:	**Sussex, Stillwater**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**10.72**
Natural Resource Factors - Max Add-on % =		**10**	**8.91**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***19.63***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		0.00
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	16.00
		Agricultural Resource %
		10.72

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.82
Upland Forest		10.00
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	27.00
		Natural Resource %
		8.91

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	**$8,400**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$5,849**
Per Acre Value of Voluntary Deed Restrictions (each)	**$420**
Per Acre Value after Voluntary Deed Restrictions	**$6,689**
Net Acres:	**230.32**
Estimated Easement Values	
Estimated Unadjusted Total	**$1,347,142**
Plus: Adjustment for Voluntary Restrictions (+)	**$193,469**
Estimated offer before Residential Opportunities reduction	**$1,540,611**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$1,540,611**

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 FY2026R2(19)
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO
The Land Conservancy of New Jersey
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Hubbard, Cornelia & Adam ("Owners")

FY2024 Non-Profit Round – SADC #19-0025-NP

FEBRUARY 26, 2026

WHEREAS, on June 15, 2023, the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application The Land Conservancy of New Jersey (TLC-NJ) for the Hubbard, Cornelia & Adam farm identified as Block 50, Lot 2, and Block 169, Lots 5.01, 5.03 & 5.05, Wantage Township, Sussex County, totaling approximately 83.4 gross acres hereinafter referred to as "Property" (Schedule A); and

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

WHEREAS, the Premises includes one (1), approximately .7-acre non-severable exception area for an existing single-family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 82.7 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, he 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 .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 (1) 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, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots (Block 169, Lots 5.01, 5.03 & 5.05) being consolidated simultaneously or immediately after closing on the easement to the extent possible; and

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

WHEREAS, the pending 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 0.5 acres (.60%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, on September 28, 2023, the SADC granted preliminary approval by Resolution #FY2024R9(3) to TLC-NJ's FY2024 Nonprofit application and appropriated $1,336,050 for the acquisition of development easement on four (4) farms including the Hubbard farm; and

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

WHEREAS, the Property has a quality score of 55.12 which is greater than 70% of the County average quality score of 32 as determined by the SADC, at the time the application was submitted; 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 October 11, 2024, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $4,300 per acre based on zoning and environmental regulations in place as of the current valuation date June 26, 2024; and

WHEREAS, the SADC certified the market value unrestricted of $8,500 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 $4,250 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, 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 $6,724 per acre; and

WHEREAS, the Owners accepted TLC-NJ's offer of $6,724 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, the SADC advised TLC-NJ of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of eligible costs and subject to available funds; and

WHEREAS, pursuant to N.J.A.C. 2:76-15.2, TLC-NJ informed the SADC that it will accept the SADC cost share of $3,362 per acre; and

WHEREAS, on November 25, 2025, the Sussex Board of County Commissioners approved a 50% matching grant for the easement acquisition on the Premises and agreed to accept assignment of the development easement from TLC-NJ and be responsible for annual monitoring; and

WHEREAS, the estimated cost share breakdown is as follows (based on 82.7 acres):

	Total	Per/acre
SADC	$278,037.40	($3,362.00/acre)
TLC-NJ	$278,037.40	($3,362.00/acre)
Total Purchase	$556,074.80	($6,724.00/acre)

WHEREAS, on March 27, 2025, the SADC granted approval to the FY2025 appropriation which included a reallocation of $492,387 to TLC-NJ's FY2024 grant due to the increased funding needs from the adoption of the statewide formula, for a total of $1,828,437; and

WHEREAS, concurrently $770,238.35 from the TLC-NJ FY2024 appropriation is being encumbered for the Vosper farm, leaving $1,058,198.65 available for the Hubbard farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to TLC-NJ for up to 50% of the eligible ancillary costs which will be deducted from its FY24 appropriation and subject to the availability of funds; and

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

WHEREAS, TLC-NJ will assign the Deed of Easement to the County immediately after closing on the Deed of Easement; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the TLC-NJ for the purchase of a development easement on the Premises, comprising approximately 82.7 net easement acres, at a State cost share of $3,362 per acre, for a total grant of approximately $278,037.40 pursuant to N.J.A.C. 2:76-26.12.

3. This final approval is conditioned on all contiguous lots (Block 169, Lots 5.01, 5.03 & 5.05) being consolidated simultaneously or immediately after closing on the easement to the extent possible.

4. The SADC approves the assignment of the Deed of Easement from TLC-NJ to Sussex County provided the SADC reviews and approves in advance all documentation to accomplish the assignment including, but not limited to, review of survey, title, and assignment document.

5. The SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1.

6. The SADC's cost share grant to TLC-NJ 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 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. The SADC authorizes the Chaiman or Executive Director to execute all documents necessary to provide a grant for the acquisition of a development easement on the Property.

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.

02/26/2026
Date

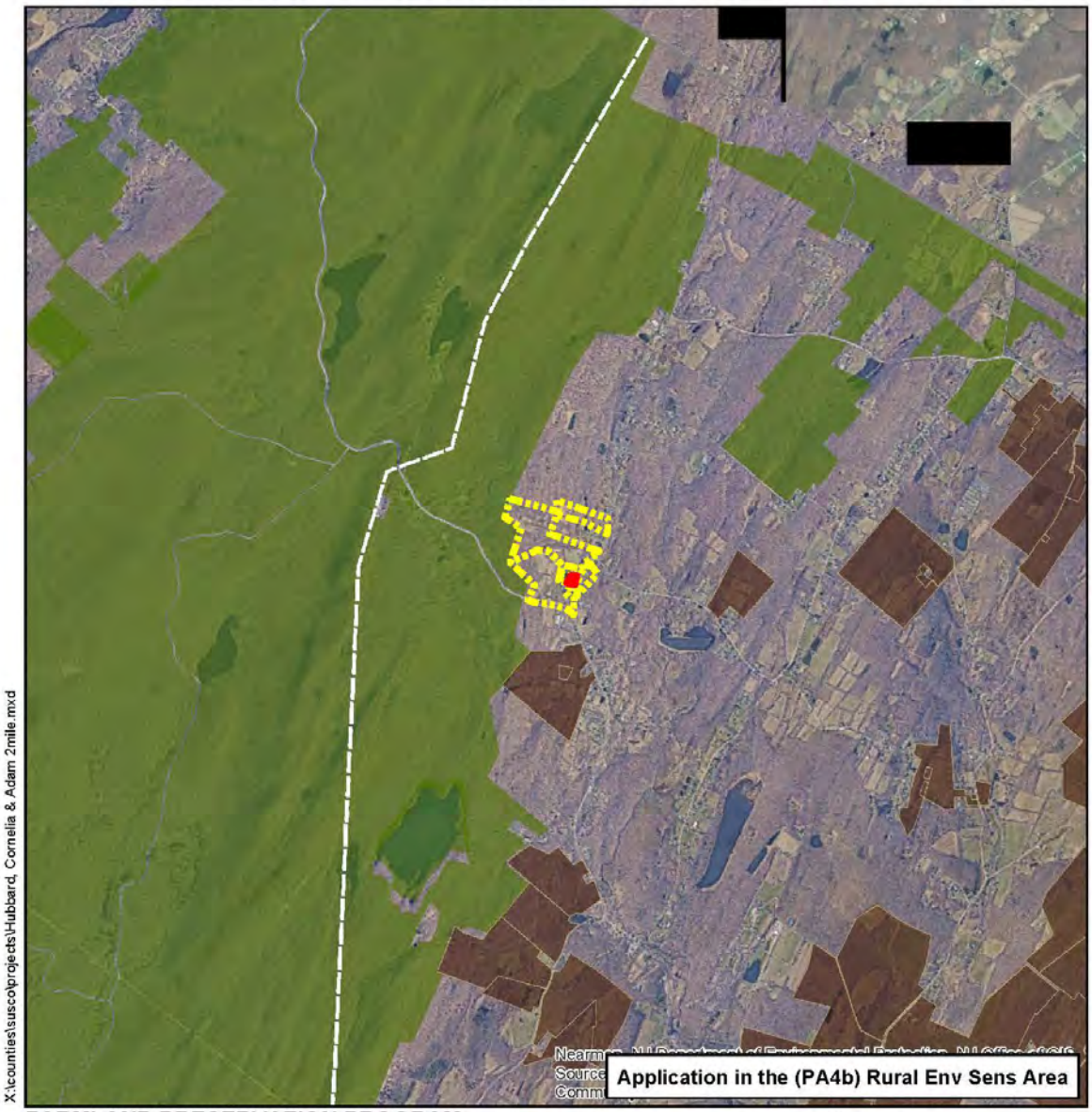
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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

Hubbard, Cornelia & Adam
Block 150 Lot 2 (4.0 ac) & Block 169 Lots 5.01 (49.0 ac);
P/O 5.03 (1.0 ac); P/O 5.03-EN (non-severable exception - 0.7 ac);
& 5.05 (28.7 ac)
Gross Total = 83.4 ac
Wantage Twp., Sussex County

Sources:
NJ Farmland Preservation Program
NJOIT Parcel data
NJDEP Conservation/Open Space Easement Data
NJ Highlands Council Data
NJOIT/Near Map 2021 Digital Aerial Image

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

July 6, 2023

Wetlands



X:\counties\susco\projects\Hubbard, Cornelia & Adam fww.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hubbard, Cornelia & Adam
Block 150 Lot 2 (4.0 ac) & Block 169 Lots 5.01 (49.0 ac);
P/O 5.03 (1.0 ac); P/O 5.03-EN (non-severable exception - 0.7 ac);
& 5.05 (28.7 ac)
Gross Total = 83.4 ac
Wantage Twp., Sussex County

500 250 0 500 1,000 Feet

N

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

Sources:
NJ Farmland Preservation Program
NJOIT Parcel data
Green Acres Conservation Easement Data
NJDEP 2015 Landuse/Landcover Data
NJDEP Open Space
NJDOT Road Data
NJ Highlands Council Data
NJOIT/Near Map 2021 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

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

July 6, 2023

Schedule B

Baseline Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hubbard, Cornelia & Adam
Block 150 Lot 2 (4.04 ac) & Block 169 Lots 5.01 (48.97 ac);
P/O 5.03 (1.0 ac); P/O 5.03-EN (non-severable exception - 0.73 ac);
& 5.05 (28.66 ac)
Gross Total = 83.40 ac
Wantage Twp., Sussex County

Estimated Easement Acres: 82.70
Total Disturbance Acres (Does not include exception areas): 0.50
Percent of Disturbance: 0.60%

Extent of Disturbance
Easement Area
Exception Area

250 125 0 250 500 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Near Map 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.

2/9/2025

Schedule C

SADC Statewide Formula Value Calculation

Farm Name:	**Hubbard, Cornelia & Adam (TLCNJ-FY24)**		
SADC ID:	**19-0025-NP**	**Total Score**	**29.11**
Farm Address:	**Sussex, Wantage**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**10.72**
Natural Resource Factors - Max Add-on % =		**10**	**8.39**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***19.11***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		0.00
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	16.00
		Agricultural Resource %
		10.72

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.42
Upland Forest		2.50
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		9.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	25.42
		Natural Resource %
		8.39

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	**$8,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$5,874**
Per Acre Value of Voluntary Deed Restrictions (each)	**$425**
Per Acre Value after Voluntary Deed Restrictions	**$6,724**
Net Acres	**82.73**
Estimated Easement Values	
Estimated Unadjusted Total	**$485,956**
Plus: Adjustment for Voluntary Restrictions (+)	**$70,321**
Estimated offer before Residential Opportunities reduction	**$556,277**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$556,277**

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 # FY2026R2(20)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
Maple Dell Farm, LLC

FEBRUARY 26, 2026

Subject Property: Maple Dell Farm, LLC
Block 23, Lot 3, 3.01, 3.02 and 3.03 – Alexandria Township and
Block 2, Lot 4 – Kingwood Township, Hunterdon County
SADC ID#: 10-0311-DE

WHEREAS, on April 23, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Maple Dell Farm, LLC, hereinafter "Owner," identified as Block 23, Lots 3, 3.01, 3.02 and 3.03 in Alexandria Township, Hunterdon County, and Block 2, Lots 3 and 4 in Kingwood Township, Hunterdon County, hereinafter "the Property," totaling approximately 127.85 gross acres, identified in (Schedule A); and

WHEREAS, as a result of the unusual dimensions of Block 2, Lot 3, that lot's parcel data was inadvertently incorporated into Block 2, Lot 4; however, the approximate 0.24 acres of Lot 3 has been included in the Property dimensions and the certified values as set forth herein; 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 Guide and Resource Booklet for the NJ Farmland Preservation Program; and

WHEREAS, the Property includes one (1), approximately 5-acre non-severable exception area for one future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 122.85 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 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 (1) 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
2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

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

WHEREAS, at the time of application, the Property was in grain 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 .53 acres (.43%) 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, 2025; 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 continuous ownership of Dorothy and James Pauch or their children, individually or as members of Maple Dell Farm, LLC, since before 1988 makes the Property eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; 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 September 8, 2025, in accordance with Resolution #FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $9,800 per acre based on zoning and environmental regulations in place as of the current valuation date August 15, 2025

and $11,100 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 $18,100 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 $9,050 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 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 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 $16,189 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $16,189 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 $16,189 per acre for a total of approximately $1,988,818.65.

