STATE AGRICULTURE DEVELOPMENT COMMITTEE
Regular Meeting

January 15, 2025

Secretary Wengryn called the meeting to order at 9:08 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 (arrived at 9:15a.m.)
Julie Krause

Members Absent
Tiffany Bohlin
Brian Schilling
Lauren Procida

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

Minutes
Approval of SADC Open and Closed Session Minutes of December 4, 2025.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve the SADC Open and Closed Session Minutes of December 4, 2025. Mr. Rosen and Ms. Fischetti were absent for the vote. The motion was approved.

Report of the Chairman

Secretary Wengryn announced that the annual Agricultural Convention will be held next week.

Secretary Wengryn reported that two critical bills were passed recently, the Invasive Species Bill and an update to the Farmland Assessment and Woodland Management Act. There was also a bill approved that creates a marketing label for Jersey Fresh aquaculture and allocates a small appropriation to help market and support aquaculture.

Report of the Executive Director

Mr. Roohr reported that Gary Mount, a very prominent member of the agriculture community and a former SADC member, passed away recently. Mr. Roohr stated that there will be a service for Mr. Mount in April and information will be shared for those who need it.

Mr. Roohr announced Mr. Brian Wilson has officially joined the SADC staff as deputy executive director, Ms. Mackenzie Moonan, Esq., has been hired to fill an attorney vacancy and Ms. Jessica Brandeisky recently had her baby and is out on maternity leave.

Mr. Roohr announced that the new legislation pertaining to woodland management will be administered by the SADC. This is an entirely new program that will support preservation of primarily wooded properties.

The second tax and succession planning workshop was held in Salem County where Keith Dickinson from Farm Credit made a presentation. Staff also presented to American Farmland Trust on the Statewide Formula Value. The last outreach event of 2025 will take place this evening at the Warren CADB. Mr. Roohr stated the Schmied Farm auction has been rescheduled for March 5th at the Holland Township Municipal building.

Public Comment

Mr. Kevin Kavanaugh commented on Naturally Nurturing Farm. He expressed several potential public safety risks related to the material on the farm, such as debris sliding off the slope and mulch combustion fires.

Ms. Debbie Norz, Somerset CADB, thanked those who took time out to visit Mr. Patel's farm and that she is available for questions.

Ms. Patricia Springwell stated she advocates for all farmland to be protected in order to provide locally grown food to everyone. She requests that the regulations

for the new Woodland Bill are made with keeping the integrity of the land in mind. She asked the committee to start the year by doing the right thing for the program and the land.

Old Business

Note: Mr. Norz recused himself from this matter.

A. Stewardship – Review of Activities

1. Naturally Nurturing Farm, LLC, SADC ID#18-0097-EP, Block 205.11, Lot 48.05, Hillsborough Township, Somerset County, 46.84 easement acres.

Mr. Roohr provided the committee with the history of this farm and the pilot program approval received in 2020.

Mr. Willmott stated staff visited Naturally Nurturing Farm twice since the December meeting and reviewed pictures of the current state of the farm. He noted the biochar component of the pilot program has not been started. Additionally, Mr. Willmott explained that the hügelkultur practices are located outside of the approved areas as detailed in the pilot program approval and go beyond the scope of the pilot program.

At the July meeting, the committee determined no new wood material could be brought to the farm until the landowner provided an updated conservation plan. Mr. Willmott stated the landowner has been working with the Morris County Soil district and NRCS to update the plan. The committee approved 2,000 cubic yards of woodchips on two acres for the remainder of the growing season, but staff observed that Mr. Patel exceeded those limitations. Mr. Willmott also stated staff observed evidence of burying logs, mostly within the exception area.

After the July SADC meeting, staff hired a soil consultant, Dr. Richard Shaw, to review the natural soil profiles on the farm in comparison to the hügelkultur and mulched areas. Mr. Clapp reviewed the report's findings with the committee, which recommended pausing the addition of more woodchips, obtaining a conservation plan that includes the incorporation of the increased organic matter into the lower soil profiles, and allowing plants to root into the native soil. It was also noted that the removal of the entire subsoil layer and subsidence were concerns where the logs were buried.

Mr. Willmott stated that Mr. Patel had explained that the sawmill and log stockpile would be moved to the exception area which would obviate the need to submit a sawmill plan.

The committee discussed the matter and determined that the burying of logs is a violation of the DOE, limited the spreading of mulch to two to seven inches, and prohibited further wood material from being brought on to the farm until a conservation plan is reviewed by staff. It was also determined that the pilot program has not been utilized properly and that the activities occurring outside the pilot program area are problematic.

After extensive discussion, the committee agreed the SADC is not limiting the CADB's enforcement ability outside of the specific pilot program area.

Ms. Katelyn Katzer, Somerset CADB, provided a brief summary of the CADB's position and concerns and asked the SADC to provide a letter stating the activities occurring outside of the pilot program area are not part of the pilot program and inconsistent with the DOE.

Mr. Rosen recommended allowing the CADB to pursue its violation actions while SADC updates the pilot program with clearly defined parameters. Mr. Roohr stated that staff will work with the county and Mr. Patel to come up with those parameters.

Mr. Patel stated he is a farmer who seeks to improve his land with these ancient practices and looks forward to working with individuals to support his endeavors.

It was moved by Ms. Niederer and seconded by Mr. Rosen that the SADC provide written confirmation to the Somerset CADB acknowledging the board's enforcement rights outside of the pilot program area or to any on-farm activities in violation of the DOE that do not coincide with the parameters set forth in the pilot program. The motion was unanimously approved.

Mr. Rosen stated that he supports Mr. Patel's desire to pursue these important practices and recommended that SADC extend and redefine the pilot program in a way that allows Mr. Patel to continue the work that he's been pursuing without blocking the CADBs current action on the violations.

Secretary Wengryn suggested that the committee make a motion to suspend the pilot program until it is re-organized and new parameters are created.

Ms. Niederer requested a timeline for the suspension and asked for the county to be consulted when developing the new parameters. Mr. Clapp stated experts would need to be consulted and surveys conducted. Secretary Wengryn stated the motion should include a 6-month timeline.

It was moved by Mr. Rosen and seconded by Ms. Niederer to temporarily suspend the pilot program for six months while amended criteria are being developed.

B. Pinelands Formula Base Value Notice of Adoption

Note: Mr. Rosen was absent during this presentation.

Ms. Reynolds presented a notice of rule adoption updating the Pinelands Formula Base Values. The Pinelands formula section in the Garden State Preservation Trust Act was amended with the adoption of the Statewide Formula Valuation to account for inflation. Ms. Reynolds provided a summary of the changes and stated the proposal was published in the NJ Register and no public comments were received. Ms. Reynolds stated staff is seeking approval of the notice of adoption.

It was moved by Mr. Bullock and seconded by Mr. Ellis to adopt the updates to the Pinelands Formula Base Values. The motion was unanimously approved.

New Business

A. and B. Stewardship – FY 2025 Annual Monitoring Report and Guidance Documents

Mr. Jasen Berkowitz reviewed the FY2025 Monitoring Report with the committee. He stated monitoring is conducted by staff of the easement holders or outsourced to the soil conservation districts. He noted the monitoring completion rate for county held easements totaled 99.6%, the nonprofits totaled 100%, and the SADC held easements totaled 100%. The overall monitoring rate for FY2025 is 99.6%, which is the same as FY2024.

Mr. Berkowitz reviewed the areas of concern or violations discovered during the monitoring process: 36.2% of concerns discovered during monitoring were comprised of erosion and water management, overgrown fields consisted of 21% of the concerns; and non-ag use, trash dumping and unapproved solar represented 10% each.

In FY2026, the SADC intends to renew its partnerships with the soil conservation districts with the remainder of the easements being monitored by in-house staff. The plan is to achieve a 100% completion rate and to provide training to partners and monitoring staff to ensure more consistency in monitoring across the state. In an effort to improve the program, a subcommittee has been formed to develop ideas and to improve outreach with a focus on easement compliance and monitoring education. There is also an Easement Post Preservation System being developed to streamline monitoring, reporting and compliance issue tracking.

Staff is also looking to hire a stewardship trainee to help with the growing monitoring workload and enhance stewardship initiatives.

Mr. Roohr reviewed the stewardship guidance documents drafted by staff as a result of the Outreach Subcommittee meeting. He asked the committee to review them and provide staff with any suggestions. The goal of these documents is to improve communication with landowners and partners, and to provide guidance on activities permitted on preserved farms. He also stated staff is exploring other methods of outreach such as pre-recorded videos posted on the SADC's website that will discuss common DOE issues.

Mr. Norz commented that an in-person meeting could be more effective than online modules. Ms. Neiderer suggested both approaches to make information more accessible. Ms. Neiderer commented on the monitoring visit checklist and gave a couple suggestions to staff to make the monitoring checklist more descriptive for the landowner.

It was moved by Mr. Ellis and seconded by Mr. Neiderer to approve the FY2025 Annual Monitoring Report. The motion was unanimously approved.

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

Mr. Bruder referred the committee to a condemnation request received by Greenwich Township, Warren County. He stated that this project involves the transfer of existing, privately held easement interests and sewer infrastructure, part of which is located on a preserved farm. He reviewed the specifics with the committee and stated staff found the transfer 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. Norz and seconded by Ms. Niederer to approve Resolution FY2026R1(1) granting final approval, as presented, subject to any condition of said resolution.

1. Greenwich Township v. Dowel Realty Associates, FY2026R1(1), Greenwich Township, Warren County.

The motion was unanimously approved. A copy of Resolution FY2026R1(1) is attached to and is a part of these minutes.

D. Resolution: Non-Agricultural Development in the ADA, on Preserved Farmland (non-condemnation) (N.J.S.A. 4:1C-19)

Note: Mr. Bullock recused from this discussion.

Mr. Bruder referred the committee to a request to install wireless equipment of T-Mobile on and adjacent to an existing transmission tower located on a preserved farm. He reviewed the specifics with the committee and stated staff found it is necessary to address the gap in service, the existing infrastructure and right of way access will be utilized, the project will be constructed in conformance with the existing JCP&L easement, and there is little or no permanent agricultural effect on the preserved farm. Staff's recommendation is to approve the request.

It was moved by Mr. Norz and seconded by Ms. Fischetti to approve Resolution FY2026R1(2) granting final approval, as presented, subject to any condition of said resolution.

1. T-Mobile Wireless Facilities/JCP&L ROW, FY2026R1(2), Howell Township, Monmouth County.

The motion was unanimously approved. A copy of Resolution FY2026R1(2) is attached to and is a part of these minutes.

2. Agricultural Development Area Criteria Certification – Burlington County

Mr. Allen presented an Agricultural Development Area Certification request from Burlington County to amend their ADA criteria and ADA map. Burlington County passed a resolution in November of 2025 updating their ADA criteria where they defined step by step the land use considerations that SADC uses. Mr. Allen reviewed the updated criteria and stated that staff recommendation is to adopt the new criteria of the county and the ADA area map amendment.

It was moved by Ms. Niederer and seconded by Mr. Ellis to approve the Agricultural Development Area Criteria Certification for Burlington County. The motion was unanimously approved.

3. Resolutions: Final Approval – Municipal Planning Incentive Grant

Mr. Zaback referred the committee to two requests for final approval under the Municipal PIG program. He reviewed the specifics of the requests 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 Resolutions FY2026R1(3) and FY2026R1(4) granting final approval, as presented, subject to any condition of said resolutions.

1. Robert Scheer, SADC ID#21-0634-PG, FY2026R1(3), Block 1901, Lot 41, Blairstown Township, Warren County, 46.92 acres.
2. Eugene & Deborah Cullen, SADC ID#21-0637-PG, FY2026R1(4), Block 47, Lots 12 & 12.07, Knowlton Township, Warren County, 13.72 acres.

The motion was unanimously approved. A copy of resolutions FY2026R1(3) and FY2026R1(4) are attached to and part of these minutes.

4. Resolutions: Final Approval – County Planning Incentive Grant

Ms. Bacon referred the committee to two requests for final approval under the County PIG program. She reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Bullock and seconded by Mr. Ellis to approve Resolutions FY2026R1(5) and FY2026R1(6) granting final approval, as presented, subject to any condition of said resolutions.

1. David & Randall Reid, SADC ID#03-0456-PG, FY2026R1(5), Block 300, Lots 8 & 8.02, North Hanover Township, Burlington County, 270.87 acres.

2. Kenneth & Beverly Lustgarten, SADC ID# 03-0459-PG, FY2026R1(6), Block 201, Lot 24, North Hanover Township, Burlington County, 167.54 acres.

The motion was unanimously approved. A copy of resolutions FY2026R1(5) and FY2026R1(6) are attached to and part of these minutes.

5. Resolutions: Final Approval – Direct Easement Purchase Program

Staff referred the committee to five 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 approval.

It was moved by Mr. Ellis and seconded by Ms. Neiderer to approve Resolutions FY2026R1(7) through FY2026R1(11) granting final approval, as presented, subject to any condition of said resolutions.

1. Mecouch Farms 2 LLC, SADC ID#06-0099-DE, FY2026R1(7), Block 20, Lots 11 & 12, Stow Creek Township, Cumberland County, 98 gross acres.

2. Melvin R. Dickinson Jr., SADC ID#06-0098-DE, FY2026R1(8), Block 20, Lots 1, 3 & 15, Stow Creek Township, Cumberland County, 118.06 gross acres.

3. Richard J. & Donna M. Gillespie, SADC ID#11-0041-DE, FY2026R1(9), Block 29, Lot 11, Hopewell Township, Mercer County, 130.14 gross acres.

4. Thomas Meyer, SADC ID#10-0308-DE, FY2026R1(10), Block 42, Lot 7, Franklin Township, Hunterdon County, 102.83 gross acres.

5. Henry Realty Co. LLC, SADC ID#12-0016-DE, FY2026R1(11), Block 2.01, Lot 1, Cranbury Township, Middlesex County, 21.06 gross acres.

The motion was unanimously approved. A copy of resolutions FY2026R1(7) through FY2026R1(11) are attached to and part of these minutes.

Public Comment

Patricia Springwell, Hunterdon County, stated that preserved farmland must be kept affordable for future farmers.

Member Comment

Mr. Rosen commented that farming is rooted in trial and error and that landowners should be commended for trying things and learning from their mistakes. He also wanted to applaud the committee and our partners for trying to work with landowners as they try these innovative practices in responsible ways.

CLOSED SESSION

At 12:30p.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 certifications of values of farm property in Delaware Township, Hunterdon County, Hamilton Township, Atlantic County, and Lumberton

Township, Burlington County; attorney-client privileged communications; and any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Mr. Norz and seconded by Ms. Fischetti to go into closed session. The motion was unanimously approved.

Action as a Result of Closed Session

A. Real Estate Matters – Certification of Values

It was moved by Mr. Ellis and seconded by Mr. Norz to approve the certification of values as discussed in closed session. The motion was approved.

ADJOURNMENT
The meeting was adjourned at 1:06 p.m.

Respectfullv Submitted.

Charles Roohr, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE

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

CONDEMNATION OF A SANITARY SEWER PIPELINE AND EASEMENT ON A PORTION OF THE ROBERT A. AND SHARON SANTINI (a.k.a NJCF/MILLBURN-78 ASSOCIATES OR DUMONT ROAD FARM, L.L.C) FARM

GREENWICH TOWNSHIP, WARREN COUNTY

Resolution #FY2026R1(1)

January 15, 2025

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 or public utilities 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, the Robert A. and Sharon Santini Farm (Block 26, Lot 33 in Greenwich Township, Warren County) was permanently preserved as the NJCF/Millburn-78 Associates Farm (also known as the Dumont Road Farm, L.L.C. farm) by the New Jersey Conservation Foundation and the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) on June 30, 2011; and

WHEREAS, on June 30, 2011, the farmland preservation deed of easement was assigned to the Warren County Board of Chosen Freeholders; and

WHEREAS, in 1999 and 2001 Greenwich Township entered into agreements with Dowel Realty Associates, L.L.C. (Dowel) to assign 75,000 gallons per day (gpd) of sewage treatment capacity to Dowell and to have Dowell construct a sanitary sewer collection system, sewer pump station and force main to provide service to parcels owned by Dowell (Block 36, Lots 2 and 3); and

WHEREAS, Dowell subsequently obtained easements, and completed construction of sewer infrastructure, on the following parcels in Greenwich Township: Block 26.05, Lot 17; Block 26, Lot 32; Block 26, Lot 33; Block 36, Lot 1 and Block 200, Lot 1; and

WHEREAS, the prior owners of the Santini Farm, Millburn 78 Associates, L.P., executed a "Grant of Easement for Sanitary Sewer System and Related Utilities" (easement) in favor of Dowel on May 8, 2009; and

WHEREAS, the easement area included a twenty-five (25) foot wide permanent easement (0.833 acres / 36,268 sq. ft.) and a ten (10) foot wide temporary construction easement that expired once installation of sewer improvements were completed, as shown on Schedule A; and

WHEREAS, Greenwich Township is subject to a declaratory judgment and court approved settlement agreement for the provision of a 64-unit, 100% affordable housing development on Block 40, Lot 1.01 described as the "Furman Site", as shown on Schedule B; and

WHEREAS, the settlement agreement specifically references the need to provide sewer access to the affordable housing development and the need to utilize the sewer line installed by Dowell adjacent to Block 40, Lot 1.01; and

WHEREAS, the Township had determined it necessary to acquire the sanitary sewer easements to provide a perpetual right of access to utilize the existing sewer infrastructure and for access to install, maintain, repair, replace, alter, or modify the existing sewer infrastructure; and

WHEREAS, on October 17, 2019 the Township adopted Ordinance #115-2019 authorizing acquisition of sewer easements needed to provide sewer access to Block 40, Lot 1.01; and

WHEREAS, the Township entered into negotiations with Dowell based on an independent appraisal of the fair market value of the required property interests; however, negotiations with Dowell were unsuccessful; and

WHEREAS, the development of Block 40, Lot 1.01 also contemplates Greenwich Township's acquisition of a 30' drainage easement (14,163 sq. ft. or 0.325 acres) on adjacent Block 40, Lot 1, a farmland assessed parcel currently in agricultural production, as shown on Schedule B; and

WHEREAS, Block 26, Lot 33 (the Santini Farm), Block 26, Lot 32, Block 40, Lot 1 and Block 40, Lot 1.01 (the Furman Site) are within the Warren County ADA; and

WHEREAS, On February 7, 2025, Greenwich Township submitted a NOI with the Warren County Agriculture Development Board (WCADB) and the SADC informing both agencies of the Township's intent to seek condemnation to acquire Dowell's easement interests and sewer infrastructure, including on the Santini Farm; and

WHEREAS, SADC staff reviewed the NOI and determined that the Township has adequately addressed all requirements and information about the project pursuant to N.J.S.A. 4:1C-19 and N.J.A.C. 2:76-7.1 et seq.

