STATE AGRICULTURE DEVELOPMENT COMMITTEE
Regular Meeting

July 23, 2026

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

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

Roll call indicated the following:

Members Present
Secretary Wengryn, Chairman
Martin Bullock
Scott Ellis
Jess Niederer
Ryan Feeney
Brian Schilling
Richard Norz
Lauren Procida
Charles Rosen

Members Absent
Gina Fischetti
Tiffany Bohlin

Charles Roohr, SADC Executive Director
Alexandra Horn, Esq., Deputy Attorney General

Minutes
Approval of SADC Open and Closed Session Minutes of June 25, 2026.

It was moved by Dr. Schilling and seconded by Mr. Bullock to approve the SADC Open and Closed Session Minutes of June 25, 2026. The motion was unanimously approved.

Report of the Chairman

Secretary Wengryn announced it is fair season in New Jersey; with Monmouth, Burlington, and Warren County beginning their festivities this weekend. Six more counties will host fairs in the next two weeks.

U.S. Office of Seafood has been holding regional outreach meetings to better support the seafood industry.

America 250 is kicking off all around the state with many farms and agricultural businesses participating in the celebrations.

The Department of Agriculture is still receiving reports on the effects of the frost damage in April. Many fruit farms were affected in New Jersey as well as our neighboring states.

Report of the Executive Director

Mr. Roohr presented the Semiannual Delegation Reports to the committee, which include approvals for low-impact solar, wildlife fencing, soil and water, and conservation planning grant requests.

Last year, legislation called for an audit of all agencies that receive GSPT funding, which includes the SADC, Green Acres, and the Historic Preservation Trust. A few weeks ago, Mr. Roohr and Mr. Distaulo met with the auditors to discuss the SADC's financial and processing interactions with the GSPT.

SADC staff took a moment to recognize Ms. Barbara Davis' twenty-five years of dedication and support at the Land Conservancy of New Jersey.

Public Comment

Ms. Patricia Springwell of Hunterdon County encouraged the committee to keep pursuing farmland preservation in Hunterdon County.

Old Business

A. Stewardship

1. **Resolution: Review of Activities**
   Britton, James, SADC ID# 11-0058-EP, West Windsor Township and Robbinsville Township, Mercer County, 50.145 net acres.

Mr. Ellis recused from the vote.

Mr. Willmott reminded the committee that staff presented a Review of Activities of the Britton Farm at the June SADC Meeting. The farm was preserved by Mercer County in 2005 and Mr. Britton purchased the farm in 2022. The Mercer CABD contacted the SADC regarding three deed of easement violations that included excavation of a pond, creation of a landscaped soil mound, and

construction of an earthen dirt bike track. Staff performed a series of site visits and concurred with Mercer CABD that these activities violate paragraphs 1, 2, 3, 5, 6 and 7 of the Deed of Easement. Mr. Willmott stated the prepared resolution memorializes these findings and staff recommends approval. Staff will continue to work with the landowner and the Mercer CADB to develop a corrective action plan.

It was moved by Ms. Niederer and seconded by Mr. Norz to approve resolution FY2027R7(1) granting final approval, as presented, subject to any conditions of said resolutions. The motion was unanimously approved. A copy of Resolution FY2027R7(1) is attached to and a part of these minutes.

B. Film Commission Presentation and Discussion

The Film Commission of New Jersey gave a presentation to the committee on the rise of the film production industry in New Jersey, the benefits it provides to local economies, and the industry's desire to utilize preserved farms.

The commission representatives provided statistics regarding the positive effects production has on local businesses and landowners and how it can provide an additional revenue stream to those involved. It also provides employment opportunities to its citizens and exposure to New Jersey's diverse locations.

The Commission expressed a strong interest from production companies in using farm sites for filming, which often includes preserved farms. They have requested the establishment of an approval process so that these locations can be used. After much discussion, Mr. Roohr stated the committee understands the appeal of using farmland for film production and does not want to preclude preserved farmland from these opportunities. He explained that a subcommittee has been created to discuss the parameters of filming on preserved farms and staff will be in contact with the commission as the concept for acceptable parameters is developed should authorizing legislation be established.

New Business

A. Election of Vice Chairperson

Ms. Niederer made a motion to nominate Mr. Ellis to serve as Vice Chairman.

It was moved by Ms. Niederer and seconded by Dr. Schilling to elect Mr. Ellis as Vice Chairman. The motion was unanimously approved

B. September 2026 to July 2027 SADC Meeting dates

Mr. Roohr presented the proposed SADC meeting dates from September 2026 through July 2027.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve the SADC meeting dates from September 2026 through July 2027. The motion was unanimously approved.

C. Stewardship

1. **Resolution: Division of Premises – D'Amico, Frank and Estelle and Frank and Linda**

Dr. Schilling recused from the vote.