3. This final approval is conditioned on all contiguous lots being consolidated simultaneously or immediately after closing on the easement to the extent possible.

4. 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.

5. 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.

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

7. 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.

8. This approval 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.

02/26/2026
Date

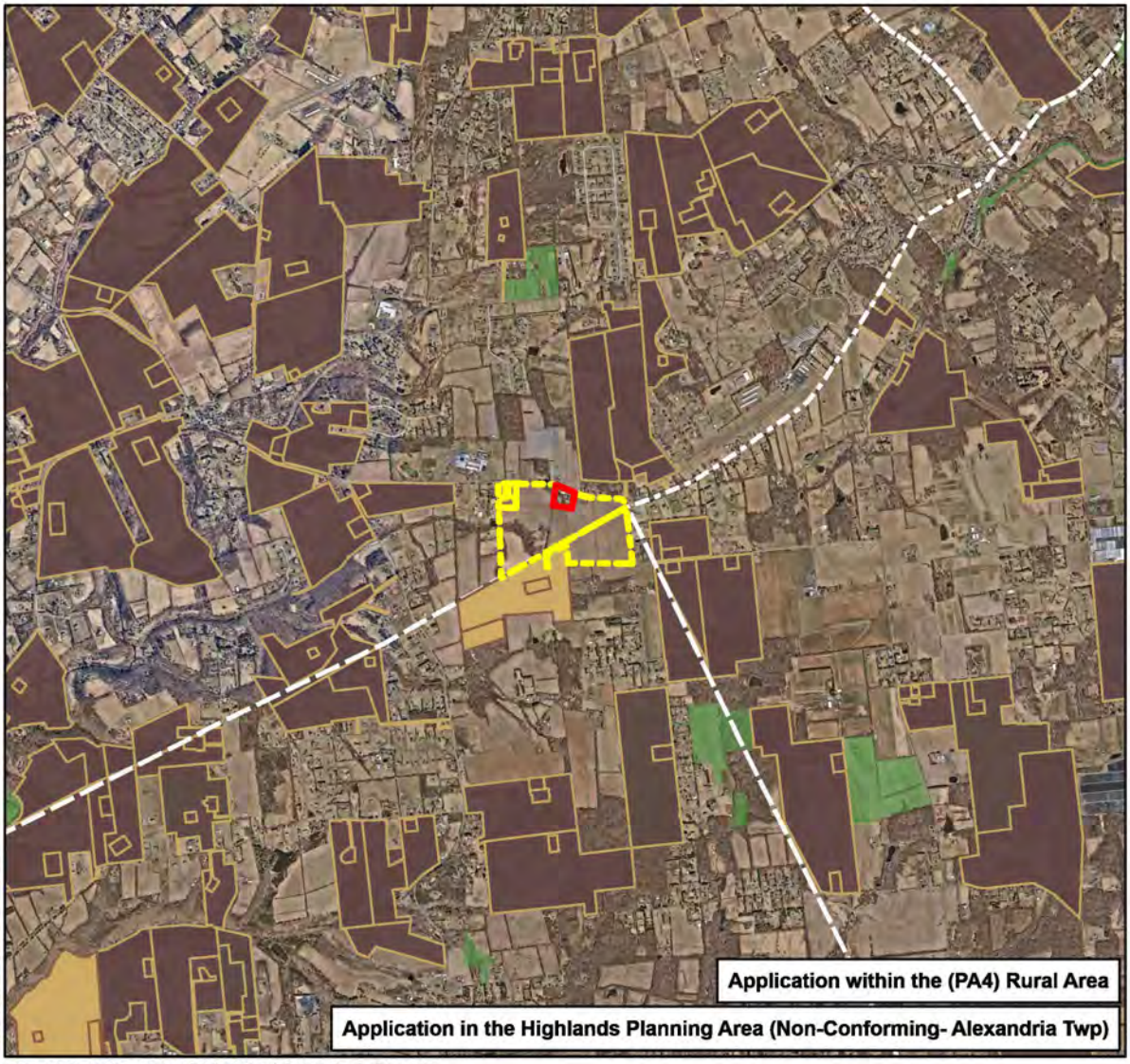
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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

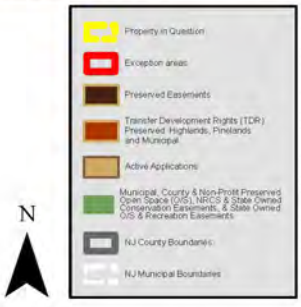


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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Maple Dell Farm, LLC
Alexandria Twp., Hunterdon County
Block 23 Lots P/O 3 (81.45 ac); 3.01 (1.50 ac); 3.02 (1.57 ac);
3.03 (2.84 ac); & P/O 3-EN (non-severable exception - 5.0 ac);
Kingwood Twp., Hunterdon County
Block 2 Lot 4 (35.48 ac)
Gross Total = 127.85 ac

0 1250 2500 5000 7500 Feet

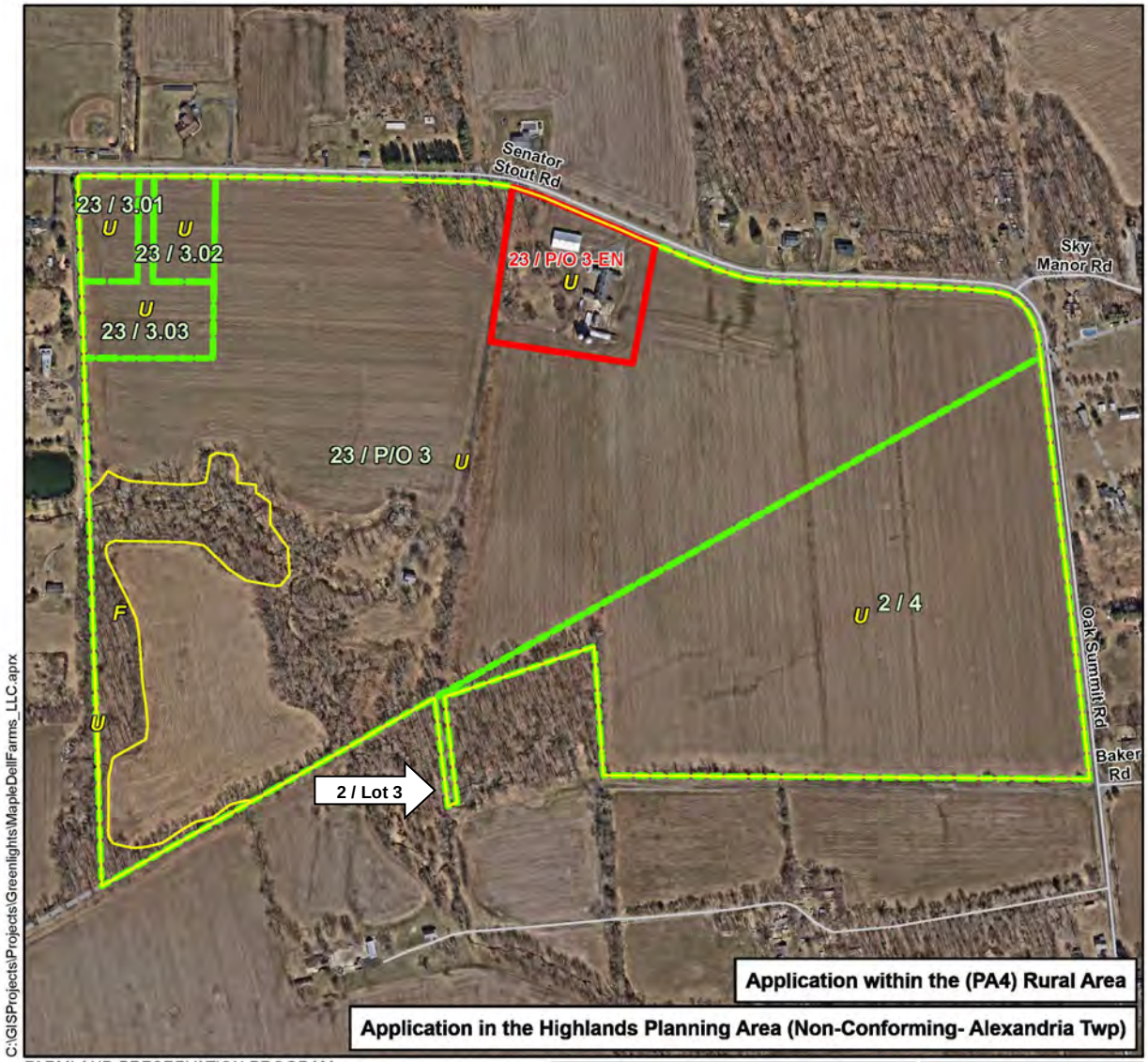


DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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

Sources:
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"

5/21/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Maple Dell Farm, LLC
Alexandria Twp., Hunterdon County
Block 23 Lots P/O 3 (81.45 ac); 3.01 (1.50 ac); 3.02 (1.57 ac); 3.03 (2.84 ac); & P/O 3-EN (non-severable exception - 5.0 ac);
Kingwood Twp., Hunterdon County
Block 2 Lot 4 (35.48 ac)
Gross Total = 127.85 ac

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
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.

5/16/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Maple Dell Farm, LLC
Alexandria Twp., Hunterdon County
Block 23 Lots P/O 3 (81.45 ac); 3.01 (1.50 ac); 3.02 (1.57 ac);
3.03 (2.84 ac); & P/O 3-EN (non-severable exception - 5.0 ac);
Kingwood Twp., Hunterdon County
Block 2 Lot 4 (35.48 ac)
Gross Total = 127.85 ac

Estimated Easement Acres: 122.85
Total Disturbance Acres (Does not include exception areas): 0.53
Percent of Disturbance: 0.43%

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.

5/21/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Maple Dell LLC**		
SADC ID:	**10-0311-DE**	**Total Score**	**39.44**
Farm Address:	**Alexandria & Kingwood**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**18.97**
Natural Resource Factors - Max Add-on % =		**10**	**5.47**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***29.44***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		9.31
Size		10.00
Tillability		9.00
Contiguity to Preserved Farms		2.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	28.31
		Agricultural Resource %
		18.97

Natural Resource Factors		**Points**
Groundwater Recharge Capability		5.57
Upland Forest		1.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
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	16.57
		Natural Resource %
		5.47

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	**$18,100**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$14,379**
Per Acre Value of Voluntary Deed Restrictions (each)	**$905**
Per Acre Value after Voluntary Deed Restrictions	**$16,189**
Net Acres	**122.87**
Estimated Easement Values	
Estimated Unadjusted Total	**$1,766,748**
Plus: Adjustment for Voluntary Restrictions (+)	**$222,395**
Estimated offer before Residential Opportunities reduction	**$1,989,143**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$1,989,143**

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 # FY2026R2(21)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of McKee, Dean A.