WHEREAS, the impacts of the proposed project on preserved farmland and the ADA are confined to the transfer of ownership of privately held easement interests and sewer infrastructure to the Township through eminent domain and the 0.325 acre proposed drainage easement on Block 40, Lot 1; and

WHEREAS, the SADC and WCADB have been named as parties in an amended Verified Complaint for the condemnation of easement interests and infrastructure on the Santini Farm; and

WHEREAS, Warren County has determined it will not contest the condemnation; and

WHEREAS, the NRCS also stated it will not take any action in the condemnation process because the easement existed prior to the farmland preservation deed of easement and it determined the impact to the farmland easement to be minimal; and

WHEREAS, the WCADB, at its meeting on June 18, 2018, reviewed the NOI but did not make determinations whether the project is necessary for the public health, safety and welfare of the residents of the State of New Jersey and has no materially adverse impact on the preserved farm, the ADA, or State agricultural preservation and development policies pursuant to N.J.S.A. 4:1C-19; and

WHEREAS, the WCADB did express concern regarding whether excess capacity in the sewer line will enable or encourage additional development of farmland and specifically whether the proposed drainage easement on Block 40, Lot 1 will result in the loss of tillable, productive farmland on that parcel,

NOW, THEREFORE, BE IT RESOLVED that the SADC finds that the proposed condemnation to transfer ownership of privately held easement interests and sewer infrastructure to the Township of Greenwich 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. Existing sewer infrastructure will be utilized and, apart from the 0.325 acre proposed drainage easement on Block 40, Lot 1 and use of Block 40, Lot 1.01 for the 100% affordable housing development, no plans for additional utilization of farmland in the ADA have been proposed;

2. Greenwich Township's attempts to implement its court approved settlement agreement is a legitimate public purpose necessary for the public health, safety and welfare;

3. The Township evaluated all reasonably available options and determined that there is no immediately apparent feasible alternative that would provide sanitary sewer service to Block 40, Lot 1.01;

4. The easement and infrastructure on the Robert A. and Sharon Santini Farm (Block 26, Lot 33) were in existence prior to preservation of the farm; and

BE IT FURTHER RESOLVED that should additional takings or construction on land in an ADA be contemplated, submission of an additional NOI will be required; 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 the County is directed to work with the SADC to ensure the condemnation is properly valued and approved by the Committee, and that the net proceeds of the condemnation award be distributed pursuant to paragraph 23 of N.J.A.C. 2:76-6.15(a); and

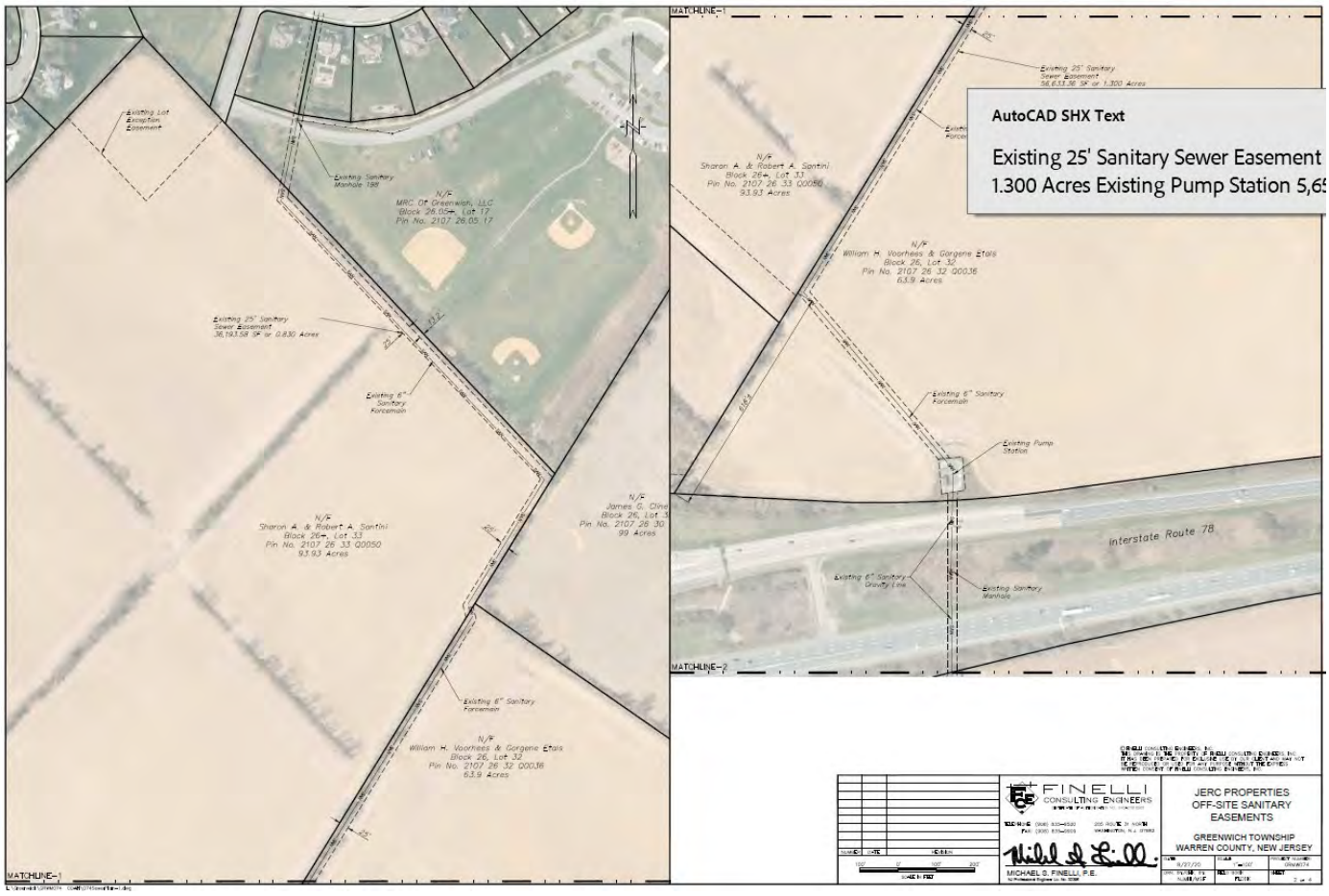
BE IT FURTHER RESOLVED that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

__1/15/2026_____ _____
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 Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Edward D. Wengryn, Chairperson	YES

Schedule A


MATCHLINE-1
MATCHLINE-2
Existing Lot Exemption Easement
Existing Sanitary Manhole 198
N/F
MRC Of Greenwich, LLC
Block 26.05 Lot 17
Pin No. 2107 26.05 17
Existing 25' Sanitary Sewer Easement
36,193.58 SF or 0.830 Acres
Existing 6" Sanitary Forcemain
N/F
Sharon A. & Robert A. Santini
Block 26, Lot 33
Pin No. 2107 26 33 Q0050
93.93 Acres
N/F
James G. Cline
Block 26, Lot 3
Pin No. 2107 26 30
99 Acres
N/F
William H. Voorhees & Gorgene Etals
Block 26, Lot 32
Pin No. 2107 26 32 Q0036
63.9 Acres
Existing 25' Sanitary Sewer Easement
56,613.36 SF or 1.300 Acres
Existing Pump Station
Interstate Route 78
Existing 6" Sanitary Gravity Line
Existing Sanitary Manhole
AutoCAD SHX Text
Existing 25' Sanitary Sewer Easement
1.300 Acres Existing Pump Station 5,65
FINELLI
CONSULTING ENGINEERS
MICHAEL S. FINELLI, P.E.
JERC PROPERTIES
OFF-SITE SANITARY
EASEMENTS
GREENWICH TOWNSHIP
WARREN COUNTY, NEW JERSEY

Schedule B


New Jersey Route 173
Voorhees Road
Still Valley Road
Greenwich Township
Pohatcong Township
N/F
Lawrence G. & Cheryl A. Fuhrmann
Block 40, Lot 1.01
Pin No. 2107 40 1.01 00065
5.01 Acres
N/F
David S. Stack
Block 40, Lot 1
Pin No. 2107 40 1 00056
26.23 Acres
PROPOSED 30'
DRAINAGE EASEMENT
14,163.09 SF OR 0.325 ACRES

STATE AGRICULTURE DEVELOPMENT COMMITTEE

REVIEW OF A NON-AGRICULTURAL DEVELOPMENT PROJECT IN AN AGRICULTURAL DEVELOPMENT AREA

WIRELESS INFRASTRUCTURE INSTALLATION ON JCP&L TRANSMISSION TOWER JC84
IN
HOWELL TOWNSHIP, MONMOUTH COUNTY

RESOLUTION #FY2026R1(2)

January 15, 2026

WHEREAS, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-19, et seq., any public body or public utility which intends to exercise the power of eminent domain within an Agricultural Development Area (ADA), or which intends to advance a grant, loan or interest subsidy or other funds within an ADA for the construction of dwellings, commercial or industrial facilities, transportation facilities or water or sewer facilities to serve nonfarm structures 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, CADBs and the SADC are charged with the responsibility, pursuant to N.J.S.A. 4:1C-19, to review the proposed action to determine its 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, in July of 2025 the SADC and Monmouth CADB received a NOI from Diamond Communications LLC, wireless asset managing agent for Jersey Central Power and Light, Co., a FirstEnergy Company, (JCP&L), for the installation of wireless equipment for T-Mobile, on and adjacent to, an existing transmission tower (the project); and

WHEREAS, the proposed project is located on the Tullo Vaccaro (T&T Realty) farm (Block 42, Lots 6, 15, 17, 22, 31, 22 and 37 in Howell Township, Monmouth County) which was preserved through the Municipal Planning Incentive Grant Program on January 4, 2008; and

WHEREAS, on April 1,1955 JCP&L acquired a 200’ wide right-of-way easement which crosses Block 42, Lot 6 and covers the entirety of Block 42, Lot 22 on the T&T Realty Farm, as shown in Schedule A; and

WHEREAS, on March 24, 2003 T&T Realty entered into an Amendatory Agreement with JCP&L for the collocation of Verizon Wireless (Verizon) wireless equipment on, and adjacent to, an existing lattice-style JCP&L transmission tower. The Verizon infrastructure was subsequently installed; and

WHEREAS, in May of 2021 JCP&L replaced the lattice-style transmission tower with a monopole tower (known as JC84), relocated the Verizon infrastructure, and added equipment, including an antenna and associated ground infrastructure, for a second wireless provider, AT&T; and

WHEREAS, the T&T Realty farm is now owned by Advantage Training Center LLC; and

WHEREAS, the proposed project scope of work to accommodate T-Mobile, a third wireless provider, as shown in Schedule B, includes:

- Installation of a 10' x 20' fenced equipment area, with concrete pad and associated ground infrastructure, located adjacent to two pre-existing equipment areas for Verizon and AT&T.

- Ground equipment connections to the transmission tower via a cable bridge along the southern edge of both pre-existing equipment areas.

- Installation of an antenna and associated radio equipment on JCP&L's JC84 transmission tower; and

WHEREAS, Diamond Communications LLC evaluated alternatives to the project and provided the following justification for the proposal:

- There exists a gap in T-Mobile's existing service coverage along County Route 547 and the surrounding area;

- No existing communication towers, or other infrastructure with sufficient height to accommodate a wireless antennae, exists within T-Mobile's search area;

- JCP&L's JC84 transmission tower is within T-Mobile's search area and was specifically designed to support wireless communication infrastructure from multiple carriers.

- Construction of a new tower would not be consistent with a goals of the Howell Township Land Use Ordinance § 188-98, Section A., the stated goals of which include, to:

    - "(4) Establish a Township priority for the location of telecommunication towers and antennas upon existing water towers, existing municipal towers, existing antenna towers and existing utility towers, rather than construction of new towers and antennas."

    - "(5) Strongly encourage the joint use of new and existing tower sites as a primary option rather than construction of additional towers"; and

WHEREAS, all project work will take place within JCP&L's easement on Block 42, Lot 22 based on authority derived from the 2003 Amendatory Agreement between T & T Realty (Tullo) and JCP&L, both of which were recorded prior to farmland preservation deed of easement; and

WHEREAS, condemnation of preserved farmland pursuant to N.J.S.A. 4:1C-25 and N.J.S.A. 20:3-1, et seq. is not necessary for this project; and

WHEREAS, the SADC has reviewed the NOI submitted by Diamond Communications LLC, consulted with the Monmouth CADB staff, and determined that all requirements for the project pursuant to N.J.S.A. 4:1C-19 and N.J.A.C. 2:76-7.1, et seq. have been met; and

WHEREAS, on November 5, 2024, the Monmouth CADB reviewed the project and determined that the proposed action would not cause unreasonably adverse effects on preserved farms, the ADA, or State agricultural preservation and development policies; and

NOW, THEREFORE, BE IT RESOLVED that the SADC has reviewed the proposed action to determine its effect upon the preservation and enhancement of agriculture in the ADAs, the municipally approved program, and upon overall State agriculture preservation and development policies, and finds that the installation of T-Mobile wireless infrastructure associated with JCP&L's JC84 transmission tower would not cause unreasonably adverse effects on preserved farms, the 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 proposed project is necessary to address an existing gap in T-Mobile's wireless service;
2. Existing infrastructure and right of way access will be utilized;
3. The project, and all associated construction and maintenance activities, will occur within the existing JCP&L rights-of-way on a portion of the T&T Realty farm where there will be little or no permanent agricultural effects; and

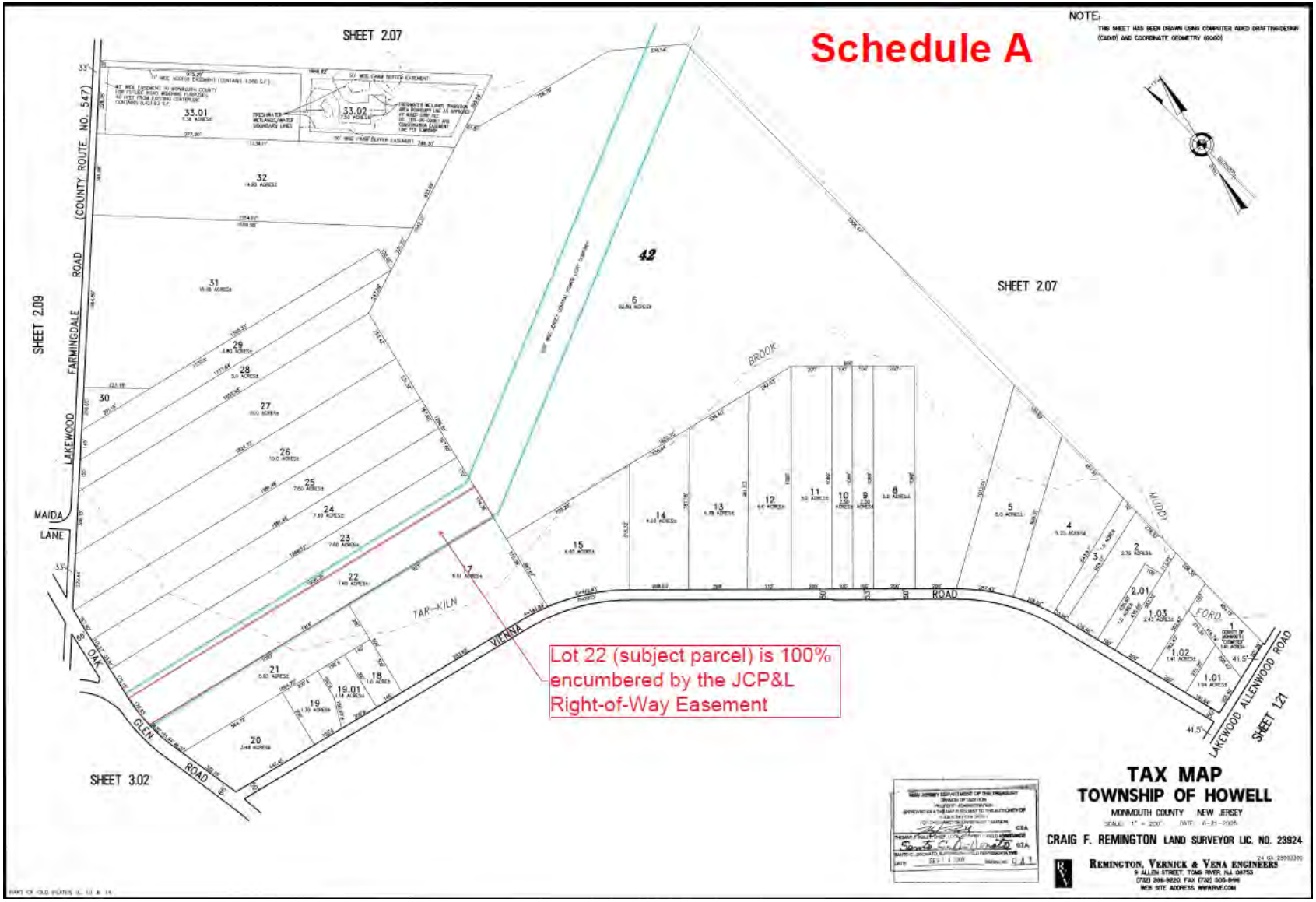
BE IT FURTHER RESOLVED that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