Mr. Pizzio presented a request for the division of premises for the D'Amico Farm in Robbinsville Township, Mercer County. The DOE identifies one existing single-family residence, zero existing agricultural labor units, zero RDSOs, and one 2-acre non-severable exception area. The farm currently grows vegetables, cut flowers, nursey stock, and raises sheep.

In March 2026, the SADC received a request from the Mercer County Agriculture Development Board to divide the Premises to create an approximately 26-acre parcel (Parcel A) and an approximately 61-acre parcel (Parcel B).

Parcel-A will maintain vegetable production while expanding its existing nursery stock operation and Parcel-B will transition to organic vegetable production, expand the cut flower production, intensify the raising and pasturing of sheep and incorporate the next generation.

The owners have elected to equally assign the allocation of soil disturbance to each parcel resulting in 5.273 acres of allowed disturbance per parcel. Staff believes the division meets all the necessary requirements and division criteria and recommends approval.

It was moved by Mr. Bullock and seconded by Mr. Norz to approve resolution FY2027R7(2) granting final approval, as presented, subject to any condition of said resolutions.

1. Frank and Estelle W. D'Amico and Frank J. and Linda D'Amico, SADC ID#11-0017-EP, FY2027R7(2), Block 43, Lots 3.01, 4, and 8, Robbinsville Township, Mercer County, 87.881 acres.

The motion was unanimously approved. A copy of Resolution FY2027R7(2) is attached to and part of these minutes.

D. Special Occasion Events on Preserved Farmland – Annual Report Update to Governor and Legislature

Mr. Kimmel reviewed the Annual Report Update on Special Occasion Events with the committee. The legislature requires the report to include data points, such as the number of farms that held events, number of guests, the extent of disputes, and the frequency of violations.

Mr. Kimmel stated in 2025 that there were 29 farms that received approval, consisting of 18 renewals from the previous year and 11 new applicants. It was reported that 163 SOEs were held and the total number of attendees was approximately 27,000. The SOEs held included 38 weddings, 41 lifetime milestone events, 66 cultural or social events, and 18 events held by or for a nonprofit. Mr. Kimmel noted there was an increase in SOEs held and the number of attendees from 2024 to 2025.

Mr. Kimmel stated there is still a misunderstanding regarding the roles within the SOE program of the municipalities, preservation easement holders, CADBs, and the SADC, which will hopefully be clarified in the regulations. Some preserved farms are still holding SOEs without approval, which is a violation of their deed of easement.

Positive impacts of SOEs include economic growth (more than one million dollars in additional revenue), creating and retaining new customers, and supplementing a growing interest in agritourism.

Mr. Roohr warned the committee that many events that are being held without approval are due to a lack of understanding of the SOE law. He reminded the committee that the regulations are going to be presented in the next quarter for the committee to vote on.

Dr. Schilling stated that Rutgers has been creating their report on the first three years of the SOE program. They have also seen the issues relating to the municipality's role in the approval process and believe the SADC should supersede in that decision making.

It was moved by Mr. Rosen and seconded by Mr. Norz to approve the Special Occasion Events Annual Report, as presented. The motion was unanimously approved.

E. Resolutions: Final Approval – County Planning Incentive Grant

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

It was moved by Mr. Norz and seconded by Dr. Schilling to approve Resolution FY2027R7(3), granting final approval, as presented, subject to any condition of said resolutions.

1. Brad J. Sigler, SADC ID#21-0641-PG, FY2027R7(3), Block 45, Lot 25.08, Franklin Township, Warren County, 33.39 acres.

The motion was approved. A copy of resolution FY2027R7(3) is attached to and part of these minutes.

F. Resolutions: Final Approval- Direct Easement Purchase Program

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

Mr. Bullock recused from the Lipski vote.

It was moved by Dr. Schilling and seconded by Ms. Niederer to approve Resolution FY2027R7(4) granting final approval, as presented, subject to any condition of said resolutions.

1. Estate of Joan M. Lipski, SADC ID#13-0094-DE, FY2027R7(4), Block 170, Lot 18.02, Howell Township, Monmouth County, 24.77 acres.

The motion was approved. A copy of resolution FY2027R7(4) is attached to and part of these minutes.

It was moved by Mr. Bullock and seconded by Ms. Niederer to approve Resolution FY2027R7(5) granting amended final approval, as presented, subject to any condition of said resolutions.

2. Three Little Birds Farm, LLC, SADC ID#11-0061-DE, FY2027R7(5), Block 14, Lot 42.02, Hopewell Township, Mercer County, 35.97 acres.

Mr. Norz voted against the motion. The motion was approved. A copy of resolutions FY2027R7(4) through FY2027R7(5) are attached to and part of these minutes.

Public Comment

Ms. Patricia Springwell of Hunterdon County reminded the committee of the original intention of the program: farmland preservation.