FEBRUARY 26, 2026

Subject Property: **McKee, Dean A.**
Block 37, Lot 4 – Lower Alloways Creek Township, Salem County
SADC ID#: 17-0416-DE

WHEREAS, on July 15, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from McKee, Dean A., hereinafter "Owner," identified as Block 37, Lot 4, Lower Alloways Creek Township, Salem County, hereinafter "the Property," totaling approximately 43.66 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 no exception areas, resulting in approximately 43.66 net acres to be preserved, hereinafter referred to as "the Premises"; 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 soybean and wheat 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 .59 acres (1.35%) 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 15, 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 January 21, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $5,700 per acre based on zoning and environmental regulations in place as of the current valuation date October 28, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $10,200 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 $5,100 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 $8,313 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $8,313 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 $8,313 per acre for a total of approximately $362,945.58.

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

5. 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.

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

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



02/26/2026
Date

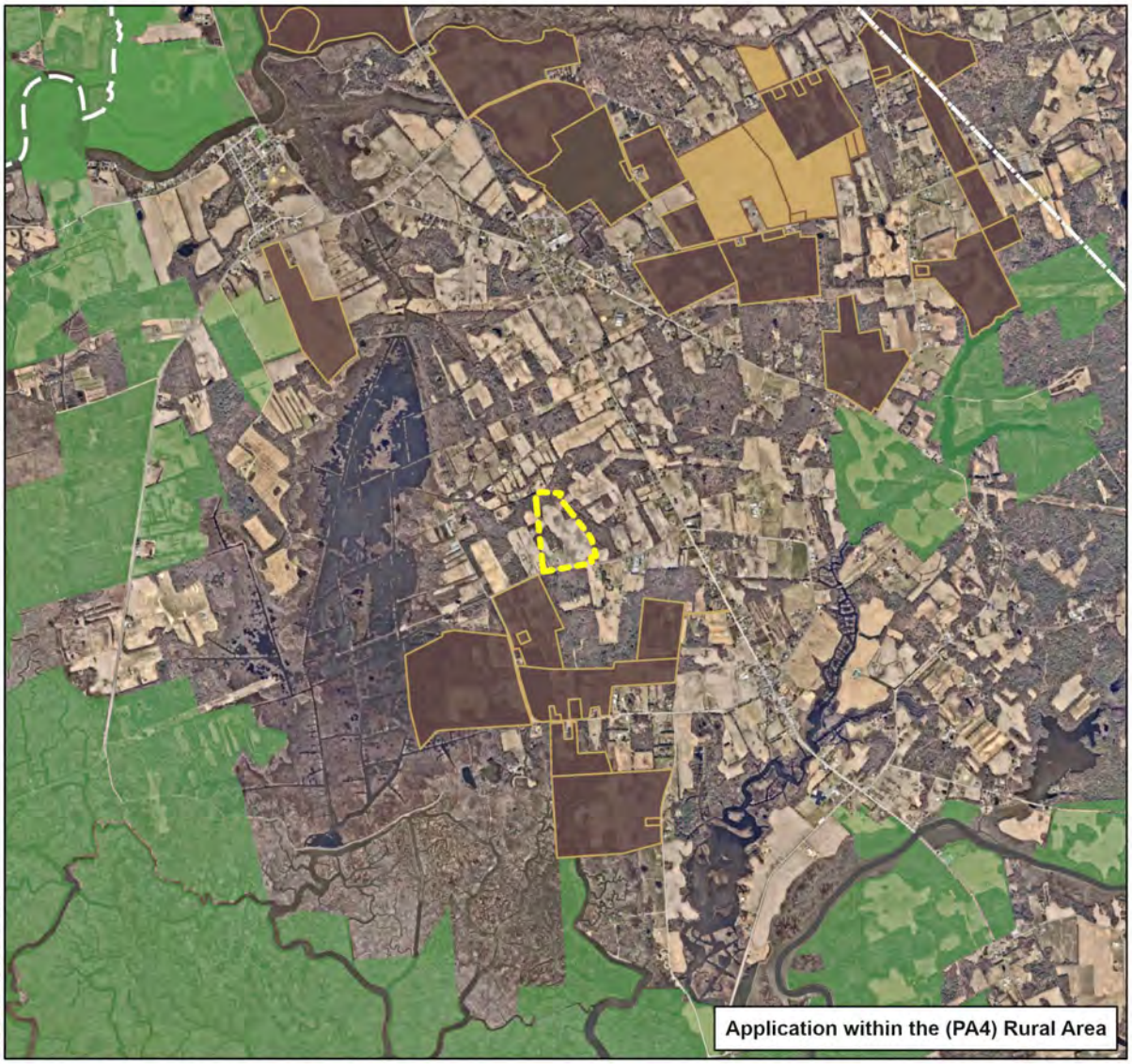
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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

McKee, Dean A.
Block 37 Lot 4 (43.66 ac)
Gross Total = 43.66 ac
Lower Alloways Creek 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 (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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8/20/2025

Wetlands



X:\counties\salco\Pro Projects\McKee, Dean A.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

McKee, Dean A.
Block 37 Lot 4 (43.66 ac)
Gross Total = 43.66 ac
Lower Alloways Creek Twp., Salem County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	25	25
Modified Ag (M)	23	23
Upland/Non-Wetlands (U)	52	52
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Property in Question
Wetlands Boundaries
Tidelands Grid/Boundaries
Municipal / Local Roads

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.

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.

9/20/2025

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\salco\Pro Projects\McKee, Dean A.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

McKee, Dean A.
Block 37 Lot 4 (43.66 ac)
Gross Total = 43.66 ac
Lower Alloways Creek Twp., Salem County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 43.66
Total Disturbance Acres (Does not include exception areas): 0.59
Percent of Disturbance: 1.35%

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.

8/21/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**McKee, Dean A.**		
SADC ID:	**17-0416-DE**	**Total Score**	**31.50**
Farm Address:	**Lower Alloways Creek**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**13.31**
Natural Resource Factors - Max Add-on % =		**10**	**3.19**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		*30*	*21.50*
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		8.87
Size		4.00
Tillability		7.00
Contiguity to Preserved Farms		2.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	19.87
		Agricultural Resource %
		13.31

Natural Resource Factors		**Points**
Groundwater Recharge Capability		1.66
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		3.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	9.66
		Natural Resource %
		3.19

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	**$10,200**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,293**
Per Acre Value of Voluntary Deed Restrictions (each)	**$510**
Per Acre Value after Voluntary Deed Restrictions	**$8,313**
Net Acres	**43.66**
Estimated Easement Values	
Estimated Unadjusted Total	**$318,412**
Plus: Adjustment for Voluntary Restrictions (+)	**$44,533**
Estimated offer before Residential Opportunities reduction	**$362,945**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$362,945**

This acerral 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 # FY2026R2(22)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Hall, Danton

FEBRUARY 26, 2026

Subject Property: **Hall, Danton**
Block 11, Lot 11.07 – Wantage Township, Sussex County
SADC ID#: 19-0040-DE

WHEREAS, on June 4, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Danton Hall, hereinafter "Owner," identified as Block 11, Lot 11.07, Wantage Township, Sussex County, hereinafter "the Property," totaling approximately 24.07 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 1-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 23.07 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 (1) 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 permanent pasture and cattle; 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 (.04%) 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 September 15, 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 January 30, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $3,900 per acre based on zoning and environmental regulations in place as of the current valuation date November 12 2025; and

WHEREAS, the SADC certified the market value unrestricted of $10,500 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 $5,250 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, 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 $8,507 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $8,507 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 $8,507 per acre for a total of approximately $196,256.49.

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.

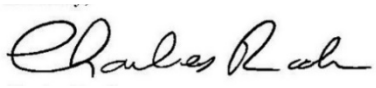
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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



02/26/2026
Date

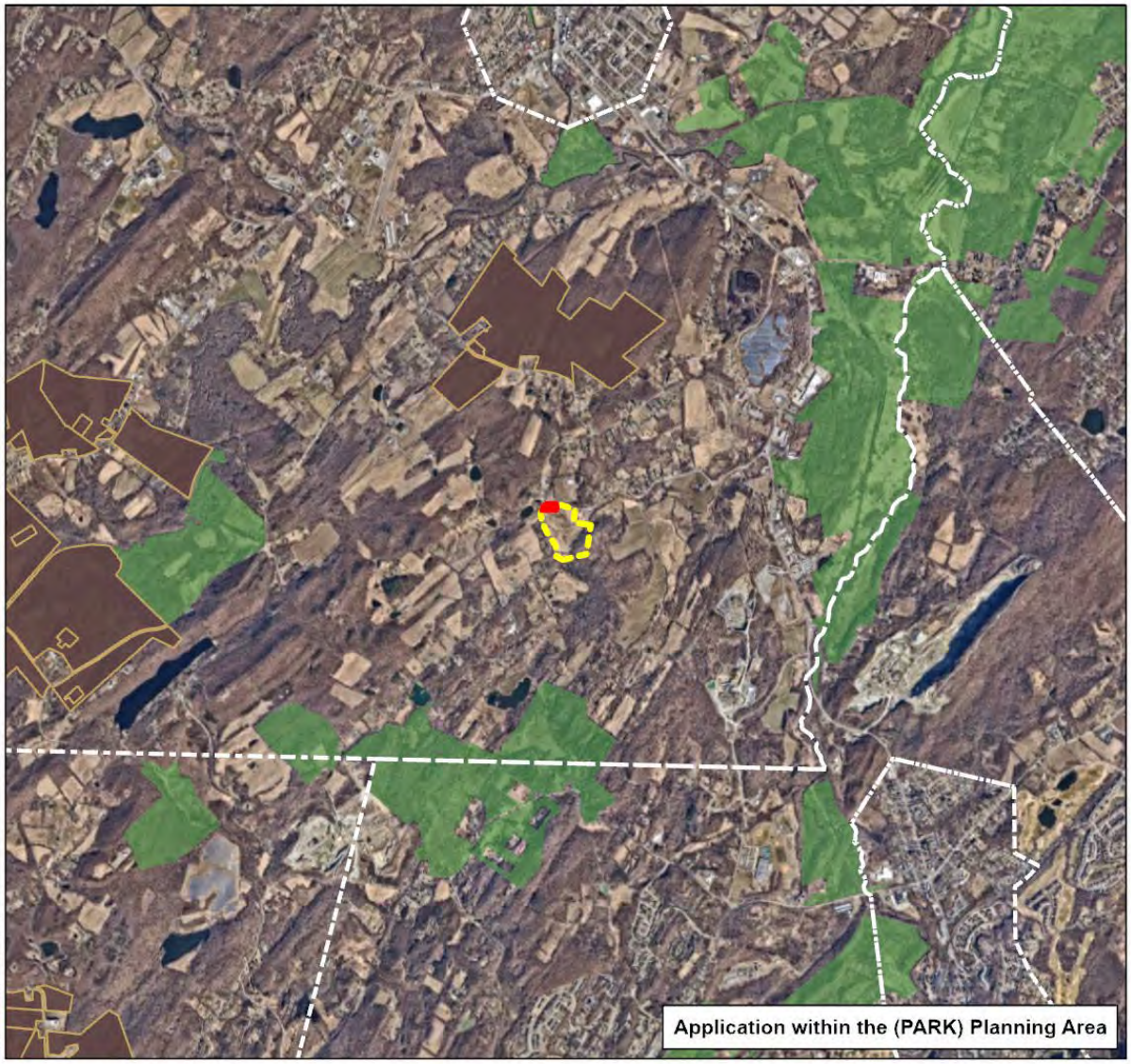
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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\susco\Pro projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hall, Danton
Block 11 Lots P/O 11.07 (23.07 ac); &
P/O 11.07-EN (non-severable exception - 1.0 ac)
Gross Total = 24.07 ac
Wantage Twp., Sussex 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"

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8/24/2025

Wetlands



X:\counties\susco\Pro projects\Hall, Danton.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hall, Danton
Block 11 Lots P/O 11.07 (23.07 ac); &
P/O 11.07-EN (non-severable exception - 1.0 ac)
Gross Total = 24.07 ac
Wantage Twp., Sussex County

	Gross %	Net %
Freshwater Wetlands (F)	10	11
Modified Ag (M)	49	51
Upland/Non-Wetlands (U)	41	38
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Property in Question
Exception Areas
Wetlands Boundaries
Municipal / Local 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"
Nearmap "Vertical Aerial Imagery 2025"

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7/11/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hall, Danton
Block 11 Lots P/O 11.07 (23.07 ac); &
P/O 11.07-EN (non-severable exception - 1.0 ac)
Gross Total = 24.07 ac
Wantage Twp., Sussex County

Estimated Easement Acres: 23.07
Total Disturbance Acres (Does not include exception areas): 0.01
Percent of Disturbance: 0.04%

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.