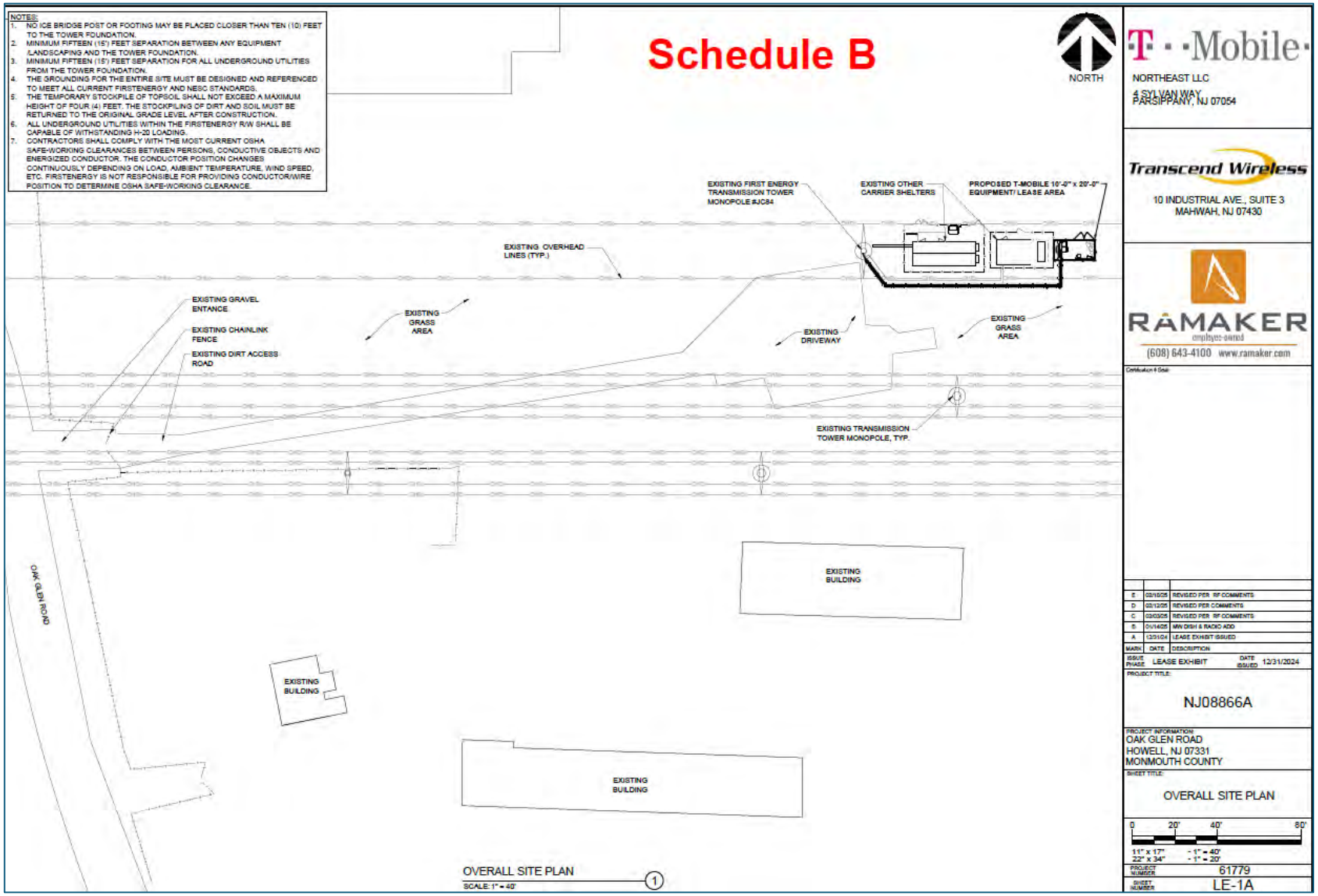
__1/15/2026_____ ___ Charles Roohr ____
Date Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A


Schedule A
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO)
SHEET 2.07
SHEET 2.09
SHEET 2.07
SHEET 3.02
SHEET 121
LAKEWOOD FARMINGDALE ROAD (COUNTY ROUTE, NO. 547)
MAIDA LANE
OAK
GLEN ROAD
TAR-KILN
VIENNA
ROAD
BROOK
MUDDY
FORD
LAKEWOOD ALLENWOOD ROAD
Lot 22 (subject parcel) is 100% encumbered by the JCP&L Right-of-Way Easement
TAX MAP
TOWNSHIP OF HOWELL
MONMOUTH COUNTY NEW JERSEY
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON, VERNICK & VENA ENGINEERS


Schedule B
NOTES:
1. NO ICE BRIDGE POST OR FOOTING MAY BE PLACED CLOSER THAN TEN (10) FEET TO THE TOWER FOUNDATION.
2. MINIMUM FIFTEEN (15') FEET SEPARATION BETWEEN ANY EQUIPMENT /LANDSCAPING AND THE TOWER FOUNDATION.
3. MINIMUM FIFTEEN (15') FEET SEPARATION FOR ALL UNDERGROUND UTILITIES FROM THE TOWER FOUNDATION.
4. THE GROUNDING FOR THE ENTIRE SITE MUST BE DESIGNED AND REFERENCED TO MEET ALL CURRENT FIRSTENERGY AND NESC STANDARDS.
5. THE TEMPORARY STOCKPILE OF TOPSOIL SHALL NOT EXCEED A MAXIMUM HEIGHT OF FOUR (4) FEET. THE STOCKPILING OF DIRT AND SOIL MUST BE RETURNED TO THE ORIGINAL GRADE LEVEL AFTER CONSTRUCTION.
6. ALL UNDERGROUND UTILITIES WITHIN THE FIRSTENERGY R/W SHALL BE CAPABLE OF WITHSTANDING H-20 LOADING.
7. CONTRACTORS SHALL COMPLY WITH THE MOST CURRENT OSHA SAFE-WORKING CLEARANCES BETWEEN PERSONS, CONDUCTIVE OBJECTS AND ENERGIZED CONDUCTOR. THE CONDUCTOR POSITION CHANGES CONTINUOUSLY DEPENDING ON LOAD, AMBIENT TEMPERATURE, WIND SPEED, ETC. FIRSTENERGY IS NOT RESPONSIBLE FOR PROVIDING CONDUCTOR/WIRE POSITION TO DETERMINE OSHA SAFE-WORKING CLEARANCE.
NORTH
EXISTING FIRST ENERGY TRANSMISSION TOWER MONOPOLE #JC84
EXISTING OTHER CARRIER SHELTERS
PROPOSED T-MOBILE 10'-0" x 20'-0" EQUIPMENT/ LEASE AREA
EXISTING OVERHEAD LINES (TYP.)
EXISTING GRAVEL ENTANCE
EXISTING CHAINLINK FENCE
EXISTING DIRT ACCESS ROAD
EXISTING GRASS AREA
EXISTING DRIVEWAY
EXISTING GRASS AREA
EXISTING TRANSMISSION TOWER MONOPOLE, TYP.
EXISTING BUILDING
OAK GLEN ROAD
EXISTING BUILDING
EXISTING BUILDING
OVERALL SITE PLAN
SCALE: 1" = 40'
1
T··Mobile·
NORTHEAST LLC
4 SYLVAN WAY
PARSIPPANY, NJ 07054
Transcend Wireless
10 INDUSTRIAL AVE., SUITE 3
MAHWAH, NJ 07430
RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com
E 03/16/05 REVISED PER RF COMMENTS
D 03/12/05 REVISED PER COMMENTS
C 03/03/05 REVISED PER RF COMMENTS
B 01/14/05 MW DISH & RADIO ADD
A 12/31/04 LEASE EXHIBIT ISSUED
MARK DATE DESCRIPTION
ISSUE PHASE LEASE EXHIBIT
DATE ISSUED 12/31/2024
PROJECT TITLE:
NJ08866A
PROJECT INFORMATION:
OAK GLEN ROAD
HOWELL, NJ 07331
MONMOUTH COUNTY
SHEET TITLE:
OVERALL SITE PLAN
0 20' 40' 80'
11" x 17" - 1" = 40'
22" x 34" - 1" = 20'
PROJECT NUMBER 61779
SHEET NUMBER LE-1A

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2026R1(3)

CERTIFICATION OF AMENDMENT TO AGRICULTURAL DEVELOPMENT AREA CRITERIA AND MAP
BURLINGTON COUNTY

January 15, 2026

WHEREAS, the Agriculture Retention and Development Act, N.J.S.A. 4:lC-11 et seq., P.L. 1983, c.32, provides for the identification of Agricultural Development Areas (ADAs) by county agriculture development boards; and

WHEREAS, pursuant to N.J.S.A. 4:lC-18, the Burlington County Agriculture Development Board (BCADB) adopted, after a public hearing, ADA criteria and a map identifying areas where agriculture shall be the preferred, but not necessarily exclusive use of land, documenting that the area:

1. Encompasses productive agricultural lands which are currently in production or have a strong potential for future production and in which agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a nonconforming use;

2. Is reasonably free of suburban and conflicting commercial development;

3. Comprises not greater than 90% of the agricultural land mass of the county;

4. Incorporates any other characteristics deemed appropriate by the Board; and

WHEREAS, pursuant to N.J.A.C. 2:76-1.4, the BCADB incorporated the following other requirements into the County ADA criteria via resolution #2010-36 dated October 10, 2010:

1. Subject to the exceptions described in section II, all land within Burlington County which satisfies all of the following conditions is hereby designated as within Burlington County's agriculture development area:

    a. Agriculture is the preferred but not necessarily the exclusive, use;

    b. The land is currently in agricultural production or has a strong potential for future production in agriculture;

    c. Agriculture is a permitted use by the current municipal zoning ordinance or is allowed as a non-conforming use;

    d. The land is reasonably free of suburban and conflicting commercial development; and

2. Land which otherwise satisfies the criteria described in section I shall be excluded from the ADA if any of the following apply:

    a. The land is at least 20 acres in size;

b. The land is within an approved or planned sewer service area according to a Municipal and/or County Wastewater Management Plan;

c. The land is not located in whole or in part within Planning Areas 4 (Rural), 4B (Rural/Environmentally Sensitive), 5 (Environmentally Sensitive) or 10 (Pinelands) as adopted by the New Jersey State Planning Commission;

d. The land does not meet the eligibility requirements for differential property tax assessment consistent with the NJ Farmland Assessment Act of 1964;

e. The land is designated as a "Receiving Area" in an adopted municipal Transfer of Development Rights program;

f. The land is located in "Centers" as designated or endorsed by the New Jersey State Planning Commission and corresponding Pinelands Management Areas (Towns, Villages and Regional Growth Areas);

g. The land is designated for accommodation of low and/or moderate-income housing by a Fair Share Element of a Municipal Master Plan, State mandated obligation, and/or court order;

h. The land has been preserved by a non-profit, municipality, Burlington County, State of NJ, the federal government, or any other public or private entity primarily for outdoor recreation, environmental protection and any other non-agricultural open space purposes, including, but not limited to parks, wildlife management areas and forests; and

3. Addition of land to the Agriculture Development Area;

a. Land that satisfies the criteria set forth in section I but which is excluded from the ADA for one or more of the exceptions described in Section II may, nevertheless, be eligible for inclusion in the ADA if conditions 1 through 4 below are met:

i. The land is in agricultural use;

ii. The municipality requests the addition and said request is supported by*:

1. A resolution from the governing body;

2. Explanation of the change(s) in local conditions, local land use planning or owner decisions that warrant the land's addition to the ADA, i.e., why should it be added now, when it was not previously part of the ADA;

3. Explanation of how the addition of this land would implement the goals and strategies of the Burlington County Comprehensive Farmland Preservation Plan;

4. Information about any known complaint or conflicts with adjacent property owners;

5. Information about the owner's plans for agricultural use in the future, including Natural Resources Conservation Service-approved farm management plan and plans for long-term land ownership;

6. If the additional lands are part of a proposed preservation application, the municipality must demonstrate fiscal capacity to meet the municipal cost share in the Burlington County Open Space, Recreation, Farmland and Historic Preservation Trust Fund's Financial Policies; and

* The CADB reserves the right to require additional supplementary information to review a municipality's request;

iii. The property owner consents to the addition, in writing;

iv. The municipality has adopted or commits to adopt within 90 days an ordinance consistent with the State Model Right to Farm Ordinance; and

b. If conditions 1 through 4 above are met, the land may be added to the ADA if the CADB agrees that all of the following apply:

i. The addition furthers the goals and strategies of the Burlington County Comprehensive Farmland Preservation Plan;

ii. The addition will serve to improve the viability of Burlington County agriculture by actions that include, but are not limited to:

1. Substantially improving and expanding public access to agricultural products grown within Burlington County; or

2. Providing the opportunity for the demonstration of innovative agricultural practices; or

3. Providing agricultural education opportunities for Burlington County farmers; or

4. Providing a significant opportunity to educate the public on issues of agricultural importance; and

iii. If the additional lands are part of a proposed farmland preservation application, the preservation of said land must be consistent with the municipal Master Plan and targeted within the comprehensive farmland preservation plan(s) of the municipality;

iv. No use or threat of condemnation or down zoning has been made by the municipality, except where such zoning changes may be required to implement a municipal wastewater management plan or transfer of development rights (TDR) plan; and

WHEREAS, the State Agriculture Development Committee (SADC) last certified Burlington County's designated ADA map pursuant to N.J.A.C. 2:76-1.6, and N.J.A.C. 2:76-1.7 during the adoption of its update to its Comprehensive Farmland Preservation Plan on March 23, 2023; and

WHEREAS, the BCADB and its staff reviewed the county ADA criteria and map and proposed amendments pursuant to N.J.S.A. 4:lC-18 and N.J.A.C. 2:76-1.4 that consider the inclusion of farms preserved through the SADC Direct Easement Program; and

WHEREAS, on November 20, 2025, the BCADB held a public hearing to consider public comment on the proposed amendments to its ADA criteria and map pursuant to N.J.A.C. 2:76-1.5(a)1; and

WHEREAS, the BCADB adopted resolution #2025-21 amending its ADA criteria to include:

1. Section I: Add language 'All land within Burlington County that has a been permanently deed restricted to agricultural use by a public entity, or is under contract to be permanently preserved by a public entity, is hereby designated as within Burlington County's Agriculture Development Area (ADA);'

2. Section II (G.): Add clarification '. . .a Fair Share Plan ***of a Housing Element*** in a Municipal Master Plan . . .;' and

WHEREAS, resolution #2025-21 also included amendment of the ADA map to include the following properties:

1. Reidenbaker Farm: Cinnaminson Township, Block 3419, Lot 1, and Moorestown Township, Block 100, Lot 1;

2. Russo Farm: Lumberton Township, Block 20, Lots 16.01 and 16.05;

3. Cramer Farm: Pemberton Township, Block 778, Lot 3 and Block 779, Lots 6.01, 6.02, and 6.04, and Springfield Township, Block 1201, Lot 9; and

WHERAS, the BCADB amendment to its ADA criteria allows the inclusion of the above properties to the county ADA due to their pending preservation applications with the SADC; and

WHEREAS, the SADC has reviewed the CADB's submissions and determined that the analysis of factors and resultant criteria is reasonable and consistent and in compliance with the provisions of N.J.A.C. 2:76-1.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-1.5, the CADB submitted its certification request, including copies of the agenda and minutes of its November 20, 2025 hearing, to the SADC; and

NOW THEREFORE BE IT RESOLVED that the SADC certifies that the amendment to the Burlington County Agriculture Development Board's Agricultural Development Area Criteria, and map amendments, are reasonable and consistent with the provisions of N.J.S.A. 4:lC-18 and N.J.A.C. 2:76-1 et seq.; and

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

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.

1/15/2026
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 Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Edward D. Wengryn, Chairperson	YES

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R1(4)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO BLAIRSTOWN TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Scheer, Robert ("Owners")
SADC ID# 21-0634-PG
Blairstown Township, Warren County
N.J.A.C. 2:76-17A.1, et seq.