7/14/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Hall, Danton**		
SADC ID:	**19-0040-DE**	**Total Score**	**31.02**
Farm Address:	**Sussex, Wantage**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**13.76**
Natural Resource Factors - Max Add-on % =		**10**	**7.26**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***21.02***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		8.53
Size		4.00
Tillability		8.00
Contiguity to Preserved Farms		0.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	20.53
		Agricultural Resource %
		13.76

Natural Resource Factors		**Points**
Groundwater Recharge Capability		0.63
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		6.00
Contiguity to Preserved Open Space		6.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	22.00
		Natural Resource %
		7.26

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	**$10,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,457**
Per Acre Value of Voluntary Deed Restrictions (each)	**$525**
Per Acre Value after Voluntary Deed Restrictions	**$8,507**
Net Acres	**23.08**
Estimated Easement Values	
Estimated Unadjusted Total	**$172,108**
Plus: Adjustment for Voluntary Restrictions (+)	**$24,234**
Estimated offer before Residential Opportunities reduction	**$196,342**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$196,342**

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 #FY2026R2(23)

Preliminary Approval of SADC Easement Purchase on an "ALTERNATE" FARM on the Property of Imperatore Sussex Partnership LP - SADC ID#: 19-0043-DE

FEBRUARY 26, 2026

WHEREAS, on November 21, 2025, the SADC received a development easement sale application from Imperatore Sussex Partnership LP, hereinafter "Owner," for the property identified as Block 61, Lots 51 and 54, Hardyston Township, Sussex County, hereinafter "the Property," totaling approximately 258 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 1-acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 257 net acres to be preserved; and

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

WHEREAS, at the time of application, the Property was in hay 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 51 acres, but the quality score of 40.37 does not meet the minimum quality score of 44 needed for a "Priority" farm designation in Sussex County, therefore, the Property is categorized as an "Alternate" 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" ranked applications that have not already been selected for processing at this time; 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 "Alternate" farm, pursuant to N.J.A.C. 2:76-11.5 (c)2 because the farm:
    a. is 257-acres, which is significantly larger than the average farm size and acreage
    b. received 56.9% of the Agricultural Resource Factors and 80.06% of the Natural Resource Factors pursuant to the Statewide Formula;
    c. has a higher risk of conversion pursuant to the Statewide Formula and is a buffer to critical infrastructure;

d. is within the Highlands Preservation Area and the landowner is eligible for the dual appraisal provision;
e. is located immediately adjacent to a significant area of preserved open space; and
f. is within the County Agriculture Development Area.

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.

02/26/2026
Date

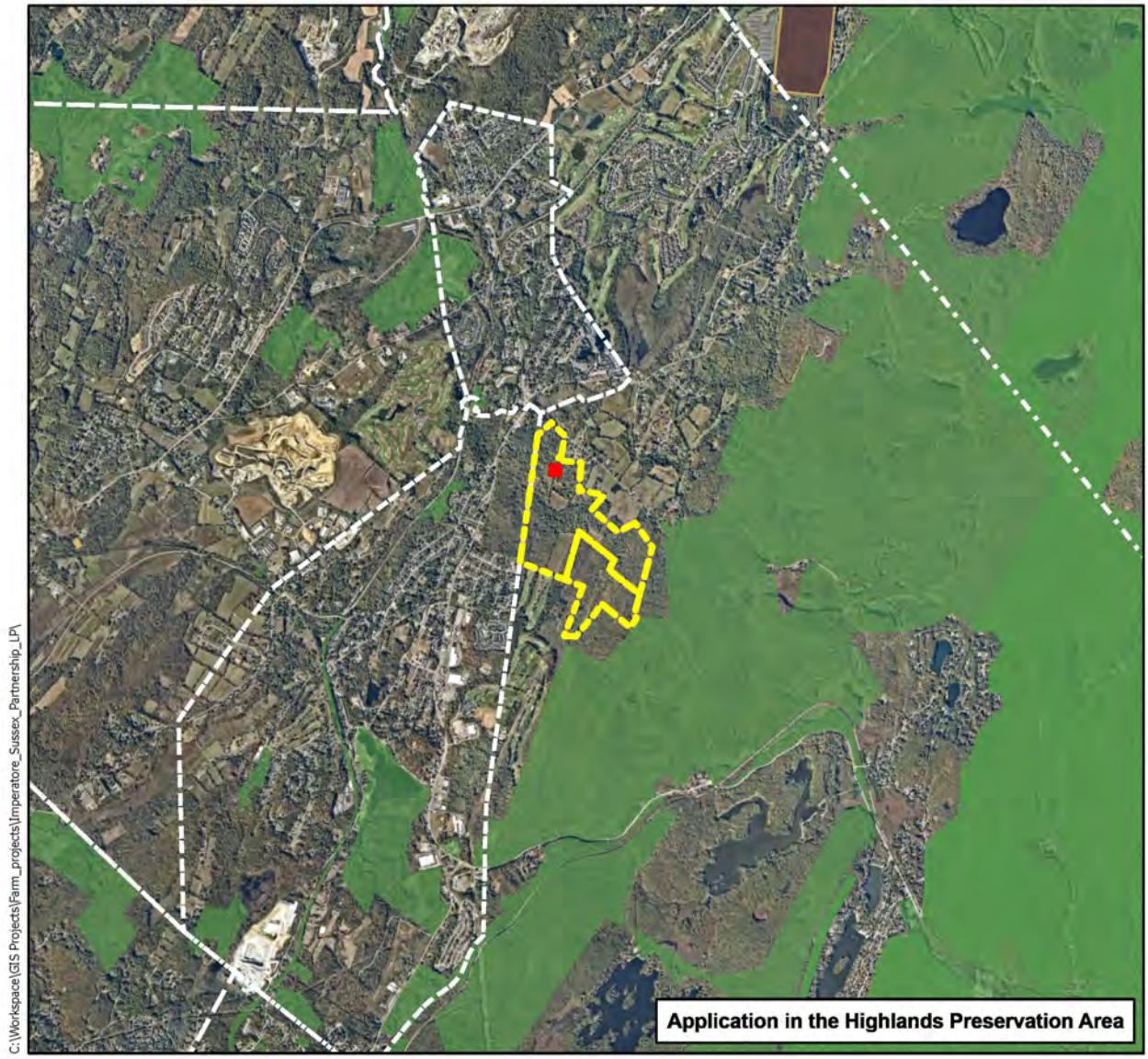
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting 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:\Workspace\GIS Projects\Farm_projects\Imperatore_Sussex_Partnership_LP\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Imperatore Sussex Partnership LP
Block 61 Lots P/O 51 (183.15 ac); & 54 (73.85 ac); &
P/O 51-EN (non-severable exception - 1.0 ac)
Gross Total = 258.00 ac
Hardyston Twp., Sussex County

0 1250 2500 5000 7500
Feet

N

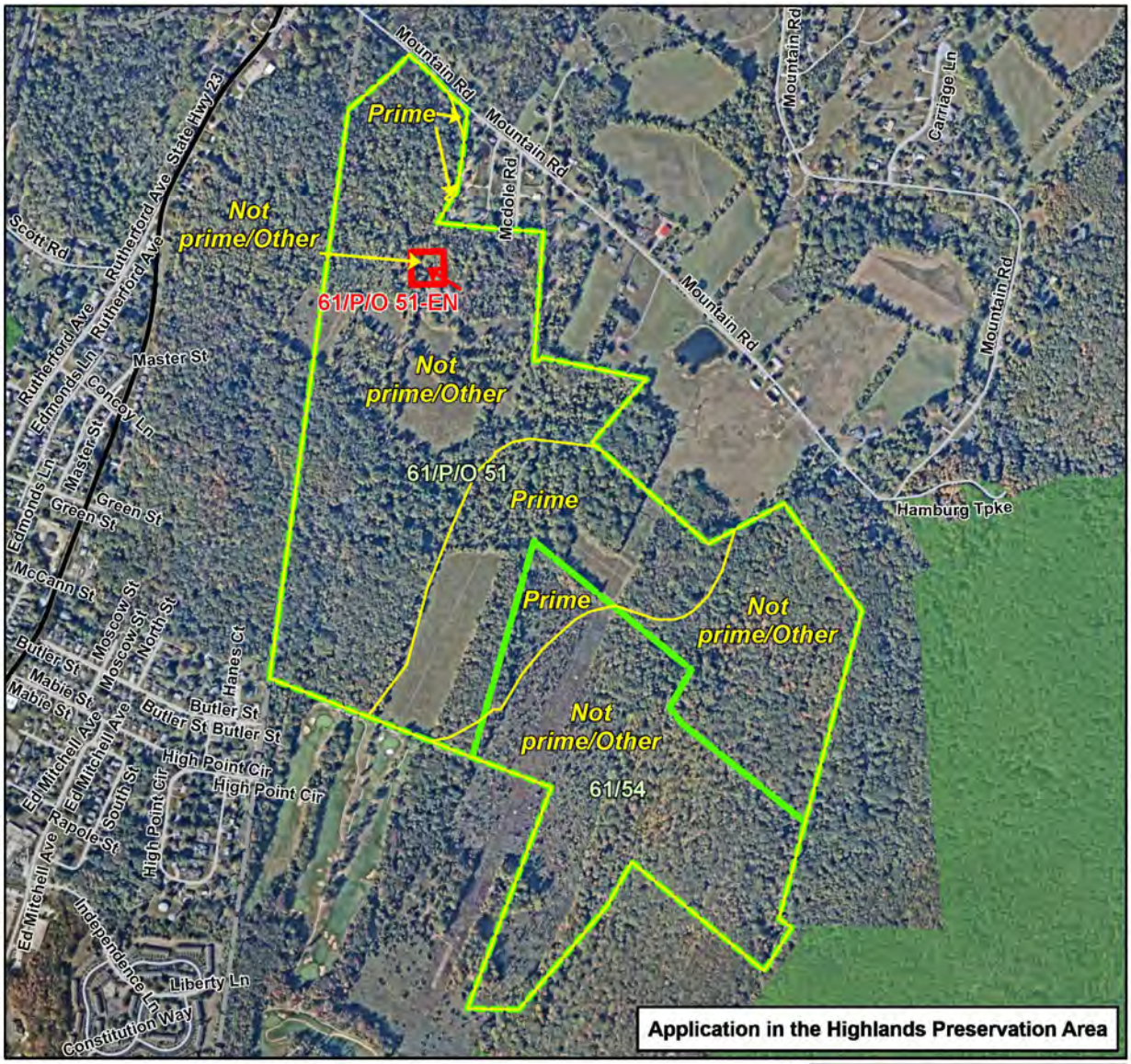
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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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12/9/2025

Soils



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Imperatore Sussex Partnership LP
Block 61 Lots P/O 51 (183.15 ac); & 54 (73.85 ac); & P/O 51-EN (non-severable exception - 1.0 ac)
Gross Total = 258.00 ac
Hardyston Twp., Sussex County

0 100 200 400 Feet

	Gross %	Net %
Prime	20	20
Local	0	0
Statewide	0	0
Statewide if Drained	0	0
Unique	0	0
Not Prime	80	80
Not Rated	0	0

- Property in Question
- Exception areas
- Soils Boundaries
- State Hwys
- Municipal / Local Roads
- County Roads
- Limited Access Hwys
- Federal or State Hwys
- 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"
NRCS "SSURGO 2025 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