JANUARY 15, 2026

WHEREAS, on April 24, 2025 the application for the sale of a development easement for the subject farm identified as Block 1901, Lot 41, Blairstown Township, Warren County, totaling approximately 46.92 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 County Project Area; 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 45.92 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) 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 .03 acres (.06%) 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 $5,000 per acre based on zoning and environmental regulations in place as of the current valuation date May 21, 2025; 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, the Owner agreed to a limit the size of the residential units in the nonseverable exception area to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $8,817 per acre; and

WHEREAS, the Owners accepted the Blairstown Township's offer of $8,817 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 August 27, 2025, the Blairstown Township Committee approved the application for the sale of development easement and a funding commitment of $8,817 per acre; and

WHEREAS, on November 20, 2025, the Warren County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, on November 25, 2025, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for $8,817 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 45.92 acres)

	Total	Per/acre
SADC	$323,901.32	($7,053.60/acre)
Blairstown Township	$40,487.66	($881.70/acre)
Warren County	$40,487.66	($881.70/acre)
Total Purchase	$404.876.64	($8,817.00/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 $356,974.56; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting $356,974.56 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 47.298 net easement acres, at a State cost share of $7,547.35 per acre, for a total grant of approximately $356,974.56.

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.

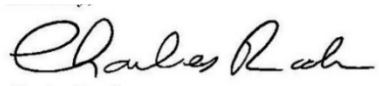
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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

1/15/2026
Date



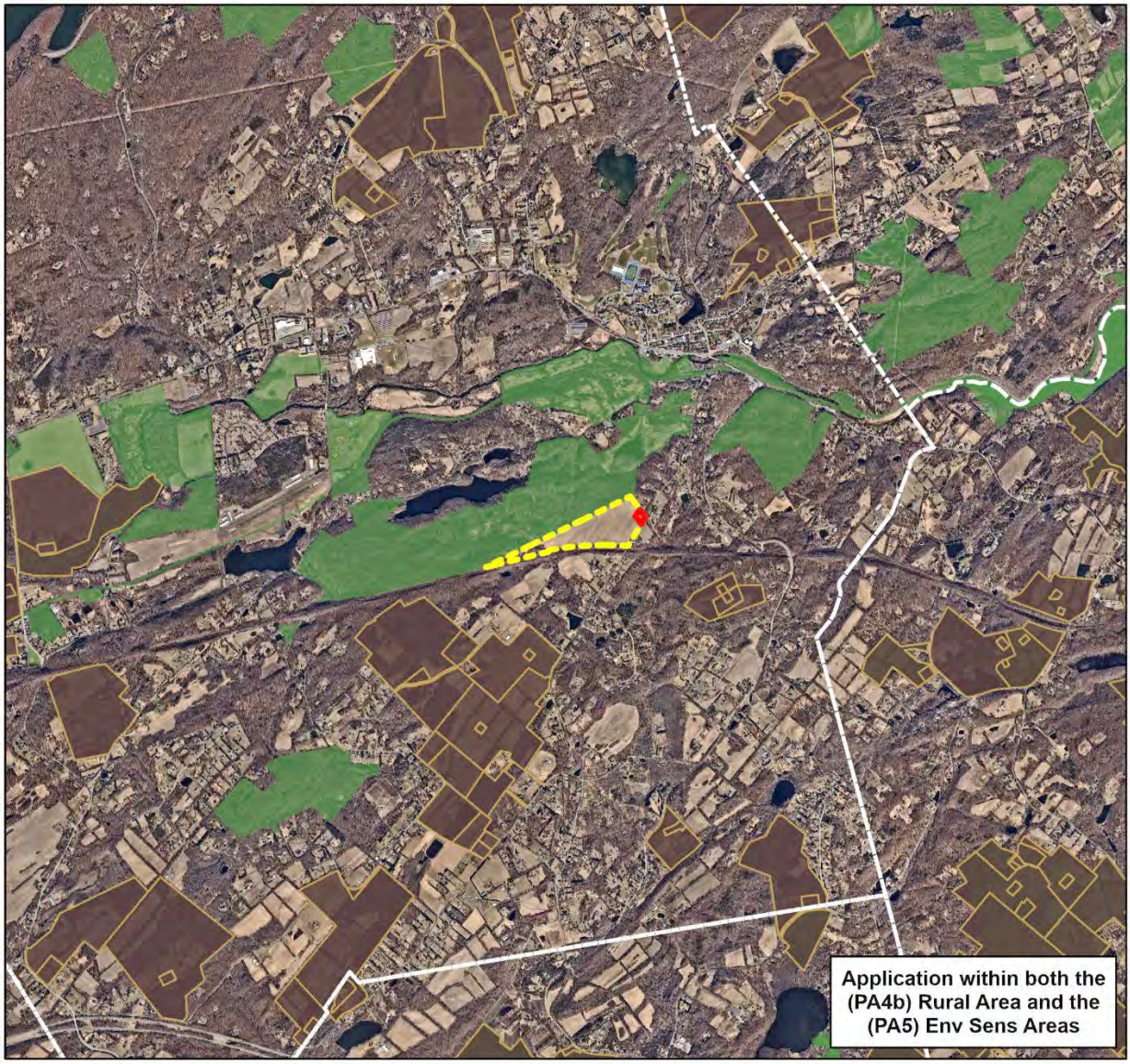
Charles Roohr, Executive Director
State Agriculture Development Committee

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 Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Scheer, Robert
Block 1901 Lots P/O 41 (45.92 ac); &
P/O 41-EN (non-severable exception - 1.0 ac)
Gross Total = 46.92 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 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

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"

4/10/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Scheer, Robert
Block 1901 Lots P/O 41 (45.92 ac); &
P/O 41-EN (non-severable exception - 1.0 ac)
Gross Total = 46.92 ac
Blairstown Twp., Warren County

0 250 500 1,000 1,500 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
Municipal / Local Roads
Municipal, County & Non-Profit Preserved Open Open Space (O/S); State Owned Conservation Easements, & State Owned O/S & Recreation

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"

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4/10/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Scheer, Robert
Block 1901 Lots P/O 41 (45.92 ac); &
P/O 41-EN (non-severable exception - 1.0 ac)
Gross Total = 46.92 ac
Blairstown Twp., Warren County

Estimated Easement Acres: 45.92
Total Disturbance Acres (Does not include exception areas): 0.03
Percent of Disturbance: 0.06%

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.

4/11/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Scheer, Robert**		
SADC ID:	**21-0634-PG**	**Total Score**	**26.67**
Farm Address:	**Blairstown**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**11.39**
Natural Resource Factors - Max Add-on % =		**10**	**5.28**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***16.67***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		0.00
Size		6.00
Tillability		10.00
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	17.00
		Agricultural Resource %
		11.39

Natural Resource Factors		**Points**
Groundwater Recharge Capability		7.99
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		0.00
Contiguity to Preserved Open Space		8.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	15.99
		Natural Resource %
		5.28

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	**$11,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,667**
Per Acre Value of Voluntary Deed Restrictions (each)	**$575**
Per Acre Value after Voluntary Deed Restrictions	**$8,817**
Net Acres	**45.92**
Estimated Easement Values	
Estimated Unadjusted Total	**$352,069**
Plus: Adjustment for Voluntary Restrictions (+)	**$52,808**
Estimated offer before Residential Opportunities reduction	**$404,877**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$404,877**

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 Municipal Pig Financial Status Schedule

Blairstown Township, Warren County

						SADC		Federal Grant		Grant			
										Fiscal Year 09			-
										Fiscal Year 11			750,000.00
										Fiscal Year 13			500,000.00
										Fiscal Year 17			500,000.00
										Fiscal Year 19			1,000,000.00
										Fiscal Year 20			500,000.00
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
													3,250,000.00
21-0502-PG	C&J Race	44.4440	44.1960	7,700.00	4,750.00	340,309.20	209,931.00			209,931.00	209,931.00	209,931.00	3,040,069.00
21-0511-PG	D Race (LLC)	30.0330	30.0330	6,700.00	4,250.00	201,221.10	127,640.25			127,640.25	127,640.25	127,640.25	2,912,428.75
	D Race & C&J Race ancillary											8,425.00	2,904,003.75
21-0585-PG	Croucher	83.0570	83.0570	4,100.00	2,860.00	340,533.70	237,543.02			243,100.00	237,543.02	237,543.02	2,666,460.73
21-0589-PG	Ardia (High Acres)	120.5040	120.5040	4,800.00	3,280.00	578,419.20	395,253.12			400,160.00	395,253.12	395,253.12	2,271,207.61
	Croucher ancillary											1,887.50	2,269,320.11
21-0597-PG	Nonnemacher, Lothar J. (Lot 8.04)	18.3300	18.1980	5,000.00	3,400.00	90,990.00	61,873.20			63,240.00	61,873.20	61,873.20	2,207,446.91
21-0596-PG	Nonnemacher, Lothar J. (Lot 9)	101.7460	98.9900	3,100.00	2,260.00	306,869.00	223,717.40			233,458.00	223,717.40	223,717.40	1,983,729.51
	Ardia (High Acres) Ancillary											6,137.50	1,977,592.01
21-0634-PG	Scheer, Robert	45.9200	47.2980	8,817.00	7,547.35	417,026.47	356,974.56			356,974.56			1,620,617.45
Closed	6	398.1140	394.9780			1,858,342.20	1,255,957.99						
Encumbered	1	45.9200	47.2980			417,026.47	356,974.56						

Encumber/Expended FY09	-	-	-	-
Encumber/Expended FY11	-	-	750,000.00	-
Encumber/Expended FY13	-	-	500,000.00	-
Encumber/Expended FY17	356,974.56	-	22,407.99	120,617.45
Encumber/Expended FY19	-	-	-	1,000,000.00
Encumber/Expended FY20				
Encumber/Expended FY21	-	-	-	500,000.00
Total				1,620,617.45

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R1(5)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO KNOWLTON TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Cullen, Eugene & Deborah ("Owners")
SADC ID# 21-0637-PG
Knowlton Township, Warren County
N.J.A.C. 2:76-17A.1, et seq.

JANUARY 15, 2026

WHEREAS, on June 30, 2025 the application for the sale of a development easement for the subject farm identified as Block 47, Lots 12 & 12.07, Knowlton Township, Warren County, totaling approximately 13.72 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 Green Light Approval and certification of easement value were conditioned upon the Township adding the Property as a targeted farm in its Comprehensive Farmland Preservation Plan prior to the SADC granting Final Approval; and

WHEREAS, the Township submitted an FY2026 Planning Incentive Grant annual update to the SADC by the deadline of December 15, 2025 which included the addition of the Property as a targeted farm; and

WHEREAS, this Final Approval and the SADC cost share grant are conditioned upon the SADC's approval of the FY2026 Planning Incentive Grant update to include this property as a target farm; 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 12.47 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 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 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 cattle and pig production; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .57 acres (4.57%) 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 September 22, 2025, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $9,200 per acre based on zoning and environmental regulations in place as of the current valuation date August 1, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $16,000 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 $8,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $10,832 per acre; and

WHEREAS, the Owners accepted the Knowlton Township's offer of $10,832 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 10, 2025, the Knowlton Township Committee approved the application for

the sale of development easement and a funding commitment of $1,083 per acre; and

WHEREAS, on November 20, 2025, the Warren County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, on January 14, 2026, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for $1,083 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 12.47 acres)

	Total	Per/acre
SADC	$108,060.03	($8,665.60/acre)
Knowlton Township	$ 13,507.50	($1,083.20/acre)
Warren County	$ 13,507.50	($1,083.20/acre)
Total Purchase	$135,075.04	($10,832.00/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 $119,092.01; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting $119,092.01 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 12.844 net easement acres, at a State cost share of $9,272.190 per acre, for a total grant of approximately $119,092.01 pursuant to N.J.A.C. 2:76-26.12.

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 are conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement and the SADC's approval of the FY2026 Planning Incentive Grant update to include this property as a target farm.

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 Warren County, and the SADC shall enter into a Grant Agreement with Knowlton 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.

1/15/2026
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 Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\warco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Cullen, Eugene & Deborah
Block 47 Lots 12.07 (4.23 ac); P/O 12 (8.24 ac); &
P/O 12-EN (non-severable exception - 1.25 ac)
Gross Total = 13.72 ac
Knowlton Twp., Warren County

0 1250 2500 5000 7500
Feet

N

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

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

6/10/2025

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Wetlands



X:\counties\warco\Pro Projects\Cullen, Eugene & Deborah.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Cullen, Eugene & Deborah
Block 47 Lots 12.07 (4.23 ac); P/O 12 (8.24 ac); &
P/O 12-EN (non-severable exception - 1.25 ac)
Gross Total = 13.72 ac
Knowlton Twp., Warren County

	Gross %	Net %
Freshwater Wetlands (F)	0	0
Modified Ag (M)	9	10
Upland/Non-Wetlands (U)	77	74
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	14	16

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"
- parcels edited to adjacent survey data
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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6/10/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Cullen, Eugene & Deborah
Block 47 Lots 12.07 (4.23 ac); P/O 12 (8.24 ac); &
P/O 12-EN (non-severable exception - 1.25 ac)
Gross Total = 13.72 ac
Knowlton Twp., Warren County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 12.47
Total Disturbance Acres (Does not include exception areas): 0.57
Percent of Disturbance: 4.57%

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

150 75 0 150 300 Feet

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

6/10/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Cullen, Eugene & Deborah**		
SADC ID:	**21-0637-PG**	**Total Score**	**17.70**
Farm Address:	**Warren, Knowlton**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**9.38**
Natural Resource Factors - Max Add-on % =		**10**	**3.32**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***12.70***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		0.00
Size		0.00
Tillability		4.00
Contiguity to Preserved Farms		10.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	14.00
		Agricultural Resource %
		9.38

Natural Resource Factors		**Points**
Groundwater Recharge Capability		7.05
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		2.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	10.05
		Natural Resource %
		3.32

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	**$16,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$10,032**
Per Acre Value of Voluntary Deed Restrictions (each)	**$800**
Per Acre Value after Voluntary Deed Restrictions	**$10,832**
Net Acres	**12.47**
Estimated Easement Values	
Estimated Unadjusted Total	**$125,099**
Plus: Adjustment for Voluntary Restrictions (+)	**$9,976**
Estimated offer before Residential Opportunities reduction	**$135,075**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$135,075**

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 D

SADC Municipal Pig Financial Status Schedule
Knowlton Township, Warren County

						SADC		Federal Grant		Grant			
										Fiscal Year 09			750,000.00
										Fiscal Year 11			500,000.00
										Fiscal Year 13			500,000.00
										Fiscal Year 17			250,000.00
										Fiscal Year 19			1,000,000.00
										Fiscal Year 21			500,000.00
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
													3,500,000.00
21-0473-PG	Peck	37.643	37.643	3,900.00	2,500.00	146,807.70	94,107.50			94,107.50	94,107.50	94,107.50	3,405,892.50
21-0485-PG	Buchman	59.199	59.146	2,736.39	2,015.47	161,991.55	119,206.99			119,206.99	119,206.99	119,206.99	3,286,685.51
21-0495-PG	Ring	41.659	38.439	4,100.00	2,860.00	170,801.90	109,935.54			109,935.54	109,935.54	109,935.54	3,176,749.97
21-0514-PG	Bertholf	55.628	55.628	5,300.00	3,550.00	294,828.40	197,479.40			197,479.40	197,479.40	197,479.40	2,979,270.57
21-0521-PG	Ritter (Brook Hollow Winery)	7.000	6.981	10,000.00	6,000.00	70,000.00	41,886.00			41,886.00	41,886.00	41,886.00	2,937,384.57
	Ancillary											27,312.50	2,910,072.07
21-0483-PG	Anderson	116.885	116.885	5,200.00	3,500.00	607,802.00	409,097.50			409,097.50	409,097.50	409,097.50	2,500,974.57
21-0600-PG	Conti, Natale	274.140	274.140	3,750.00	2,650.00	1,028,025.00	726,471.00			730,340.00	726,471.00	726,471.00	1,774,503.57
	Anderson Ancillary											9,087.50	1,765,416.07
21-0601-PG	Mazza, James & Stefanie	19.822	19.822	4,850.00	3,310.00	96,136.70	65,610.82			66,200.00	65,610.82	65,610.82	1,699,805.25
21-0600-PG	Conti, Natale Ancillary											11,500.00	1,688,305.25
21-0363-PG	Kitchen, Mark	26.430	26.308	5,100.00	3,450.00	134,170.80	90,762.60			96,600.00	90,762.60	90,762.60	1,597,542.65
21-0601-PG	Mazza Ancillary											5,182.50	1,592,360.15
21-0617-PG	Brook Hollow Winery LLC	12.234	12.234	18,000.00	10,800.00	220,212.00	132,127.20			126,360.00	132,127.20	132,127.20	1,460,232.95
21-0319-PG	Vass, Wayne & Mary	100.026	100.026	4,700.00	3,220.00	470,122.20	322,083.72			320,879.44	322,083.72	322,083.72	1,138,149.23
	Brook Hollow Ancillary											5,225.00	1,132,924.23
	Kitchen Ancillary											5,125.00	1,127,799.23
21-0627-PG	Hoh, John and Sallie	29.293	29.293	4,800.00	3,280.00	140,606.40	96,081.04			95,946.56	96,081.04	96,081.04	1,031,718.19
	Vass Ancillary											1,947.50	1,029,770.69
	Hoh Ancillary											6,697.50	1,023,073.19
21-0637-PG	Cullen, Eugene & Deborah	12.470	12.844	10,832.00	9,272.19	139,126.21	119,092.01			119,092.01			903,981.18
Closed	11	779.9590	776.5450			3,541,504.65	2,404,849.31						
Encumbered	1	12.4700	12.8440			139,126.21	119,092.01						

Encumber/Expended FY09	-	-	750,000.00	-
Encumber/Expended FY11	-	-	500,000.00	-
Encumber/Expended FY13	-	-	500,000.00	-
Encumber/Expended FY17	-	-	250,000.00	-
Encumber/Expended FY19	119,092.01	-	476,926.81	403,981.18
Encumber/Expended FY20	\			
Encumber/Expended FY21	-	-	-	500,000.00
Total				903,981.18

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R1(6)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO BURLINGTON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Reid, David & Randall ("Owners")
SADC ID# 03-0456-PG
North Hanover Township, Burlington County
N.J.A.C. 2:76-17 et seq.