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12/9/2025

Schedule B

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Sussex Hardyston Twp. 1911

APPLICANT Imperatore Sussex Partnership LP

PRIORITIZATION SCORE

SOILS:		Other	80%	* 0	=	.00	
		Prime	20%	* .15	=	3.00	
					SOIL SCORE:		**3.00**
TILLABLE SOILS:		Cropland Harvested	10%	* .15	=	1.50	
		Wetlands/Water	27%	* 0	=	.00	
		Woodlands	63%	* 0	=	.00	
					TILLABLE SOILS SCORE:		**1.50**
BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)		15%	* .06	=	.90	
	Golf Course		4%	* .14	=	.56	
	Preserved state, local open space/wildlife		2%	* .18	=	.36	
	Residential Development		21%	* 0	=	.00	
	Woodlands		58%	* .06	=	3.48	
					BOUNDARIES AND BUFFERS SCORE:		**5.30**
CONTIGUOUS PROPERTIES / DENSITY:	Imperatore Sussex Partner	Restricted Farm or Current Application				2	
					DENSITY SCORE:		**2.00**
LOCAL COMMITMENT:			100%	* 17	=	17.00	
					LOCAL COMMITMENT SCORE:		**17.00**
SIZE:						**SIZE SCORE:**	**10.00**
IMMIMENCE OF CHANGE:	SADC Impact factor = 1.57						
					IMMINENCE OF CHANGE SCORE:		**1.57**
COUNTY RANKING:							
EXCEPTIONS:						**EXCEPTION SCORE:**	**.00**

TOTAL SCORE: 40.37

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2026R2(24)

PRELIMINARY REVIEW AND APPROVAL FY2026 FUNDING ROUND

NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS

FEBRUARY 26, 2026

WHEREAS, the State Agriculture Development Committee, "SADC" is authorized under the Garden State Preservation Trust Act, P.L. 1999, c.152, to provide a grant to qualified nonprofit organizations for up to 50% of the cost of acquisition, including eligible ancillary costs, of development easements or fee simple titles to farmland from willing sellers; and

WHEREAS, the SADC provided notice of available grants as published in the New Jersey Register on July 21, 2025, in a total amount to be determined by the SADC and an application deadline of October 15, 2025, for the FY2026 Nonprofit Grant Round; and

WHEREAS, four (4) applications were received from the Land Conservancy of New Jersey ("TLC-NJ") for FY2026 (Schedule A); and

WHEREAS, the applications are located in the respective County Agriculture Development Areas and qualify as eligible farms pursuant to N.J.A.C. 2:76-12.3 and N.J.A.C. 2:76-6.20 (Schedule B); and

WHEREAS, pursuant to P.L. 2023 c.245 the SADC shall provide for higher than market value estimates for the properties submitted; and

WHEREAS, as per N.J.A.C. 2:76-13.3 the total nonprofit costs submitted are $4,407,290 based on estimated higher than market value easement and ancillary costs (Schedule B); and

WHEREAS, SADC staff has reviewed the estimated costs submitted and finds them to be reasonable for purposes of calculating a 50% cost share match; and

WHEREAS, based on the cost estimates submitted, the SADC grant award representing a 50% cost share grant, including eligible ancillary costs as set forth more specifically in Schedule A, would be $2,203,645 for the easement purchases.

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC grants preliminary approval of the nonprofit projects and grant amounts identified in Schedule A and conditions contained in Schedule B; and

3. This approval is subject to N.J.A.C. 2:76-12, 13, 14, 15, and 16 and all other rules and regulations as established by the SADC; and

4. This preliminary approval is conditioned upon an SADC resolution appropriating $2,203,645 to the FY2026 Nonprofit Round, Legislative appropriation of funds and funding availability as determined by the State Treasurer; and

5. Any funds that are not expended within two years of the date of the grant appropriation are subject to reappropriation and may no longer be available to the nonprofit; and

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

7. The SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A. 4:1C-4f.

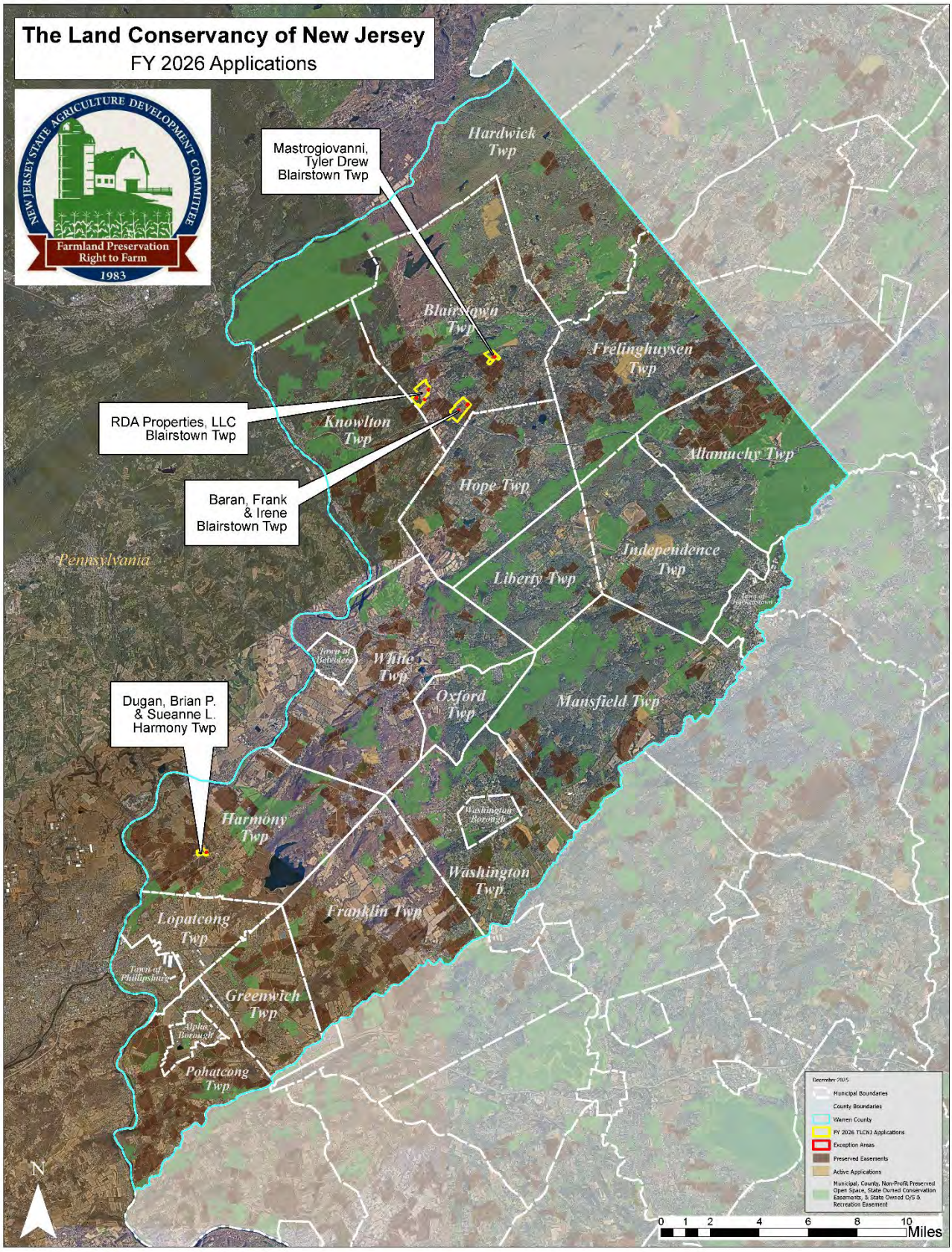


Charles Roohr, Executive Director
State Agriculture Development Committee

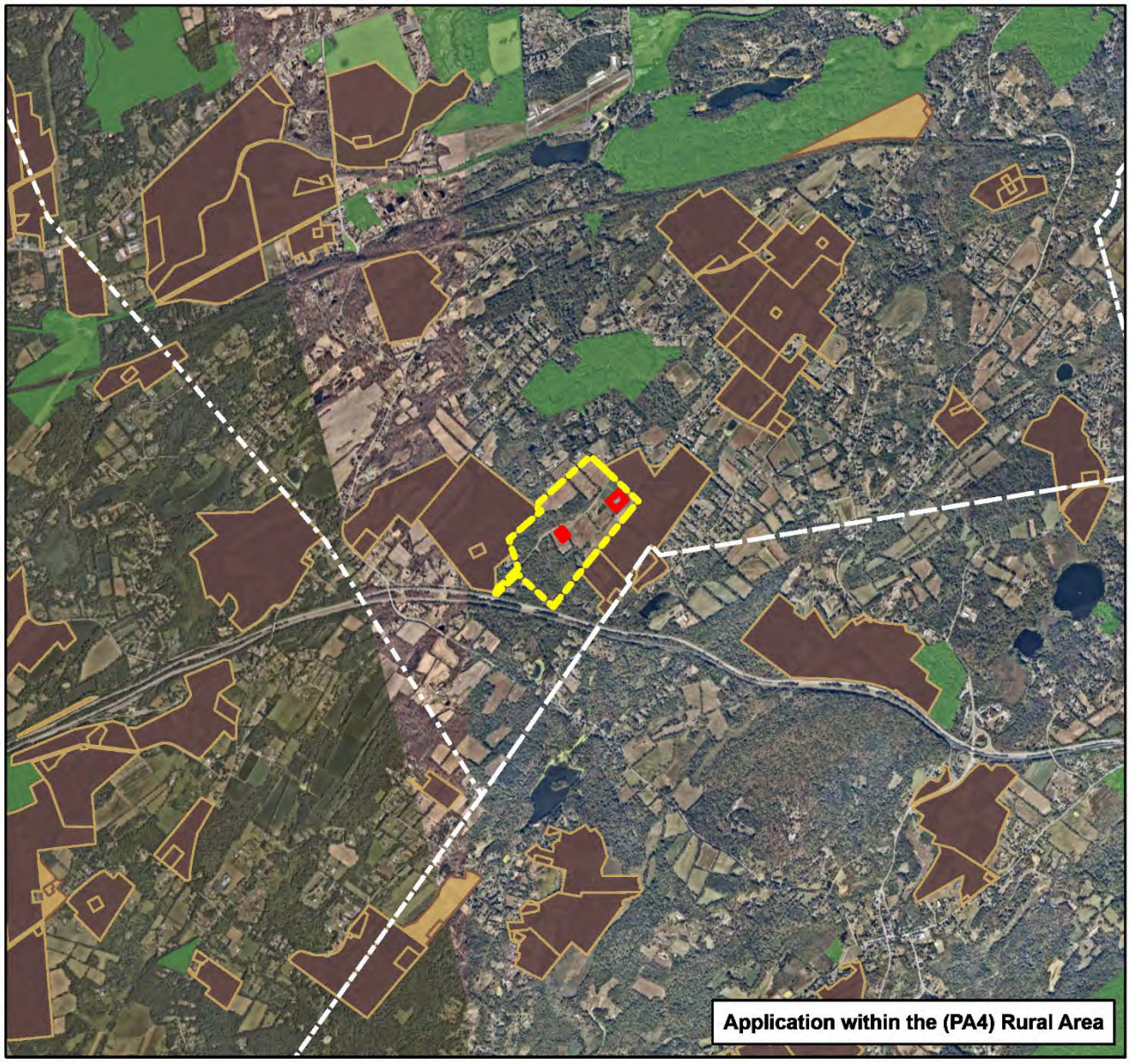
02/26/2026_
Date

VOTE WAS RECORDED AS FOLLOWS:

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


The Land Conservancy of New Jersey
FY 2026 Applications
NEW JERSEY STATE AGRICULTURE DEVELOPMENT COMMITTEE
Farmland Preservation
Right to Farm
1983
Mastrogiovanni, Tyler Drew Blairstown Twp
RDA Properties, LLC Blairstown Twp
Baran, Frank & Irene Blairstown Twp
Dugan, Brian P. & Sueanne L. Harmony Twp
Hardwick Twp
Blairstown Twp
Frelinghuysen Twp
Knowlton Twp
Allamuchy Twp
Hope Twp
Independence Twp
Liberty Twp
Pennsylvania
Town of Belvidere
White Twp
Oxford Twp
Mansfield Twp
Harmony Twp
Washington Borough
Washington Twp
Franklin Twp
Lopatcong Twp
Town of Phillipsburg
Greenwich Twp
Alpha Borough
Pohatcong Twp
N
December 2025
Municipal Boundaries
County Boundaries
Warren County
FY 2026 TLCNJ Applications
Exception Areas
Preserved Easements
Active Applications
Municipal, County, Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easement
0 1 2 4 6 8 10
Miles

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Baran, Frank & Irene (TLCNJ-FY26)
Block 1701 Lots P/O P/O 13.01 (150.19 ac); &
P/O 13.01-EN (non-severable exceptions - 2.5 & 1.0 ac)
Gross Total = 153.69 ac
Blairstown Twp., Warren County

0 1250 2500 5000 7500
Feet

N

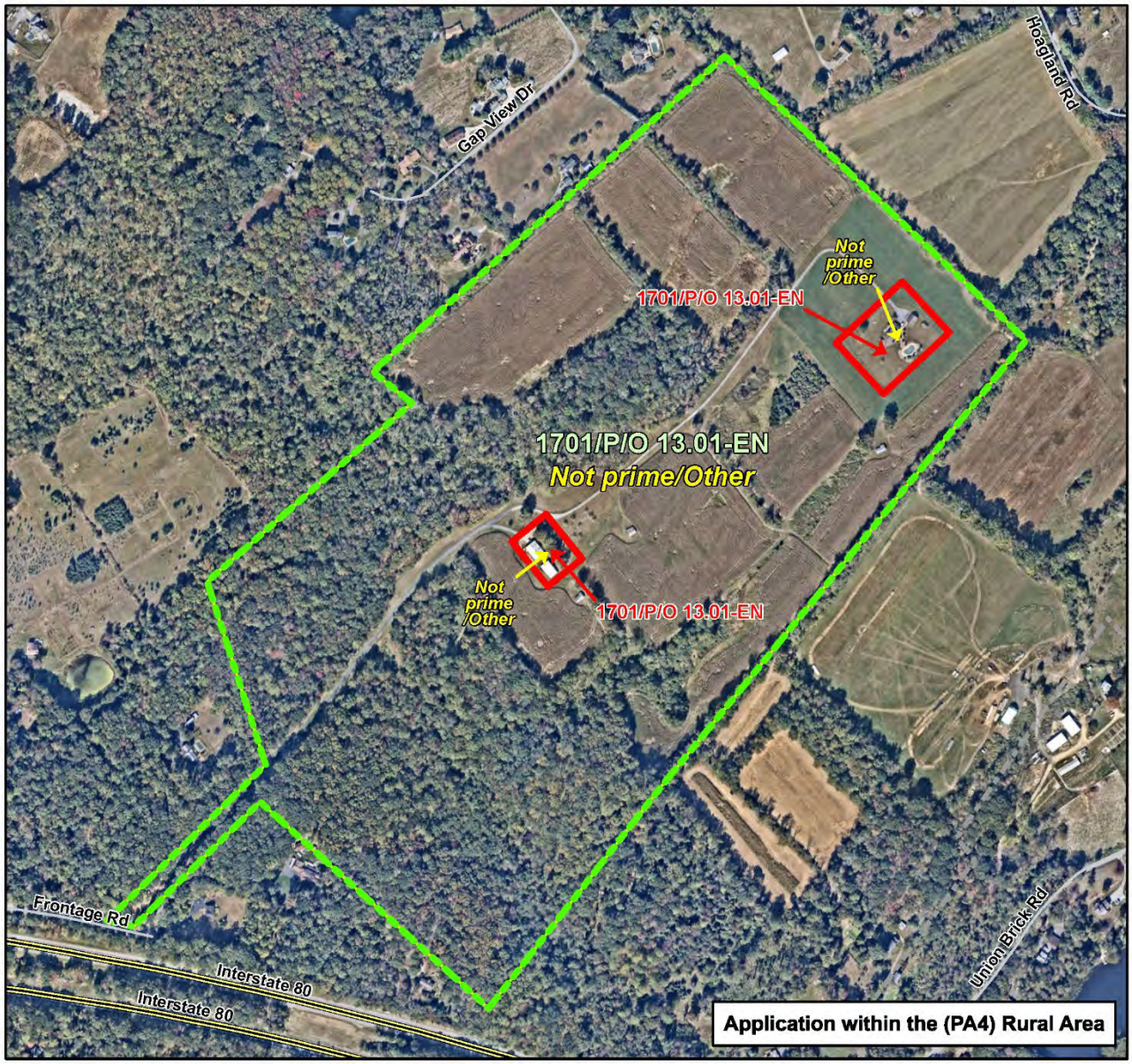
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"- parcels edited to survey and adjacent survey data
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.

10/22/2025

Soils



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Baran, Frank & Irene (TLCNJ-FY26)
Block 1701 Lots P/O P/O 13.01 (150.19 ac); &
P/O 13.01-EN (non-severable exceptions - 2.5 & 1.0 ac)
Gross Total = 153.69 ac
Blairstown Twp., Warren County

0 250 500 1,000 1,500 Feet

	Gross %	Net %
Prime	0	0
Local	0	0
Statewide	0	0
Statewide if Drained	0	0
Unique	0	0
Not Prime	100	100
Not Rated	0	0

Property in Question
Exception areas
Soils Boundaries
Municipal / Local Roads
Federal or State Hwys

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"- parcels edited to survey and adjacent survey data
NRCS "SSURGO 2025 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

N

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10/22/2025

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Warren Blairstown Twp. 2104

APPLICANT Baran, Frank & Irene (TLCNJ-FY26)

PRIORITIZATION SCORE

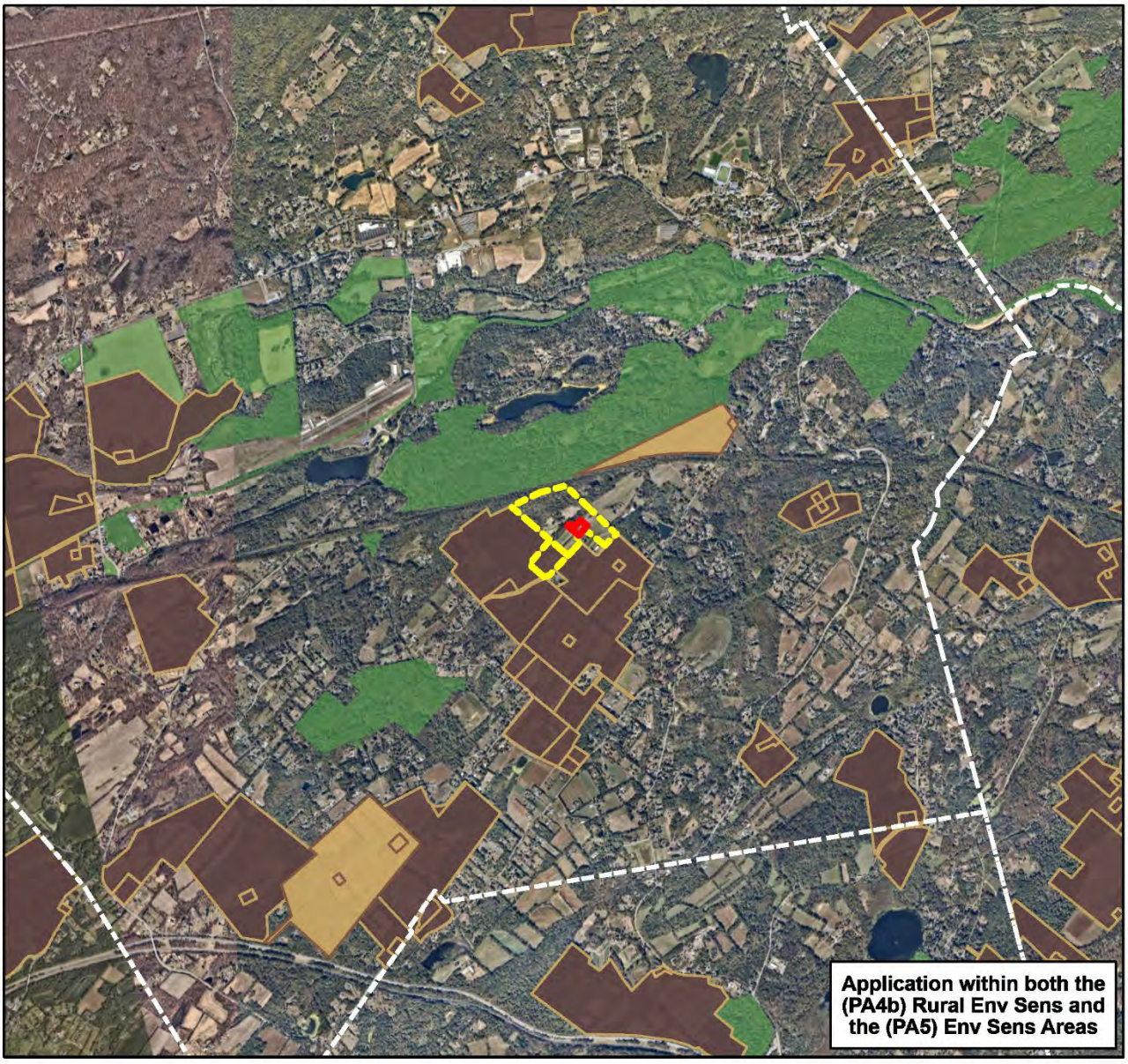
SOILS:		Other	100% *	0	=	.00
					SOIL SCORE:	**.00**
TILLABLE SOILS:		Cropland Harvested	49% *	.15	=	7.35
		Wetlands/Water	24% *	0	=	.00
		Woodlands	27% *	0	=	.00
					TILLABLE SOILS SCORE:	**7.35**
BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)		45% *	.2	=	9.00
	Residential Development		22% *	0	=	.00
	Streams and Wetlands		1% *	.18	=	.18
	Woodlands		32% *	.06	=	1.92
					BOUNDARIES AND BUFFERS SCORE:	**11.10**

CONTIGUOUS PROPERTIES / DENSITY:	Baran	Restricted Farm or Current Application	2
	Campgaw	Restricted Farm or Current Application	2
	Ruh	Restricted Farm or Current Application	2
	Dukes	Restricted Farm or Current Application	2
	Race	Restricted Farm or Current Application	2
		DENSITY SCORE:	**10.00**

LOCAL COMMITMENT:	100% *	20	=	20.00	
				LOCAL COMMITMENT SCORE:	**20.00**
SIZE:				**SIZE SCORE:**	**9.75**
IMMIMENCE OF CHANGE: SADC Impact factor = 2.15					
				IMMINENCE OF CHANGE SCORE:	**2.15**
COUNTY RANKING:					
EXCEPTIONS:				**EXCEPTION SCORE:**	**.00**

TOTAL SCORE: 60.35

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mastrogiovanni, Tyler Drew (TLCNJ-FY26)
Block 1901 Lots 34 (10.0 ac); P/O 35 (46.09 ac); &
P/O 35-EN (non-severable exception - 1.8 ac)
Gross Total = 57.89 ac
Blairstown Twp., Warren County