JANUARY 15, 2026

WHEREAS, on August 16, 2024, the application for the sale of a development easement for the subject farm identified as Block 300, Lots 8 and 8.02, North Hanover Township, Burlington County, totaling approximately 270.87 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 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 267.87 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 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) One (1) 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 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 sod production; and

WHEREAS, the SADC Green Light Approval noted areas of concern for erosion in various annual aerial imagery; this final approval and SADC cost share grant is conditioned on remediation of the erosion and stabilization of the area(s) 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 2.23 acres (0.83%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 72.04 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 October 31, 2024, 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 July 16, 2024; and

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

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

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

WHEREAS, the Owner agreed to a 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 $11,855 per acre; and

WHEREAS, the Owners accepted the County's offer of $11,855 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 November 6, 2025, the North Hanover Township Committee approved the application for the sale of development but is not participating financially in the easement purchase; and

WHEREAS, on September 11, 2025, the Burlington 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 September 10, 2025, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $2,371.00 per acre for the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 267.87acres)

	Total	Per/acre
SADC	$2,540.479.08	($9,484.00/acre)
Burlington County	$ 635,119.77	($2,371.00/acre)
Total Purchase	$3,175,598.85	($11,855.00/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 $2,799,860.98; 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 $2,799,860.98 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 275.906 net easement acres, at a State cost share of $10,147.88 per acre, for a total grant of approximately $2,799,860.98 pursuant to N.J.A.C. 2:76-26.12.

3. This final approval and the SADC cost share grant is conditioned on the landowner remediating any soil and water protection concerns and stabilizing the area to the SADC's satisfaction.

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.

1/15/2026
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 Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\burco\projects\Reid, David & Randall 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Reid, David & Randall
Block 300 Lots 8.02 (9.01 ac); P/O 8 (258.86 ac);
P/O 8-EN (non-severable exceptions - 3.0 ac)
Gross Total = 270.87 ac
North Hanover Twp., Burlington County

Property In Question
Exceptions
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

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

Sources:
NJ Farmland Preservation Program
NJOIT Parcel data
USDOT National Pipeline Mapping System
NJDEP Conservation/Open Space Easement Data
NJ Highlands Council Data
Pinelands Commision Data & Preserved Lands
NJOIT/Near Map 2023 Digital Aerial Image

June 5, 2024

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 and Areas of Concern



X:\countiesburco\projects\Reid, David & Randall fww.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Reid, David & Randall
Block 300 Lots 8.02 (9.01 ac); P/O 8 (258.86 ac);
P/O 8-EN (non-severable exceptions - 3.0 ac)
Gross Total = 270.87 ac
North Hanover Twp., Burlington County

500 250 0 500 1,000 Feet

- Property In Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- Streams (not C1)
- Areas of Concern
- Open Space
- Federal or State Hwys
- County Roads
- Municipal/Local Roads

Sources:
NJ Farmland Preservation Program
NJOIT Parcel data
Green Acres Conservation Easement Data
NJDEP Tidelands Claim Line
NJDEP 2020 Landuse/Landcover Data
NJDEP Open Space
NJDOT Road Data
NJOIT/Near Map 2023 Digital Aerial Image

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

N

Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
N - Non-Wetlands
B - 300' Buffer
W - Water

June 5, 2024

SCHEDULE B

Preliminary Soil Disturbance Map



C:\GIS\Projects\Projects\SRS_Mapping.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Reid, David & Randall
Block 300 Lots 8.02 @ 0.1 ac); P/O 8 (258.86 ac);
P/O 8-EN (non-severable exceptions - 3.0 ac)
Gross Total = 270.87 ac
North Hanover Twp., Burlington County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 267.87
Total Disturbance Acres (Does not include exception areas): 2.23
Percent of Disturbance: 0.83%

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

150 75 0 150 300 Feet

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping was completed at this product at this scale, and is intended to be relied upon for purposes solely
representative of the location of the information and physical features,
as could be obtained from a survey performed by a licensed New Jersey land surveyor.

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Reid, David & Randall**		
SADC ID:	**03-0456-PG**	**Total Score**	**32.90**
Farm Address:	**North Hanover**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.42**
Natural Resource Factors - Max Add-on % =		**10**	**5.48**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***22.90***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		6.75
Size		10.00
Tillability		7.00
Contiguity to Preserved Farms		9.00
Agricultural Water Availability (Y/N)		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	26.00
		Agricultural Resource %
		17.42

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.62
Upland Forest		2.50
Wetland & Open Water/Flood Hazard Mitigation		5.00
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	16.62
		Natural Resource %
		5.48

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	**$14,300**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$10,425**
Per Acre Value of Voluntary Deed Restrictions (each)	**$715**
Per Acre Value after Voluntary Deed Restrictions	**$11,855**
Net Acres	**267.87**
Estimated Easement Values	
Estimated Unadjusted Total	**$2,792,545**
Plus: Adjustment for Voluntary Restrictions (+)	**$383,054**
Estimated offer before Residential Opportunities reduction	**$3,175,599**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$3,175,599**

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
Burlington County

								SADC		Federal Grant		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	
						SADC						Fiscal Year 20			2,000,000.00	Fiscal Year 20	2,000,000.00		Fiscal Year 20			7,937,825.12	
						Certified	SADC					Fiscal Year 21			2,000,000.00								
						or	Grant					Fiscal Year 22			2,000,000.00								
SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC FA	Negotiated Per Acre	Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
															9,501,057.50								
03-0430-PG	Giberson, Daniel & Pamela (North Farm)	Southampton	52.642	52.342	10/22/20	4,194.00	2,916.40	220,780.55	152,650.21	66,234.16		152,650.21	152,650.21	152,650.21	5,388,223.15								
03-0431-PG	Giberson, Daniel & Pamela (Home Farm)	Southampton	22.896	22.896	10/22/20	3,484.00	2,438.80	79,769.66	55,838.76	23,930.90		57,020.20	57,020.20	55,838.76	5,332,384.39								
03-0438-PG	Emmons, Dara & Douglas Edwards (Emmons Home)	Pemberton	89.734	89.734	12/02/21	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	5,152,063.91								
03-0437-PG	Emmons, Dara & Douglas Edwards (Emmons West)	Pemberton	77.187	77.187	12/02/21	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	5,010,309.99								
03-0435-PG	Stevens, John W. & Denise M.	Tabernacle	60.854	60.854	12/02/21	4,110.00	2,866.00	250,109.94	174,407.56			174,252.80	174,407.56	174,407.56	4,835,902.43								
03-0440-PG	Zimmermann, Michael E., et al	Tabernacle	126.311	126.212	10/27/22	4,294.00	2,956.00	542,379.43	373,082.67			385,652.15	373,082.67	373,082.67	4,462,819.76								
03-0400-PG	Gatley, John T., III & Tina Renee	Shamong	47.551	47.445	10/26/23	5,706.00	3,753.00	271,326.01	178,061.09			178,458.90	178,061.09	178,061.09	4,284,758.67								
03-0443-PG	Brace Lane Holdings, LLC	Tabernacle	30.194	30.194	10/26/23	5,636.00	3,280.00	170,173.38	99,036.32			99,036.32	99,036.32	99,036.32	4,185,722.35								
03-0449-PG	Russo's Fruit & Vegetable Farm, Inc.	North Hanover	152.894	152.734	03/28/24	5,398.00	3,599.00	825,321.81	549,689.67			567,166.41	549,689.67	549,689.67	3,636,032.68								
03-0450-PG	Durr, Lames and Lisa	North Hanover	98.868	98.709	03/28/24	10,300.00	6,180.00	1,016,702.70	610,021.62			623,191.20	610,021.62	610,021.62	3,026,011.06								
03-0448-PG	Roohr, Larry P. & Betty A.	Southampton	57.600	59.328	10/23/25	9,936.00	8,505.22	589,483.01	504,597.69			504,597.69			2,521,413.37								
03-0460-PG	Cheung, Nang Lung & Chan, Siu Mei	Southampton	54.880	56.526	10/23/25	8,673.00	7,424.09	490,250.00	419,654.11			419,654.11			2,101,759.26								
03-0454-PG	Doyle Farm, LLC	Southampton	146.260	150.648	10/23/25	7,991.00	6,840.30	1,203,828.17	1,030,477.51			1,030,477.51			1,071,281.75								
03-0459-PG	Lustgarten, Kenneth & Beverly	North Hanover	164.540	169.476	01/15/26	13,512.00	11,566.27	2,289,959.71	1,960,205.17			1,071,281.75			-	888,923.42						1,111,076.58	
03-0456-PG	Reid, David & Randall	North Hanover	267.870	275.906	01/15/26	11,855.00	10,147.88	3,270,865.63	2,799,860.98							2,799,860.98						-	311,215.60
Closed	62		6,374.545	6,321.231				27,768,907.88	17,655,059.83	3,312,722.01	146,531.11												
Encumbered	5		691.150	711.884				7,844,386.52	6,714,795.47														
											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	-	1,688,784.40	-	-					311,215.60
											Encumber/Expended	FY21	1,026,011.06	-	973,988.94	-								
											Encumber/Expended	FY22	2,000,000.00	-	-	-								
												Total				0.00				0.00	0.00	1,995,305.55	0.00	311,215.60

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R1(7)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO BURLINGTON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Lustgarten, Kenneth & Beverly ("Owners")
SADC ID# 03-0459-PG
North Hanover Township, Burlington County
N.J.A.C. 2:76-17 et seq.

JANUARY 15, 2026

WHEREAS, on August 6, 2024 the application for the sale of a development easement for the subject farm identified as Block 201, Lot 24, North Hanover Township, Burlington County, totaling approximately 167.54 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 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 164.54 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 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) 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 nursery production; and

WHEREAS, the majority of the property is comprised of overgrown nursery stock; this final approval and SADC cost share grant are conditioned on the property being in, or available for, agricultural production 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 0.07 acres (0.04%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 77.4 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 October 11, 2024, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $9,200 per acre based on zoning and environmental regulations in place as of the current valuation date July 16, 2024; and

WHEREAS, the SADC certified the market value unrestricted of $16,000 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 $8,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $13,512 per acre; and

WHEREAS, the Owners accepted the County's offer of $13,512 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 November 6, 2025, the North Hanover Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, on September 11, 2025, the Burlington 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 September 10, 2025, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $2,702.40 per acre for the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 164.54 acres)

	Total	Per/acre
SADC	$1,778,611.58	($10,809.60/acre)
Burlington County	$ 444,652.90	($2,702.40/acre)
Total Purchase	$2,223,264.48	($13,512.00/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 $1,960,205.17; 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 $1,071,281.75 in base grant and $888,923.42 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 169.476 net easement acres, at a State cost share of $11,566.27 per acre, for a total grant of approximately $1,960,205.17 pursuant to N.J.A.C. 2:76-26.12.
3. This final approval and the SADC cost share grant are conditioned on the property being in, or available for, agricultural production prior to closing.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant 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.



1/15/2026
Date

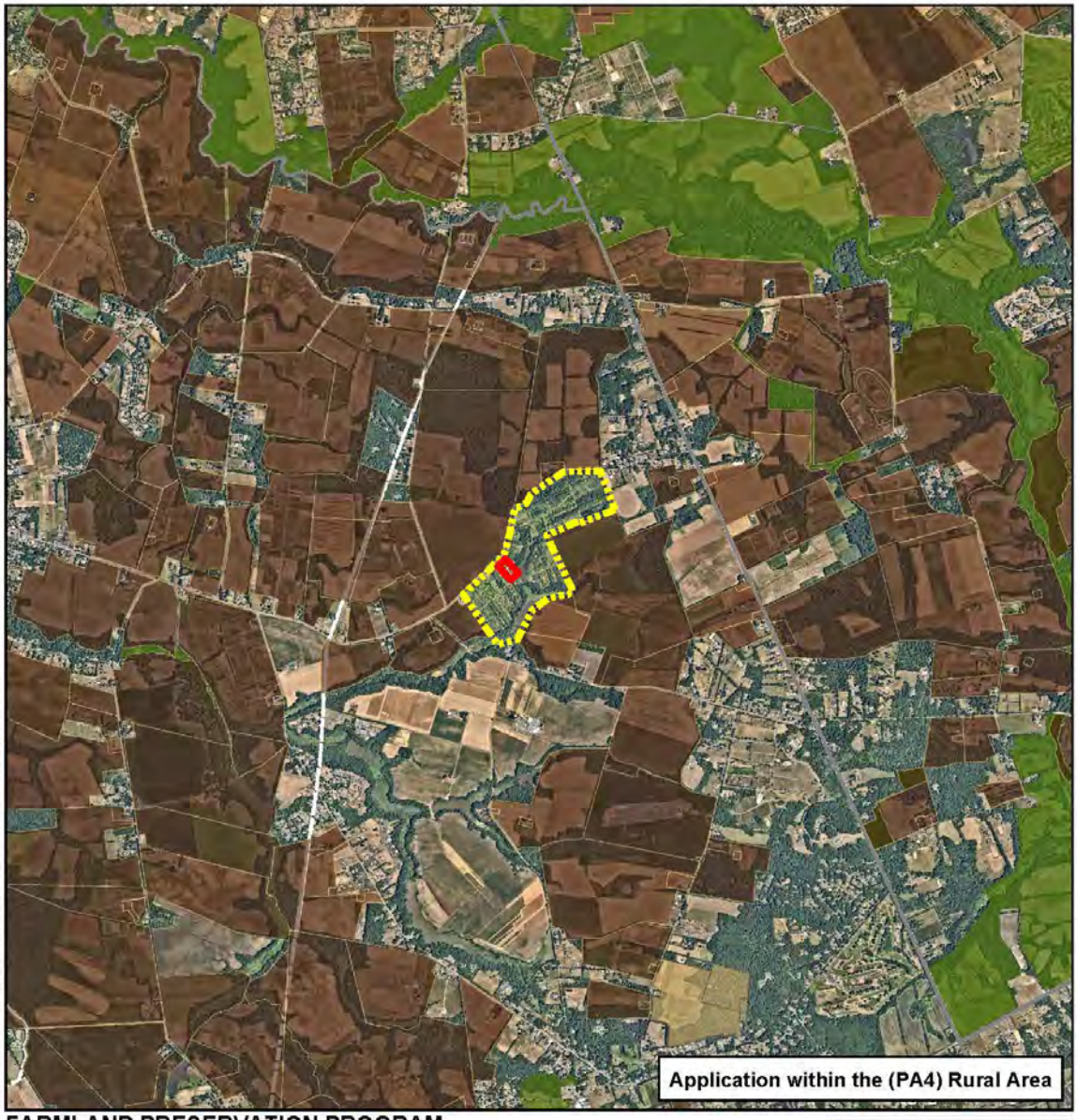
Charles Roohr, Executive Director
State Agriculture Development Committee

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 Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\burco\projects\Lustgarten, Kenneth & Beverly 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Lustgarten, Kenneth & Beverly
Block 201 Lots P/O 24 (164.54 ac);
& P/O 24-EN (non-severable exception - 3.00 ac)
Gross Total = 167.54 ac
North Hanover Twp., Burlington 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, Pinelands & Non-Profit Preserved Open Space, 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
Green Acres Conservation Easement Data
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2024"

July 16, 2024

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



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Lustgarten, Kenneth & Beverly
Block 201 Lots P/O 24 (164.54 ac);
& P/O 24-EN (non-severable exception - 3.00 ac)
Gross Total = 167.54 ac
North Hanover Twp., Burlington County

- Property In Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- County Roads
- Municipal/Local Roads

N

500 250 0 500 1,000 Feet

Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
U - Uplands/Non-Wetlands
B - 300' Buffer
W - Water

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"- edited to adjacent survey data
NJDEP "Land Use/Land Cover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted. 3424"
Nearrmap "Vertical Aerial Imagery 2024"

July 16, 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 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

SCHEDULE B

Preliminary Soil Disturbance Map



C:\GIS\Projects\Protected\SADC_Mapping.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Lustgarten, Kenneth & Beverly
Block 201 Lots P/O 24 (164.54 ac);
& P/O 24-EN (non-severable exception - 3.00 ac)
Gross Total = 167.54 ac
North Hanover Twp., Burlington County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 164.54
Total Disturbance Acres (Does not include exception areas): 0.07
Percent of Disturbance: 0.04%

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

150 75 0 150 300 Feet

DISCLAIMER: This product was created using the most current available mapping.
The location of the property was compiled by this program staff and is not to be relied upon in matters involving
representation of the location of the boundaries and physical features
as may be determined from a survey performed by a licensed New Jersey Land Surveyor.

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Lustgarten, Kenneth & Beverly**		
SADC ID:	**03-0459-PG**	**Total Score**	**33.41**
Farm Address:	**North Hanover**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**18.76**
Natural Resource Factors - Max Add-on % =		**10**	**4.65**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***23.41***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		6.03
Size		10.00
Tillability		8.00
Contiguity to Preserved Farms		10.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	28.00
		Agricultural Resource %
		18.76

Natural Resource Factors		**Points**
Groundwater Recharge Capability		7.09
Upland Forest		1.50
Wetland & Open Water/Flood Hazard Mitigation		2.00
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	14.09
		Natural Resource %
		4.65

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	**$16,200**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$11,892**
Per Acre Value of Voluntary Deed Restrictions (each)	**$810**
Per Acre Value after Voluntary Deed Restrictions	**$13,512**
Net Acres	**164.54**
Estimated Easement Values	
Estimated Unadjusted Total	**$1,956,710**
Plus: Adjustment for Voluntary Restrictions (+)	**$266,555**
Estimated offer before Residential Opportunities reduction	**$2,223,265**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$2,223,265**

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

Burlington County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC FA	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
												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			7,937,825.12	
												Fiscal Year 21			2,000,000.00								
												Fiscal Year 22			2,000,000.00								
															9,501,057.50								
03-0430-PG	Giberson, Daniel & Pamela (North Farm)	Southampton	52.642	52.342	10/22/20	4,194.00	2,916.40	220,780.55	152,650.21	66,234.16		152,650.21	152,650.21	152,650.21	5,388,223.15								
03-0431-PG	Giberson, Daniel & Pamela (Home Farm)	Southampton	22.896	22.896	10/22/20	3,484.00	2,438.80	79,769.66	55,838.76	23,930.90		57,020.20	57,020.20	55,838.76	5,332,384.39								
03-0438-PG	Emmons, Dara & Douglas Edwards (Emmons Home)	Pemberton	89.734	89.734	12/02/21	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	5,152,063.91								
03-0437-PG	Emmons, Dara & Douglas Edwards (Emmons West)	Pemberton	77.187	77.187	12/02/21	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	5,010,309.99								
03-0435-PG	Stevens, John W. & Denise M.	Tabernacle	60.854	60.854	12/02/21	4,110.00	2,866.00	250,109.94	174,407.56			174,252.80	174,407.56	174,407.56	4,835,902.43								
03-0440-PG	Zimmermann, Michael E., et al	Tabernacle	126.311	126.212	10/27/22	4,294.00	2,956.00	542,379.43	373,082.67			385,652.15	373,082.67	373,082.67	4,462,819.76								
03-0400-PG	Gatley, John T., III & Tina Renee	Shamong	47.551	47.445	10/26/23	5,706.00	3,753.00	271,326.01	178,061.09			178,458.90	178,061.09	178,061.09	4,284,758.67								
03-0443-PG	Brace Lane Holdings, LLC	Tabernacle	30.194	30.194	10/26/23	5,636.00	3,280.00	170,173.38	99,036.32			99,036.32	99,036.32	99,036.32	4,185,722.35								
03-0449-PG	Russo's Fruit & Vegetable Farm, Inc.	North Hanover	152.894	152.734	03/28/24	5,398.00	3,599.00	825,321.81	549,689.67			567,166.41	549,689.67	549,689.67	3,636,032.68								
03-0450-PG	Durr, Lames and Lisa	North Hanover	98.868	98.709	03/28/24	10,300.00	6,180.00	1,016,702.70	610,021.62			623,191.20	610,021.62	610,021.62	3,026,011.06								
03-0448-PG	Roohr, Larry P. & Betty A.	Southampton	57.600	59.328	10/23/25	9,936.00	8,505.22	589,483.01	504,597.69			504,597.69			2,521,413.37								
03-0460-PG	Cheung, Nang Lung & Chan, Siu Mei	Southampton	54.880	56.526	10/23/25	8,673.00	7,424.09	490,250.00	419,654.11			419,654.11			2,101,759.26								
03-0454-PG	Doyle Farm, LLC	Southampton	146.260	150.648	10/23/25	7,991.00	6,840.30	1,203,828.17	1,030,477.51			1,030,477.51			1,071,281.75								
03-0459-PG	Lustgarten, Kenneth & Beverly	North Hanover	164.540	169.476	01/15/26	13,512.00	11,566.27	2,289,959.71	1,960,205.17			1,071,281.75			-	888,923.42						1,111,076.58	
03-0456-PG	Reid, David & Randall	North Hanover	267.870	275.906	01/15/26	11,855.00	10,147.88	3,270,865.63	2,799,860.98							2,799,860.98						-	311,215.60
Closed	62		6,374.545	6,321.231				27,768,907.88	17,655,059.83	3,312,722.01	146,531.11												
Encumbered	5		691.150	711.884				7,844,386.52	6,714,795.47														
										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	-	1,688,784.40	-	-					311,215.60
										Encumber/Expended FY21		1,026,011.06	-	973,988.94	-								
										Encumber/Expended FY22		2,000,000.00	-	-	-								
										Total					0.00				0.00	0.00	1,995,305.55	0.00	311,215.60

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R1(8)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Mecouch Farms 2 LLC

JANUARY 15, 2026

Subject Property: **Mecouch Farms 2 LLC**
Block 20, Lots 11 & 12 - Stow Creek Township, Cumberland County
SADC ID#: 06-0099-DE

WHEREAS, on April 1, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Clifford W. Mecouch and Clifford K. Mecouch, hereinafter "Owners," identified as Block 20, Lots 11 & 12, Stow Creek Township, Cumberland County, hereinafter "the Property," totaling approximately 98 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1) approximately 1-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 97 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
4) Right-to-Farm language will be included in the Deed of Easement; and
5) The landowner will be required to obtain approval from the SADC to located the driveway to access the non-severable exception area if it is not determined prior to closing as per SADC Policy P-41.

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 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 0 acres (0%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, 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 November 18, 2025, in accordance with Resolution #FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $6,200 per acre based on zoning and environmental regulations in place as of the current valuation August 29, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $11,000 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 $5,500 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, the Owner agreed to a limit the size of the residential units on 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 $9,555 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $9,555 per acre based 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 $9,555 per acre for a total of approximately $926,835.

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.

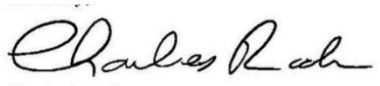
5. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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



1/15/2026
Date

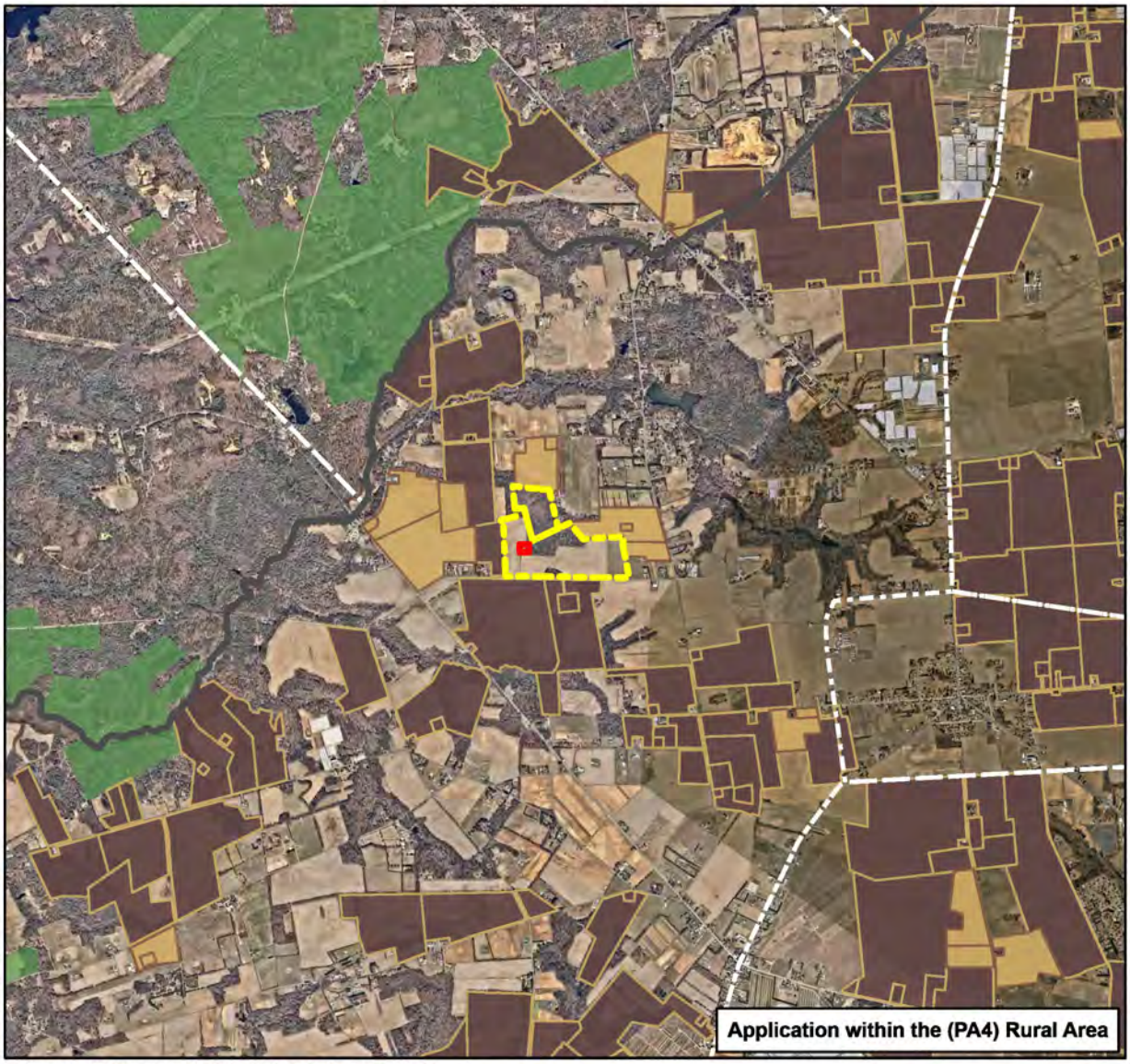
Charles Roohr, Executive Director
State Agriculture Development Committee

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 Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
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

Mecouch Farms 2 LLC
Block 20 Lots P/O 11 (76.17 ac); &
P/O 11-EN (non-severable exception - 1.0 ac); &
Block 20 Lot 12 (20.83 ac)
Gross Total = 98.00 ac
Stow Creek Twp., Cumberland County

0 1250 2500 5000 7500
Feet

N

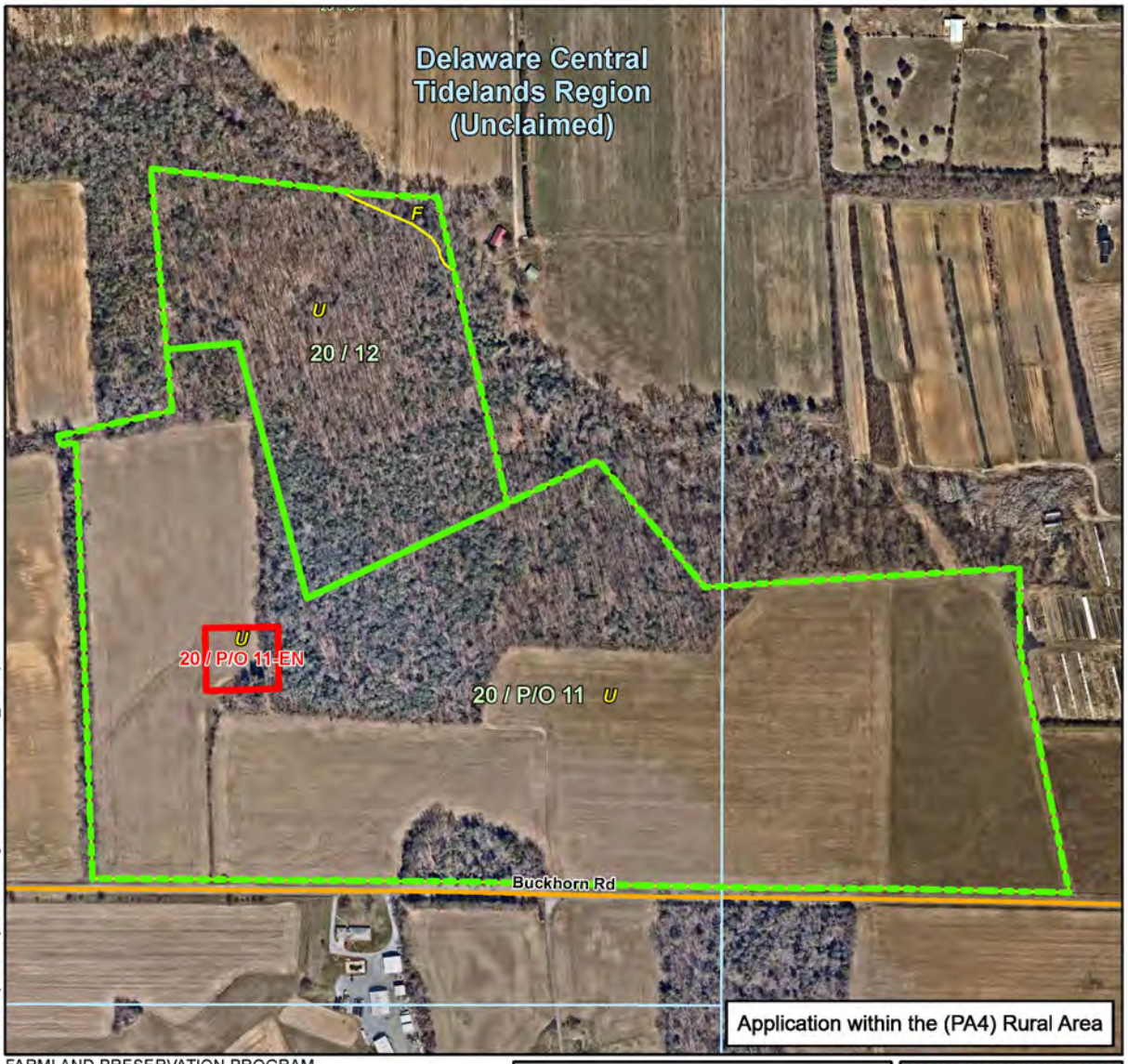
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation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

5/12/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mecouch Farms 2 LLC
Block 20 Lots P/O 11 (76.17 ac); &
P/O 11-EN (non-severable exception - 1.0 ac); &
Block 20 Lot 12 (20.83 ac)
Gross Total = 98.00 ac
Stow Creek Twp., Cumberland County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	1	1
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	99	99
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"

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.

5/12/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mecouch Farms 2 LLC
Block 20 Lots P/O 11 (76.17 ac); P/O 11-EN (non-severable exception - 1.0 ac); &
Block 20 Lot 12 (20.83 ac)
Gross Total = 98.00 ac
Stow Creek Twp., Cumberland County

Estimated Easement Acres: 97.00
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.

5/20/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Mecouch Farms 2 LLC**		
SADC ID:	**06-0099-DE**	**Total Score**	**36.86**
Farm Address:	**Stow Creek**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.02**
Natural Resource Factors - Max Add-on % =		**10**	**4.84**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***26.86***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors			**Points**
Soils			9.40
Size			8.00
Tillability			6.00
Contiguity to Preserved Farms			8.00
Agricultural Water Availability (Y/N)			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.67	25.40
			Agricultural Resource %
			17.02

Natural Resource Factors			**Points**
Groundwater Recharge Capability			6.68
Upland Forest			3.00
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	14.68
			Natural Resource %
			4.84

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	**$11,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,455**
Per Acre Value of Voluntary Deed Restrictions (each)	**$550**
Per Acre Value after Voluntary Deed Restrictions	**$9,555**
Net Acres	**97.01**
Estimated Easement Values	
Estimated Unadjusted Total	**$820,220**
Plus: Adjustment for Voluntary Restrictions (+)	**$106,711**
Estimated offer before Residential Opportunities reduction	**$926,931**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$926,931**

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 # FY2026R1(9)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Dickinson, Jr., Melvin R.

JANUARY 15, 2026

Subject Property: **Dickinson, Jr., Melvin R.**
Block 20, Lots 1, 3 & 15 - Stow Creek Township, Cumberland County
SADC ID#: 06-0098-DE

WHEREAS, on April 2, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Melvin R. Dickinson, Jr., hereinafter "Owner," identified as Block 20, Lots 1, 3 & 15, Stow Creek Township, Cumberland County, hereinafter "the Property," totaling approximately 118.06 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes, one (1), approximately 4-acre non-severable exception area for a future single-family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 114.06 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 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) 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, 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 .01 acres (.01%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, 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 October 9, 2025, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $6,300 per acre based on zoning and environmental regulations in place as of the current valuation date August 25, 2025.

WHEREAS, the SADC certified the market value unrestricted of $11,400 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 $5,700 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, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $8,153 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $8,153 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 $8,153 per acre for a total of approximately$929,931.18.

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.