0 1250 2500 5000 7500
Feet

N

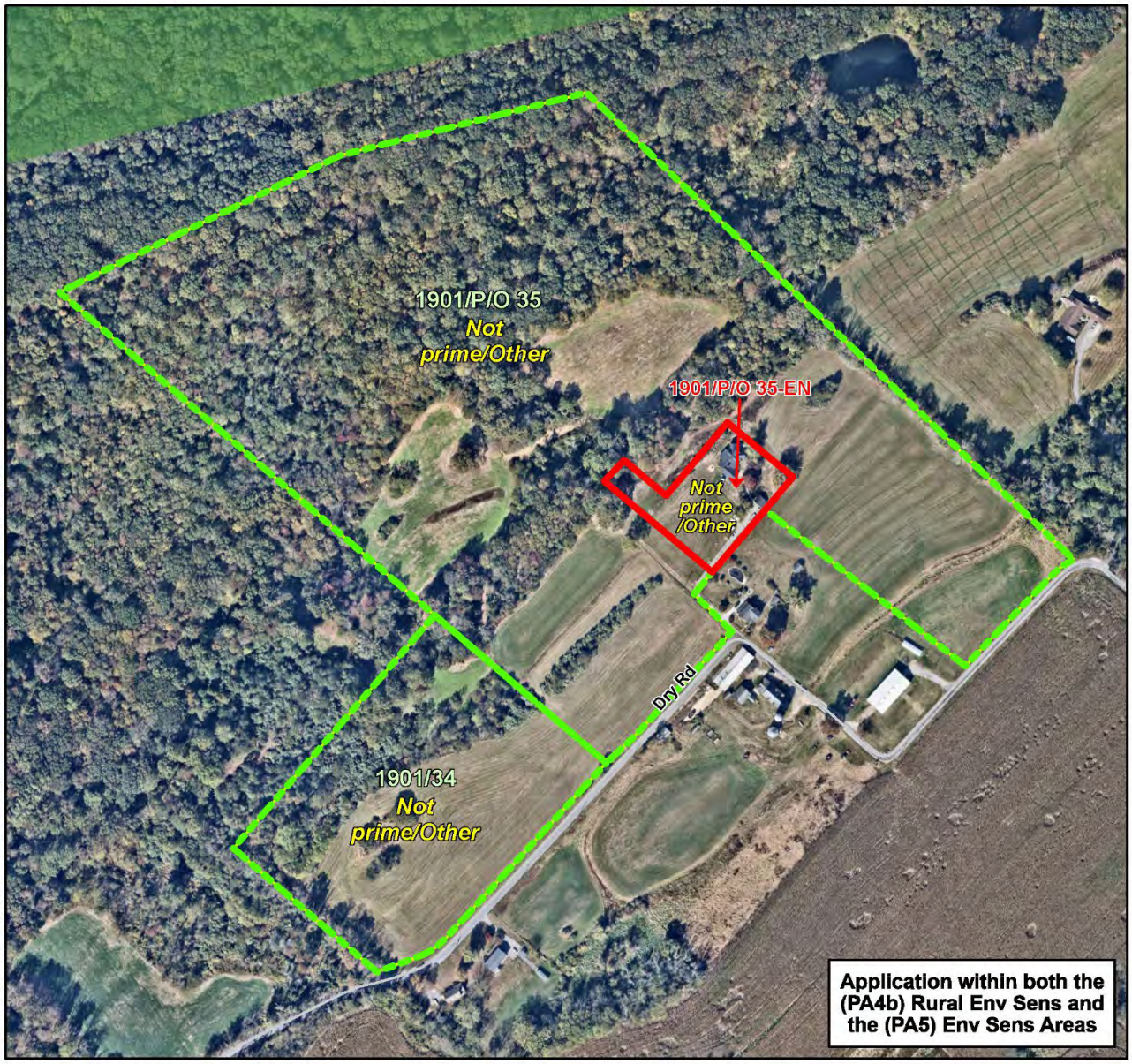
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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"

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11/13/2025

Soils



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mastrogiovanni, Tyler Drew (TLCNJ-FY26)
Block 1901 Lots 34 (10.0 ac); P/O 35 (46.09 ac); &
P/O 35-EN (non-severable exception - 1.8 ac)
Gross Total = 57.89 ac
Blairstown Twp., Warren County

0 125 250 500 750 Feet

	Gross %	Net %
Prime	0	0
Local	0	0
Statewide	0	0
Statewide if Drained	0	0
Unique	0	0
Not Prime	100	100
Not Rated	0	0

- Property in Question
- Exception areas
- Soils Boundaries
- Municipal / Local Roads
- Municipal, County & Non-Profit Preserved 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"- edited to adjacent survey data
NRCS "SSURGO 2025 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

N

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11/13/2025

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Warren Blairstown Twp. 2104

APPLICANT Mastrogiovanni, Tyler Drew (TLCNJ-FY26)

PRIORITIZATION SCORE

SOILS:		Other	100% *	0	=	.00
					SOIL SCORE:	**.00**
TILLABLE SOILS:		Cropland Harvested	44% *	.15	=	6.60
		Wetlands/Water	5% *	0	=	.00
		Woodlands	51% *	0	=	.00
					TILLABLE SOILS SCORE:	**6.60**
BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)		46% *	.2	=	9.20
	Farmland (Unrestricted)		8% *	.06	=	.48
	Highways and Railroads		8% *	.1	=	.80
	Residential Development		17% *	0	=	.00
	Streams and Wetlands		1% *	.18	=	.18
	Woodlands		20% *	.06	=	1.20
					BOUNDARIES AND BUFFERS SCORE:	**11.86**
CONTIGUOUS PROPERTIES / DENSITY:	Mastrogiovanni	Restricted Farm or Current Application				2
	Ardia	Restricted Farm or Current Application				2
	DeBlock	Restricted Farm or Current Application				2
	Race	Restricted Farm or Current Application				2
	Hill	Restricted Farm or Current Application				2
					DENSITY SCORE:	**10.00**
LOCAL COMMITMENT:			100% *	20	=	20.00
					LOCAL COMMITMENT SCORE:	**20.00**
SIZE:					**SIZE SCORE:**	**3.64**

IMMIMENCE OF CHANGE: SADC Impact factor = 2.15

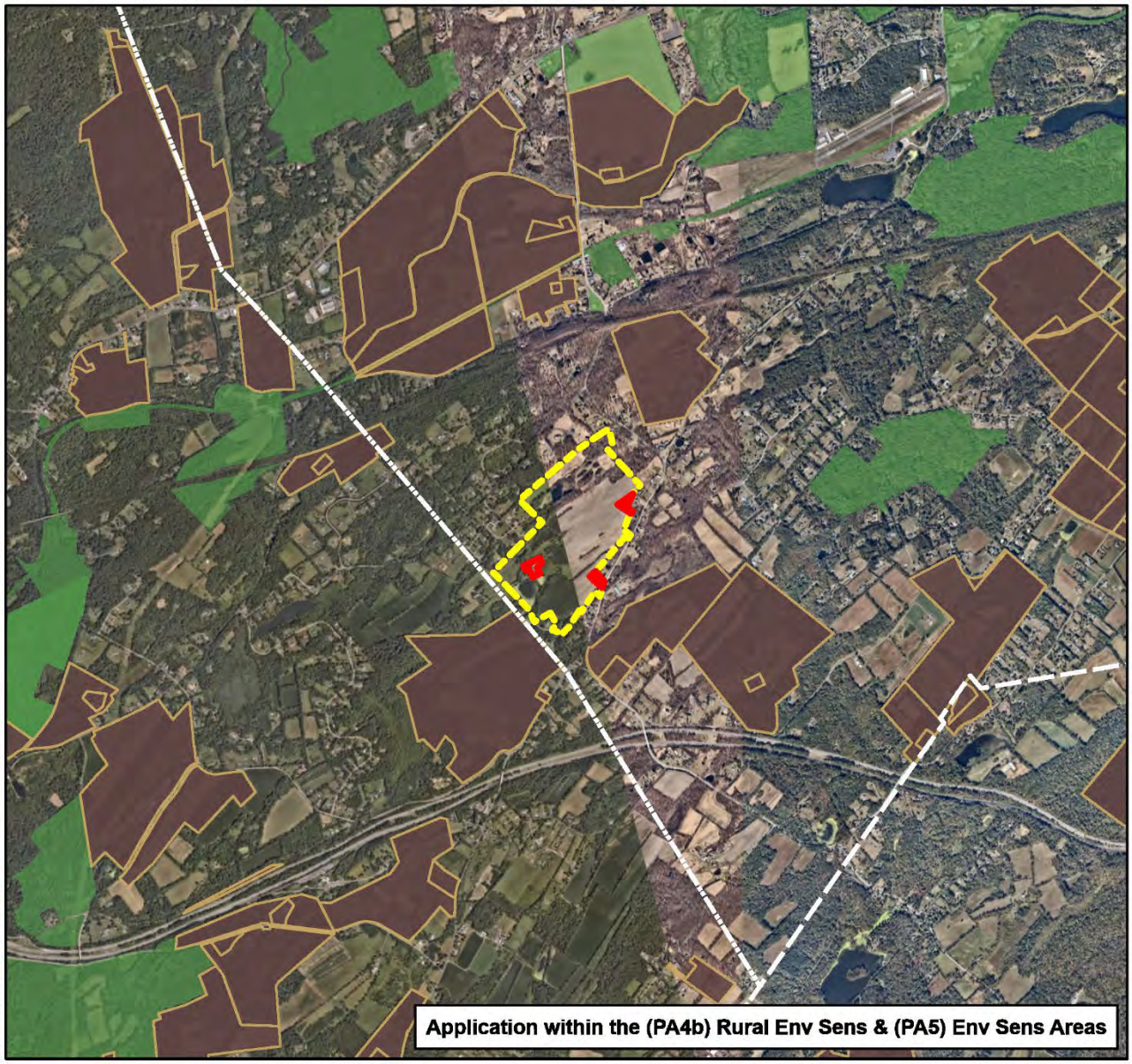
IMMINENCE OF CHANGE SCORE: **2.15**

COUNTY RANKING:

EXCEPTIONS: **EXCEPTION SCORE:** **.00**

TOTAL SCORE: 54.25

Preserved Farms and Active Applications Within Two Miles



C:\GISProjects\Projects\Greenlights\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

RDA Properties, LLC
Block 1603 Lots P/O 5.01 (152.41 ac); &
P/O 5.01-EN (non-severable exception - 1.75 ac); &
P/O 5.01-ES (severable exception - 1.0 ac); &
P/O 5.01-ES (severable exception - 1.0 ac)
Gross Total = 156.16 ac
Blairstown Twp., Warren 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 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"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

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11/14/2025

Soils



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

RDA Properties, LLC
Block 1603 Lots P/O 5.01 (152.41 ac); &
P/O 5.01-EN (non-severable exception - 1.75 ac); &
P/O 5.01-ES (severable exception - 1.0 ac); &
P/O 5.01-ES (severable exception - 1.0 ac)
Gross Total = 156.16 ac
Blairstown Twp., Warren County

0 100200 400
Feet

	Gross %	Net %
Prime	0	0
Local	0	0
Statewide	0	0
Statewide if Drained	0	0
Unique	0	0
Not Prime	100	100
Not Rated	0	0

- Property in Question
- Exception areas
- Soils Boundaries
- State Hwys
- Municipal / Local Roads
- County Roads
- Limited Access Hwys
- Federal or State Hwys
- 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"
NRCS "SSURGO 2025 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

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11/14/2025

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Warren Blairstown Twp. 2104
APPLICANT RDA Properties, LLC (TLCNJ-FY26)