1/15/2026
Date

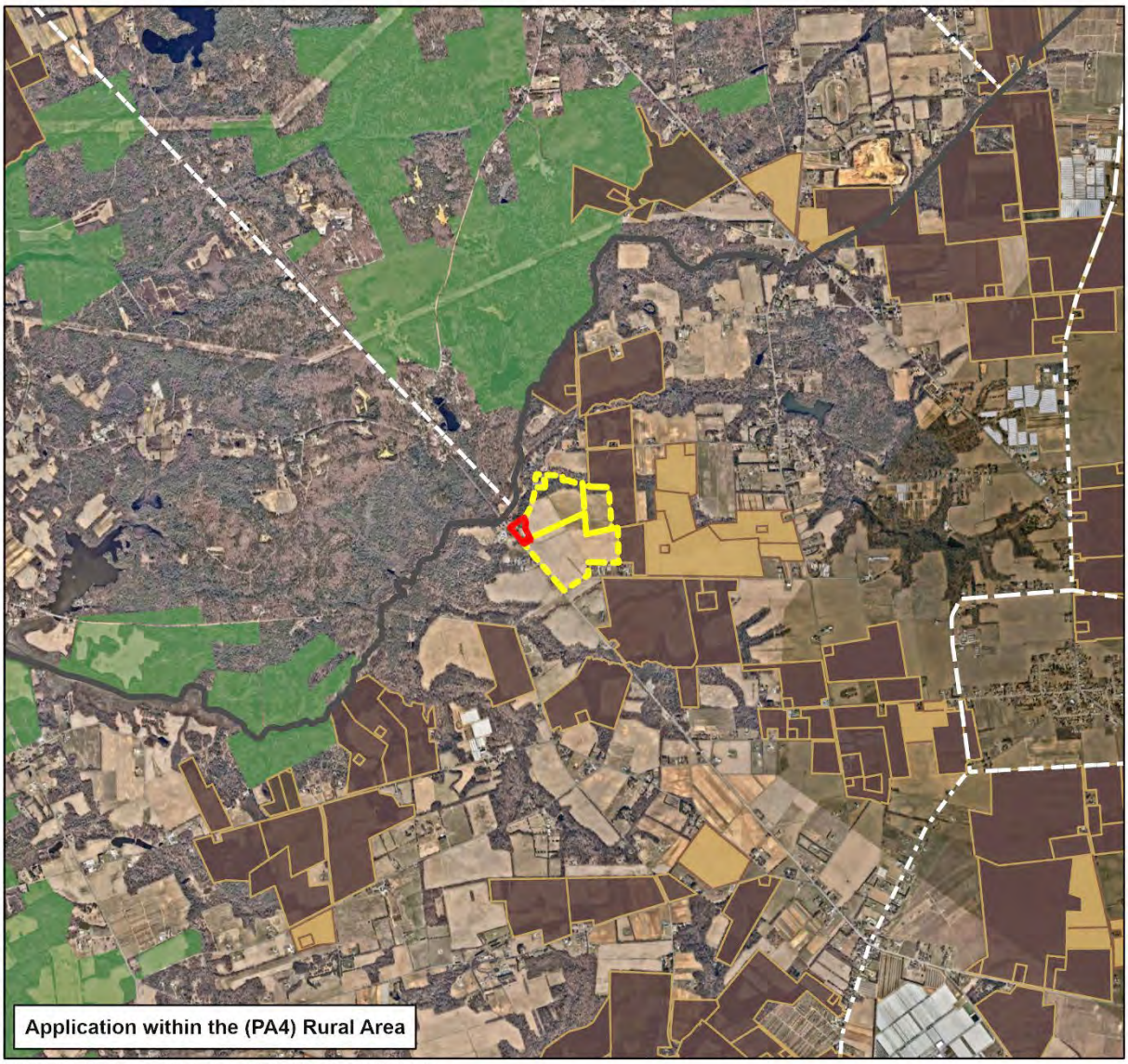
Charles Roohr, Executive Director
State Agriculture Development Committee

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 Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
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

Dickinson, Jr., Melvin R.
Block 20 Lots P/O 1 (37.48 ac);
P/O 1-EN (non-severable exception - 4.00 ac);
3 (17.55 ac); & 15 (59.03 ac)
Gross Total = 118.06 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 (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ County Boundaries
NJ Municipal Boundaries

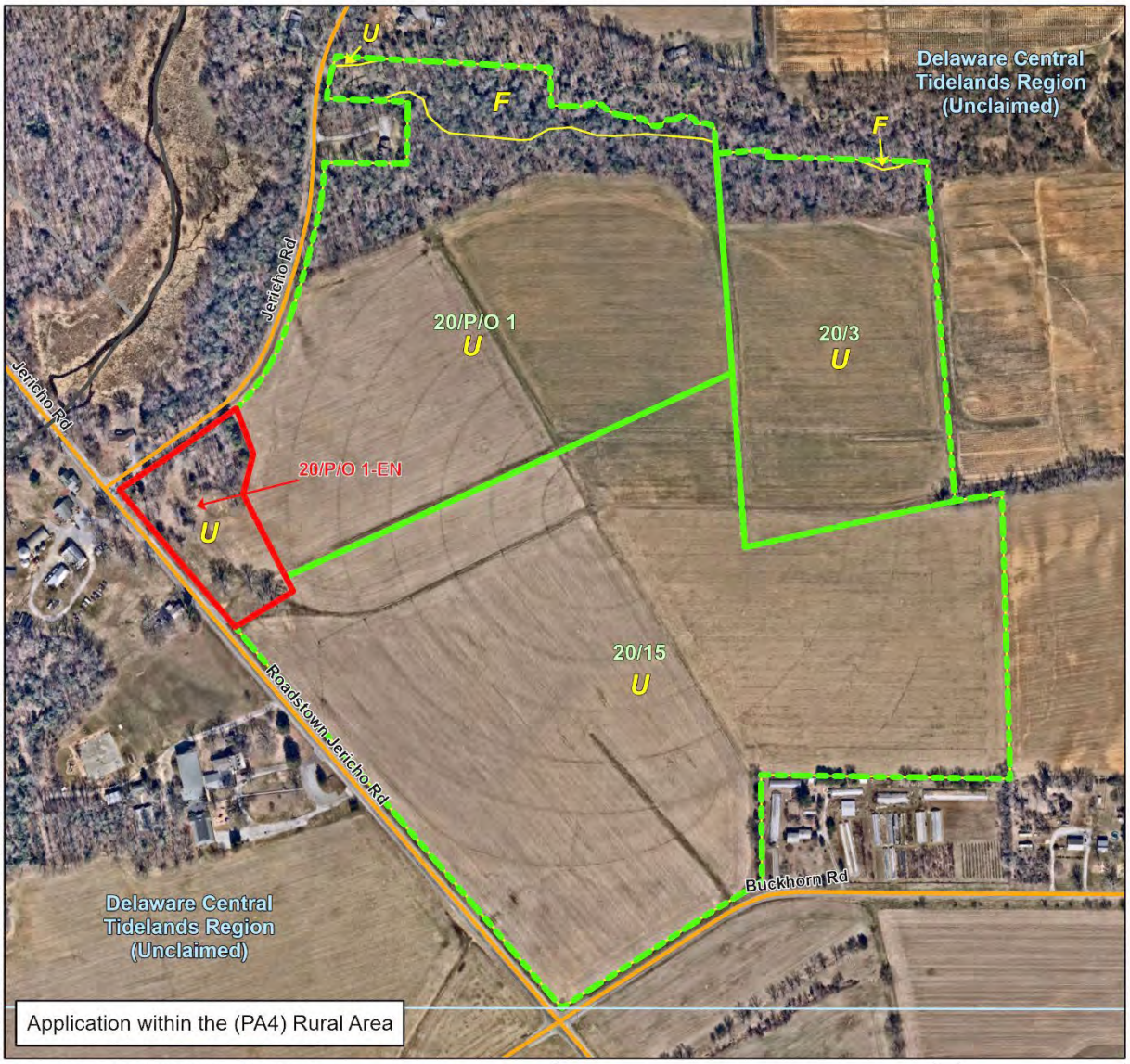
N

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"2025 Aerial Imagery"

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7/2/2025

Wetlands



X:\counties\cumco\Pro Projects\Dickinson, Jr, Melvin R 2.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Dickinson, Jr., Melvin R.
Block 20 Lots P/O 1 (37.48 ac);
P/O 1-EN (non-severable exception - 4.00 ac);
3 (17.55 ac); & 15 (59.03 ac)
Gross Total = 118.06 ac
Stow Creek Twp., Cumberland County

0 250 500 1,000 1,500 Feet

	Gross %	Net %
Freshwater Wetlands (F)	3	3
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	97	97
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
County Roads
Municipal / Local Roads

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 "2025 Aerial Imagery"

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.

N

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7/2/2025

SCHEDULE B

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Dickinson, Melvin**		
SADC ID:	**06-0098-DE**	**Total Score**	**21.52**
Farm Address:	**Stow Creek, Cumberland**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**16.91**
Natural Resource Factors - Max Add-on % =		**10**	**4.61**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***21.52***
Additional Restrictions - Max Add-on % =		**10**	**0.00**

Agricultural Resource Factors			**Points**
Soils			8.24
Size			8.00
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	25.24
			Agricultural Resource %
			16.91

Natural Resource Factors			**Points**
Groundwater Recharge Capability			6.96
Upland Forest			1.00
Wetland & Open Water/Flood Hazard Mitigation			2.00
Contiguity to Preserved Open Space			1.00
Surface Water Quality Classification			5.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.33	13.96
			Natural Resource %
			4.61

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	**$11,400**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,153**
Per Acre Value of Voluntary Deed Restrictions (each)	**$570**
Per Acre Value after Voluntary Deed Restrictions	**$8,153**
Net Acres	**114.07**
Estimated Easement Values	
Estimated Unadjusted Total	**$930,013**
Plus: Adjustment for Voluntary Restrictions (+)	**$0**
Estimated offer before Residential Opportunities reduction	**$930,013**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$930,013**

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 # FY2026R1(10)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Gillespie, Richard & Donna

JANUARY 15, 2026

Subject Property: **Gillespie, Richard & Donna**
Block 29, Lot 11 – Hopewell Township, Mercer County
SADC ID#: 11-0041-DE

WHEREAS, on July 24 2024, the State Agriculture Development Committee ("SADC") received a development easement sale application from Richard and Donna Gillespie, hereinafter "Owners," identified as Block, 29 Lot 11, Hopewell Township, Mercer County, hereinafter "the Property," totaling approximately 130.14 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes, one (1), approximately 10-acre severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 120.14 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 10-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 Premises includes:

1) Zero (0) existing residences outside the exception area
2) One (1) Residual Dwelling Site Opportunity (RDSO)
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

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

WHEREAS, in coordination with the landowner, SADC staff identified areas of erosion on the farm, as noted on Schedule A, that will need to be remediated and stabilized to the SADC's satisfaction prior to closing on the easement purchase; 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 6.78 acres (5.64%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, 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 November 18, 2025, in accordance with Resolution # FY2025R7(1) Executive Director and Chairman certified the Development Easement value of $7,100 per acre based on zoning and environmental regulations in place as of the current valuation date October 2, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $19,100 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 $9,550 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 $15,458 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $15,458 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $15,458 per acre for a total of approximately $1,857,124.12

3. This final approval and closing on the easement purchase is conditioned on the landowner remediating and stabilizing the erosion to the SADC's satisfaction.

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.

1/15/2026
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 Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
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

Gillespie, Richard & Donna
Block 29 Lots P/O 11 (120.14 ac); &
P/O 11-ES (severable exception - 10.0 ac)
Gross Total = 130.14 ac
Hopewell Twp., Mercer 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"

7/30/2025

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

Wetlands & Area of Concern



Application within both the (PA4) Rural and the (PA4b) Rural Env Sens Areas

X:\counties\hunco\Pro Projects\Gillespie, Richard & Donna.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gillespie, Richard & Donna
Block 29 Lots P/O 11 (120.14 ac); &
P/O 11-ES (severable exception - 10.0 ac)
Gross Total = 130.14 ac
Hopewell Twp., Mercer County

	Gross %	Net %
Freshwater Wetlands (F)	14	15
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	83	82
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	3	3

0 250 500 1,000 1,500 Feet

N

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

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

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gillespie, Richard & Donna
Block 29 Lots P/O 11 (120.14 ac); &
P/O 11-ES (severable exception - 10.0 ac)
Gross Total = 130.14 ac
Hopewell Twp., Mercer County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 120.14
Total Disturbance Acres (Does not include exception areas): 6.78
Percent of Disturbance: 5.64%

500 250 0 500 1,000 Feet

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

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

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Gillespie, Richard & Donna**		
SADC ID:	**11-0041-DE**	**Total Score**	**30.93**
Farm Address:	Hopewell	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	15.63
Natural Resource Factors - Max Add-on % =		10	5.30
Local Importance Factors - Max Add-on %=		15	0.00
Max Allowable Score of all of the above		*30*	*20.93*
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors		Points
Soils		8.33
Size		10.00
Tillability		5.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	23.33
		Agricultural Resource %
		15.63

Natural Resource Factors		Points
Groundwater Recharge Capability		5.06
Upland Forest		2.50
Wetland & Open Water/Flood Hazard Mitigation		1.00
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	16.06
		Natural Resource %
		5.30

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	**$19,100**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$13,548**
Per Acre Value of Voluntary Deed Restrictions (each)	**$955**
Per Acre Value after Voluntary Deed Restrictions	**$15,458**
Net Acres	**120.16**
Estimated Easement Values	
Estimated Unadjusted Total	**$1,627,928**
Plus: Adjustment for Voluntary Restrictions (+)	**$229,506**
Estimated offer before Residential Opportunities reduction	**$1,857,434**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$1,857,434**

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 # FY2026R1(11)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Meyer, Thomas R.

JANUARY 15, 2026

Subject Property: Meyer, Thomas R.
Block 42, Lot 7 – Franklin Township, Hunterdon County
SADC ID#: 10-0308-DE

WHEREAS, on February 7, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Thomas R. Meyer, hereinafter "Owner," identified as Block 42, Lot 7, Franklin Township, Hunterdon County, hereinafter "the Property," totaling approximately 102.83 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the original application and appraisals included one (1), approximately 7-acre severable exception for the existing single-family residence and improvements and one (1), approximately 2-acre non-severable exception for a future single-family residence and to afford future flexibility for nonagricultural uses, resulting in approximately 93.83 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on August 26, 2024, which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Hunterdon County (minimum acreage of 42 and minimum quality score of 60) because it is approximately 95.83 acres and has a quality score of 70.02; 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 August 4, 2025, in accordance with Resolution #FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $7,700 per acre based on zoning and environmental regulations in place as of the current valuation date; and

WHEREAS, the SADC certified the market value unrestricted of $14,700 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 $7,350 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 $11,769 per acre; and

WHEREAS, in consideration of the SADC's offer for the development easement, the landowner requested to change the exception areas to include, one (1), approximately 7-acre non-severable exception area limited to two (2) single-family residences (one existing and one future), to afford future flexibility for nonagricultural uses, resulting in approximately 95.83 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 would impact the after-market and easement values; however, it would not impact the SADC certified before-market value, upon which the statewide formula is based, and

WHEREAS, since the landowner is accepting the statewide formula, which was not impacted by the configuration change, they are waiving the update to the appraisals and appraised easement offer; and

WHEREAS, the Owners accepted the SADC's offer of $11,769 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, 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 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 two (2) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception area
2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; 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 .07 acres (.07%) of existing soil disturbance on the Premises (Schedule B); 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 $11,769 per acre for a total of approximately $1,127,823.27.

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.

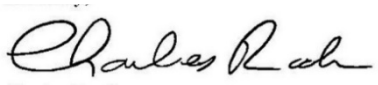
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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



_1/15/2026_____ _____

Date

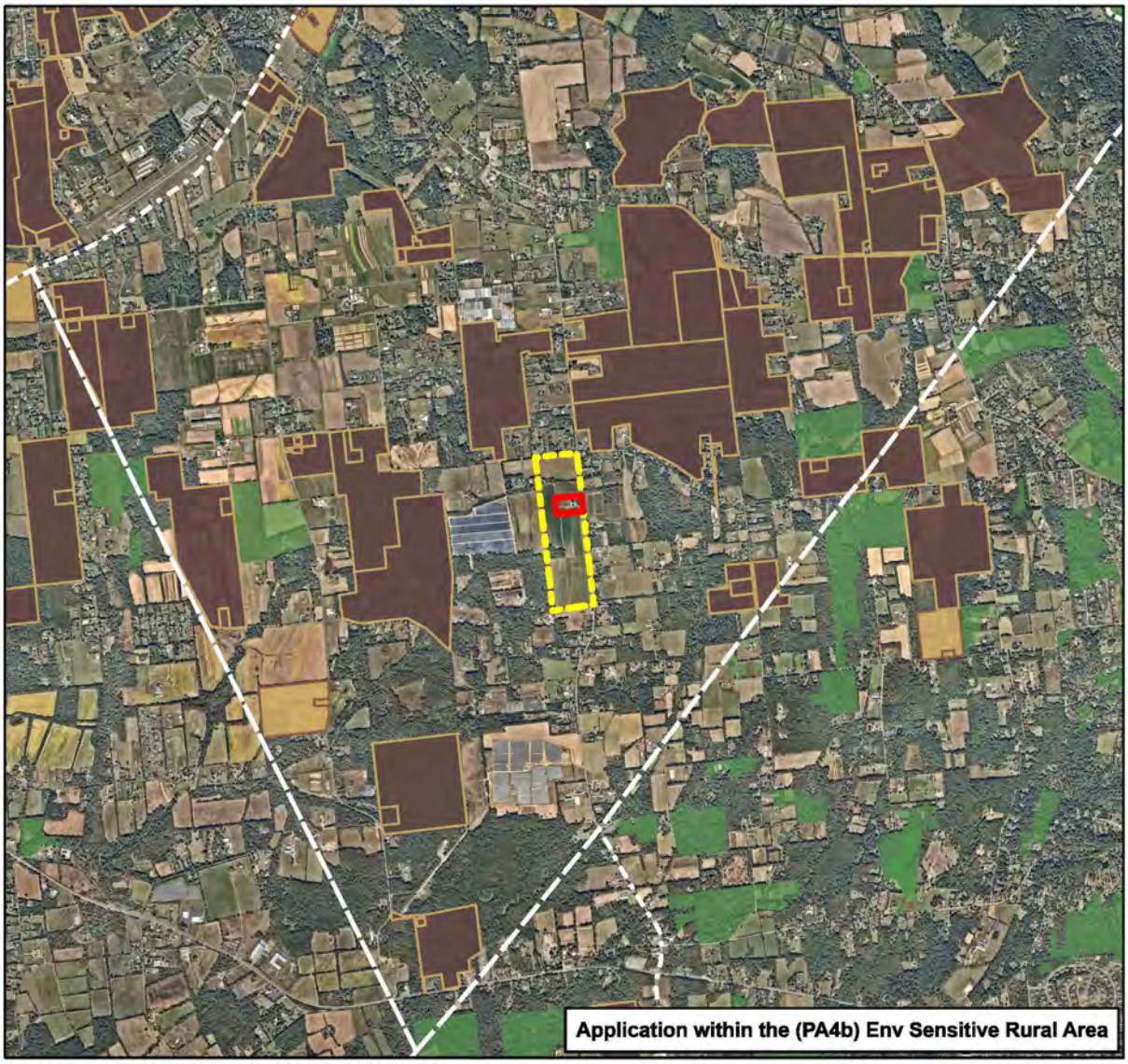
Charles Roohr, Executive Director
State Agriculture Development Committee

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 Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

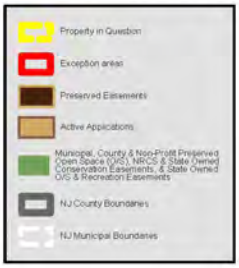
Preserved Farms and Active Applications Within Two Miles



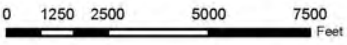
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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Meyer, Thomas R
Block 42 Lots P/O 7 (95.83 ac); &
P/O 7-EN (non-severable exception - 7.0 ac)
Gross Total = 102.83 ac
Franklin Twp, Hunterdon County





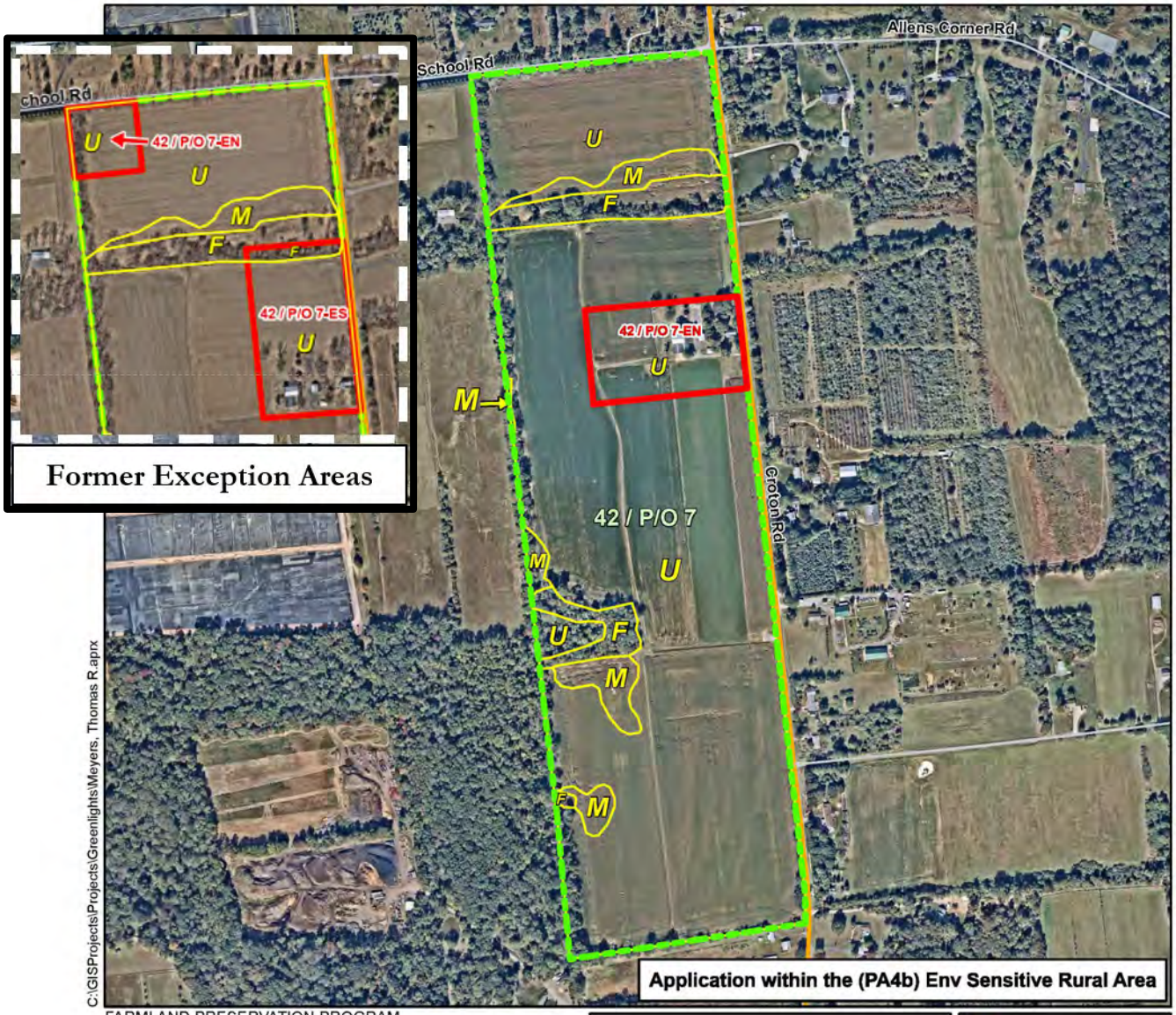


Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

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.

12/9/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Meyer, Thomas R
Block 42 Lots P/O 7 (95.83 ac); &
P/O 7-EN (non-severable exception - 7.0 ac)
Gross Total = 102.83 ac
Franklin Twp, Hunterdon County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	5	6
Modified Ag (M)	5	5
Upland/Non-Wetlands (U)	90	89
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
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

12/9/2025

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

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SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Meyer, Thomas R
Block 42 Lots P/O 7 (95.83 ac); &
P/O 7-EN (non-severable exception - 7.0 ac)
Gross Total = 102.83 ac
Franklin Twp, Hunterdon County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 95.82
Total Disturbance Acres (Does not include exception areas): 0.07
Percent of Disturbance: 0.07%

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.

13/9/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Meyer, Thomas R.**		
SADC ID:	**10-0308-DE**	**Total Score**	**30.06**
Farm Address:	**Franklin**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**19.13**
Natural Resource Factors - Max Add-on % =		**10**	**5.93**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***25.06***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		8.55
Size		10.00
Tillability		10.00
Contiguity to Preserved Farms		2.00
Agricultural Water Availability (Y/N)		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	28.55
		Agricultural Resource %
		19.13

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.97
Upland Forest		0.00
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	17.97
		Natural Resource %
		5.93

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$14,700**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$11,034**
Per Acre Value of Voluntary Deed Restrictions (each)	**$735**
Per Acre Value after Voluntary Deed Restrictions	**$11,769**
Net Acres	**95.84**
Estimated Easement Values	
Estimated Unadjusted Total	**$1,057,499**
Plus: Adjustment for Voluntary Restrictions (+)	**$70,442**
Estimated offer before Residential Opportunities reduction	**$1,127,941**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$1,127,941**

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 # FY2026R1(12)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Henry Realty Co., LLC

JANUARY 15, 2026

Subject Property: **Henry Realty Co., LLC**
Block 2.01, Lot 1 – Cranbury Township, Middlesex County
SADC ID#: 12-0016-DE

WHEREAS, on July 15, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Henry Realty Co., LLC, hereinafter "Owner," identified as Block 2.01, Lot 1, Cranbury Township, Middlesex County, hereinafter "the Property," totaling approximately 21.06 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 original application did not propose any exception areas; in consideration of the easement offer the Owner has requested a 1-acre nonseverable exception area for future flexibility for nonagricultural uses resulting in approximately 20.06 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 impact the SADC certified market values; 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

WHEREAS, the Premises includes:

1) One (1) 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 livestock 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 .76 acres (3.79%) 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 25, 2025 and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on October 23, 2025, the State Agriculture Development Committee certified the Development Easement value of $814,500 per acre based on zoning and environmental regulations in place as of the current valuation date September 15, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $836,700 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 $415,350 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, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $621,333 per acre (as calculated prior to the proposed exception area); and

WHEREAS, the SADC offered $610,875 per acre, which is 75% of the appraised current

market value (N.J.S.A. 4:1C-31); and

WHEREAS, the Owners accepted the SADC's offer of $610,875 per acre, for the purchase of the development easement on the Premises; and

WHEREAS, a parcel application was submitted by the SADC to the United States Department of Agriculture, Natural Resources Conservation Service ("NRCS"), Agriculture Conservation Easement Program ("ACEP") for an Agricultural Land Easement ("ALE") grant; and

WHEREAS, the NRCS has determined that the Property and Landowner qualified for ALE grant funds; and

WHEREAS, the owner has agreed to the additional restrictions associated with the ALE Grant, including no future division of the premises and a 6% maximum impervious coverage restriction (approximately 1.203 acres) for the construction of agricultural infrastructure on the Property outside of the exception area, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, at this time the ALE approved current easement value has not been finalized; therefore, the estimated ALE grant of $305,437.50 per acre (50% of $610,875), or approximately $6,127,076.25 in total ALE funds, will be utilized; and

WHEREAS closing will be conditioned upon receipt of final documentation removing the farm from Cranbury Township's Fair Share housing plan; 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 $610,875 per acre for a total of approximately $12,254,153.

3. The SADC submitted an NRCS ACEP-ALE application to secure a grant equal to approximately 50% of the easement purchase price and, if needed, utilize SADC's "Partnership Pool" funding, used only for transactions that leverage SADC funds through the use of non-SADC funding.

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.

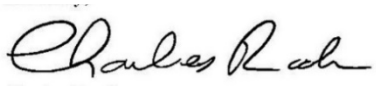
5. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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



1/15/2026
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 Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Edward D. Wengryn, Chairperson	YES

https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/12-0016-DE/Acquisition/Approvals & Agreements/Henry Realty Co., LLC SADC Final Approval Direct 1.15.26.docx

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Henry Realty Co., LLC
Block 2.01 Lots P/O 1 (20.06 ac); &
P/O 1-EN (non-severable exception - 1.0 ac)
Gross Total = 21.06 ac
Cranbury Twp., Middlesex County

0 1250 2500 5000 7500 Feet

N

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

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

12/30/2025

SCHEDULE B

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Henry Realty Co., LLC
Block 2.01 Lots P/O 1 (20.06 ac); &
P/O 1-EN (non-severable exception - 1.0 ac)
Gross Total = 21.06 ac
Cranbury Twp., Middlesex County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	8.5	9
Modified Ag (M)	7.5	8
Upland/Non-Wetlands (U)	84	83
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

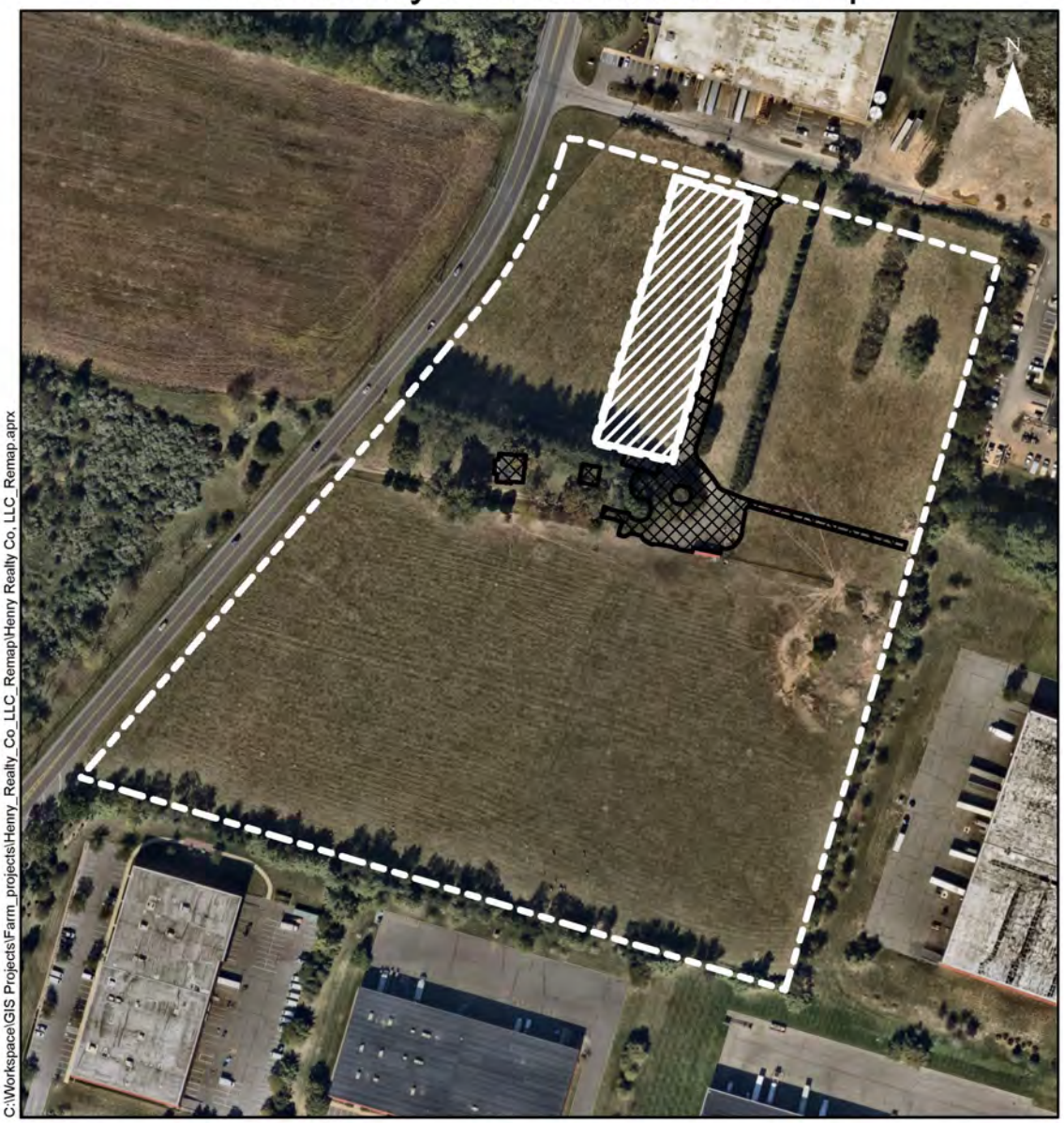
N

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"
Nearmap "Vertical Aerial Imagery 2025"

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12/30/2025

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Henry Realty Co., LLC
Block 2.01 Lots P/O 1 (20.06 ac); & P/O 1-EN (non-severable exception - 1.0 ac)
Gross Total = 21.06 ac
Cranbury Twp., Middlesex County

Estimated Easement Acres: 20.06
Total Disturbance Acres (Does not include exception areas): 0.76
Percent of Disturbance: 3.79%

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

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12/09/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Henry Realty Co., LLC**		
SADC ID:	**12-0016-DE**	**Total Score**	**34.26**
Farm Address:	Cranbury	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	16.08
Natural Resource Factors - Max Add-on % =		10	3.18
Local Importance Factors - Max Add-on %=		15	5.00
Max Allowable Score of all of the above		*30*	*24.26*
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors		Points
Soils		10.00
Size		4.00
Tillability		10.00
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	24.00
		Agricultural Resource %
		16.08

Natural Resource Factors		Points
Groundwater Recharge Capability		7.64
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
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	9.64
		Natural Resource %
		3.18

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	**$838,700**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$621,333**
Per Acre Value of Voluntary Deed Restrictions (each)	**$41,835**
Per Acre Value after Voluntary Deed Restrictions	**$705,003**
Net Acres	**21.07**
Estimated Easement Values	
Estimated Unadjusted Total	**$13,091,486**
Plus: Adjustment for Voluntary Restrictions (+)	**$1,762,927**
Estimated offer before Residential Opportunities reduction	**$14,854,413**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$14,854,413**

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