PRIORITIZATION SCORE

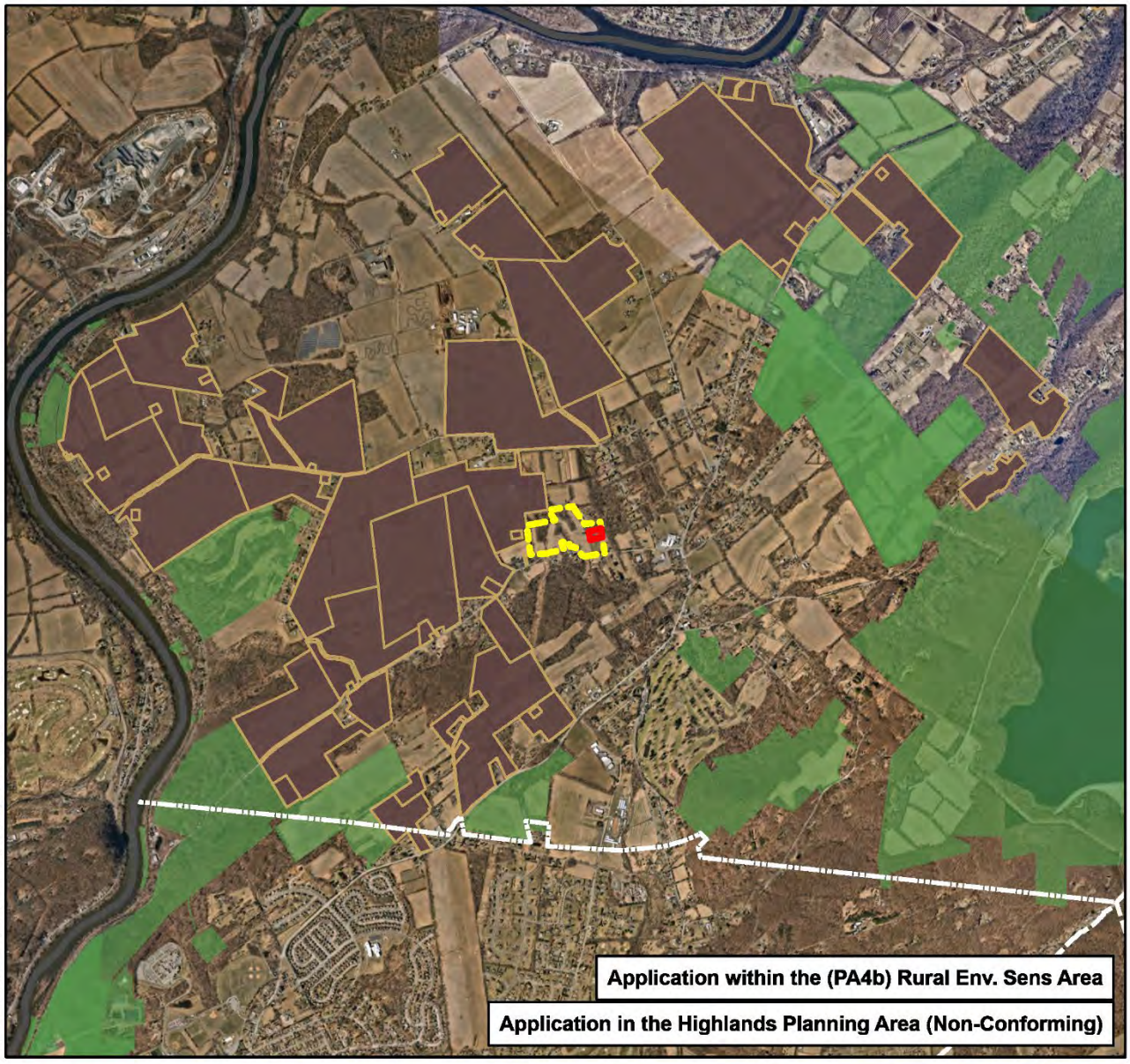
SOILS:		Other	100% *	0	=	.00
					SOIL SCORE:	**.00**
TILLABLE SOILS:		Cropland Harvested	59% *	.15	=	8.85
		Wetlands/Water	15% *	0	=	.00
		Woodlands	26% *	0	=	.00
					TILLABLE SOILS SCORE:	**8.85**
BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)		16% *	.06	=	.96
	Residential Development		56% *	0	=	.00
	Streams and Wetlands		1% *	.18	=	.18
	Woodlands		27% *	.06	=	1.62
					BOUNDARIES AND BUFFERS SCORE:	**2.76**

CONTIGUOUS PROPERTIES / DENSITY:	RDA Properties LLC	Restricted Farm or Current Application	2
	Joswick	Restricted Farm or Current Application	2
	Dukes	Restricted Farm or Current Application	2
	Mowbray	Restricted Farm or Current Application	2
	Ruh	Restricted Farm or Current Application	2
		DENSITY SCORE:	**10.00**

LOCAL COMMITMENT:	100% *	20	=	20.00	
				LOCAL COMMITMENT SCORE:	**20.00**
SIZE:				**SIZE SCORE:**	**9.90**
IMMIMENCE OF CHANGE: SADC Impact factor = 2.15					
				IMMINENCE OF CHANGE SCORE:	**2.15**
COUNTY RANKING:					
EXCEPTIONS:				**EXCEPTION SCORE:**	**-2.00**

TOTAL SCORE: 51.66

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Dugan, Brian P. & Sueanne L.
Block 34 Lots P/O 5 (30.57 ac); &
P/O 5-EN (non-severable exception - 1.30 ac)
Gross Total = 31.87 ac
Harmony Twp., Warren County

0 1250 2500 5000 7500 Feet

N

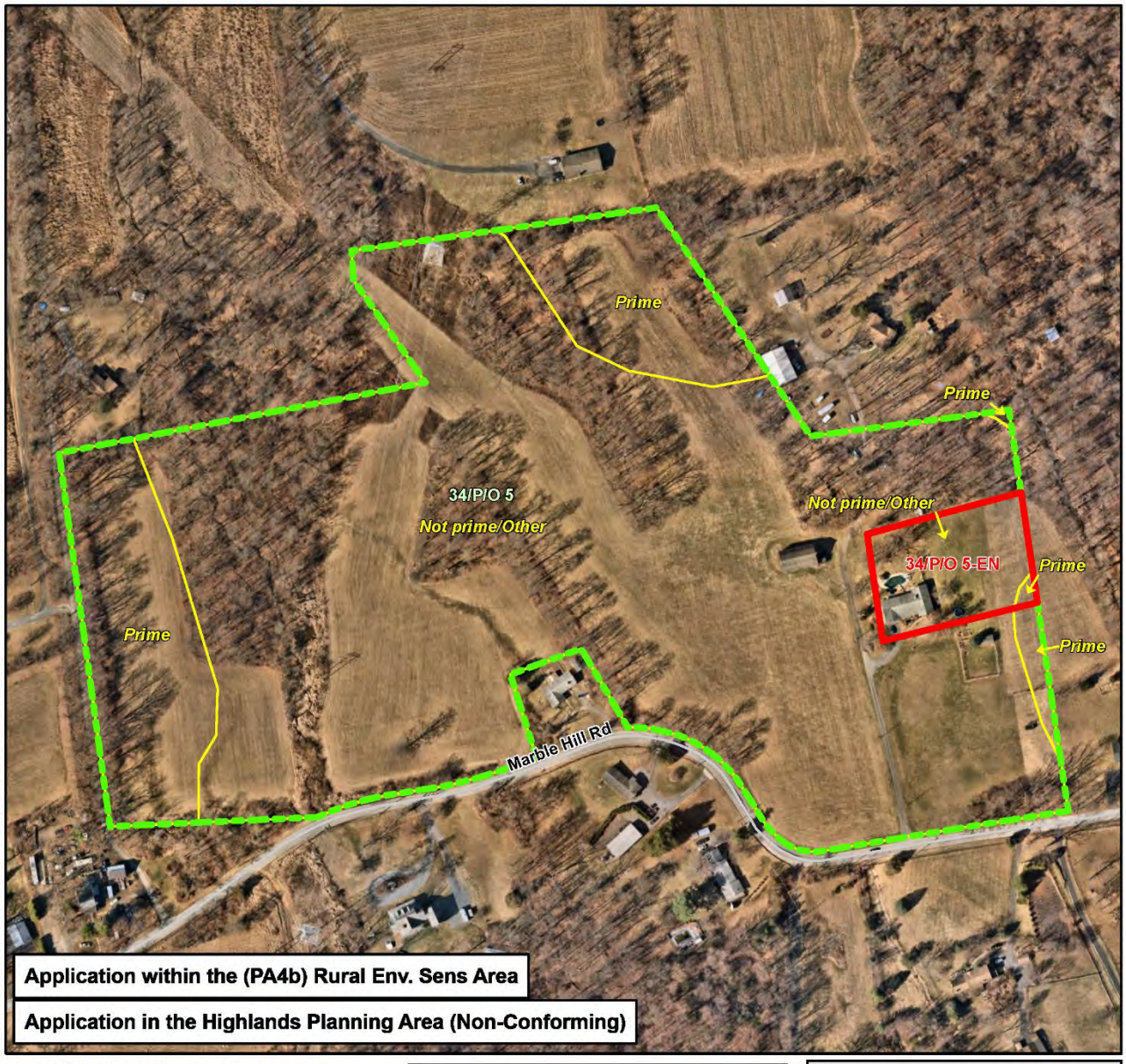
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

11/13/2025

Soils



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Dugan, Brian P. & Sueanne L.
Block 34 Lots P/O 5 (30.57 ac); &
P/O 5-EN (non-severable exception - 1.30 ac)
Gross Total = 31.87 ac
Harmony Twp., Warren County

0 100 200 400 Feet

	Gross %	Net %
Prime	17	17
Local	0	0
Statewide	0	0
Statewide if Drained	0	0
Unique	0	0
Not Prime	83	83
Not Rated	0	0

- Property in Question
- Exception areas
- Soils Boundaries
- State Hwys
- Municipal / Local Roads
- County Roads
- Limited Access Hwys
- Federal or State Hwys
- 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" - edited to adjacent parcel data
NRCS "SSURGO 2025 Soil Data"
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.

11/13/2025

State of New Jersey
State Agriculture Development Committee
Farmland Preservation Program
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Warren Harmony Twp. 2110

APPLICANT Dugan, Brian P. & Sueanne L. (TLCNJ-FY26)

PRIORITIZATION SCORE

SOILS:		Other	83% *	0	=	.00
		Prime	17% *	.15	=	2.55
					SOIL SCORE:	**2.55**
TILLABLE SOILS:		Cropland Harvested	62% *	.15	=	9.30
		Wetlands/Water	19% *	0	=	.00
		Woodlands	19% *	0	=	.00
					TILLABLE SOILS SCORE:	**9.30**
BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)		12% *	.2	=	2.40
	Farmland (Unrestricted)		43% *	.06	=	2.58
	Residential Development		28% *	0	=	.00
	Woodlands		17% *	.06	=	1.02
					BOUNDARIES AND BUFFERS SCORE:	**6.00**

CONTIGUOUS PROPERTIES / DENSITY:	DUGAN, BRIAN P & SUEANNE	Restricted Farm or Current Application	2
	JANSEN, PETER C	Restricted Farm or Current Application	2
	SANTINI, FRANK	Restricted Farm or Current Application	2
	MCNERNEY, DONALD & HAMLEN	Restricted Farm or Current Application	2
	KINNEY, DARREN	Restricted Farm or Current Application	2
		DENSITY SCORE:	**10.00**

LOCAL COMMITMENT:	100% *	20	=	20.00	
				LOCAL COMMITMENT SCORE:	**20.00**
SIZE:				**SIZE SCORE:**	**1.99**
IMMIMENCE OF CHANGE: SADC Impact factor = 2.79					
				IMMINENCE OF CHANGE SCORE:	**2.79**
COUNTY RANKING:					
EXCEPTIONS:				**EXCEPTION SCORE:**	**.00**

TOTAL SCORE: 52.63

PRELIMINARY REVIEW AND APPROVAL FY2026 FUNDING ROUND
NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS

SCHEDULE B

FY 2026	Organization Name/Farm Name	Municipality	Quality Score	Ag Resources Formula Score	Nat Resources Formula Score	Local Importance	Approx. Net Acres	Estimated per acre	Estimated Ancillary Costs	Total Estimated Cost	SADC 50% Grant	Partner Approval
21-0066-NP	Baran, Frank & Irene (TLCNJ-FY26)	Blairstown	60.35 Pts	16.08%	4.25%	Risk of Conversion & Buffer to Critical Infrastructure	150.190	$11,000	$45,500	$1,697,590	**$848,795**	*Warren Co.*
21-0067-NP	Mastrogiovanni, Tyler Drew (TLCNJ-FY26)	Blairstown	54.25 Pts	12.73%	4.49%	--	56.090	$11,000	$32,500	$649,490	**$324,745**	*Warren Co.*
21-0065-NP	RDA Properties, LLC (TLCNJ-FY26)	Blairstown	51.66 Pts	14.07%	4.17%	--	152.410	$11,000	$45,500	$1,722,010	**$861,005**	*Warren Co.*
21-0068-NP	Dugan, Brian P. & Sueanne L. (TLCNJ-FY26)	Harmony	52.63 Pts	13.40%	1.17%	Risk of Conversion & Buffer to Critical Infrastructure	30.570	$10,000	$32,500	$338,200	**$169,100**	*Warren Co.*
	The Land Conservancy of New Jersey - Easements to be assigned to Warren County	**Total Applications =**	4				389.260		**$156,000**	**$4,407,290**	**$2,203,645**	