CLOSED SESSION

At 11:47 a.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 Cherry Hill Township, Camden County, and Elk Township, Gloucester County, and Harrison Township, Gloucester County in the State Acquisition Program 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 Dr. Schilling and seconded by Mr. Bullock to go into closed session. The motion was unanimously approved.

Action as a Result of Closed Session

A. Real Estate Matters – Certification of Values

1. County Planning Incentive Grant Program

It was moved by Ms. Niederer and seconded by Mr. Norz to table the certification of values for the farm property in Cherry Hill Township, Camden County. The motion was approved.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve the certifications of values for the farm property located in Elk Township, Gloucester County as discussed in closed session. The motion was approved.

B. State Acquisition Program (easement or fee)

It was moved by Ms. Niederer and seconded by Dr. Schilling to approve the certifications of values as discussed in closed session. Mr. Norz voted against the

motion. The motion was approved.

ADJOURNMENT
The meeting was adjourned at 12:44 p.m.

Respectfully Submitted,

Charles Roohr, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2027R7(1)

Review of Activities Occurring on Preserved Farm
James Britton, Jr.

July 23, 2026

Subject Property:
Block 32, Lot 1, West Windsor Township, Mercer County
Block 10, Lots 57, 58, and 61, Robbinsville Township, Mercer County
50.145 Easement Acres
SADC ID# 11-0058-EP

WHEREAS, James Britton, Jr., hereinafter "Owner", is the record owner of Block 32, Lot 1, in the Township of West Windsor, and Block 10, Lots 57, 58, and 61, in the Township of Robbinsville, Mercer County, by deed dated February 25, 2022, and recorded on April 20, 2022, in the Mercer County Clerk's Office in Deed Book 6482, Page 1257, totaling approximately 50.145 acres, hereinafter referred to as the "Premises" (as shown in Schedule "A"); and

WHEREAS, by Deed of Easement (DOE) dated December 29, 2005, and recorded on January 27, 2006, in the Mercer County Clerk's Office in Deed Book 5269, Page 209, and as corrected by Corrective Deed of Easement dated August 23, 2007, and recorded on September 20, 2007 in the Mercer County Clerk's Office in Deed Book 5721, Page 278, Lawrence and Kathleen Kalinowski and Paul and Sylvana Keris conveyed a development easement to the County of Mercer, with SADC cost-share grant funding, on the Premises, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq., totaling 50.145 acres; and

WHEREAS, the DOE identifies no existing single-family residences, no agricultural labor units, no Residual Dwelling Site Opportunities (RDSOs), and one 3-acre non-severable exception area with house size limitations; and

WHEREAS, after acquiring the Premises, the Owner established a beef cattle operation currently consisting of approximately 15 head of longhorn cattle supported by approximately 20 acres of pasture, and additionally raises a small number of chickens, turkeys, ducks, and goats; and the Premises further includes approximately 2 acres of horse pasture, with the balance occupied by a newly constructed pond and surrounding landscaped areas, 5 acres of fallow fields, a newly constructed building that includes a garage, equipment maintenance shop, and office, and associated gravel/asphalt surfaced areas; and

WHEREAS, in August 2022, the Mercer County Planning Department received an anonymous complaint of significant earthmoving activities on the Premises directly behind the exception area; and

WHEREAS, the Owner advised the Mercer County Planning Department that he was excavating an irrigation pond intended to support a proposed beef cattle operation of 30 to 40 head; and

WHEREAS, during the May 2023 annual monitoring visit, the County monitoring consultant observed substantial soil stockpiles on the Premises; and

WHEREAS, by letter dated June 22, 2023, the Mercer County Planning Department informed the Owner that soil stockpiling was not permitted under the DOE and requested a written removal schedule within ten days, to which no response was received; and

WHEREAS, during the May 2024 annual monitoring visit, County staff observed a very large soil mound being utilized as an ATV/dirtbike racetrack, a newly created grass-covered berm, a newly excavated pond with no apparent agricultural purpose, and a newly constructed building of unknown use; and

WHEREAS, by letter dated May 7, 2024, County staff requested the Owner to provide a written explanation for the above-noted conditions within ten days, to which no response was received; and

WHEREAS**,** on May 29, 2024, County staff and the Mercer County Soil Conservation District (SCD), conducted a follow-up visit during which the Owner confirmed that the new building contained office space, garage space, and storage, and that the soil mound was being used as a racetrack; and

WHEREAS**,** at its June 3, 2024, meeting the Mercer County Agriculture Development Board ("MCADB") determined that the racetrack constituted a violation of DOE paragraphs 5 and 7, and directed staff to advise the Owner accordingly; and

WHEREAS, by letter dated June 11, 2024, the Owner was notified of the violation and directed to remove all soil associated with the racetrack, provide a restoration timeline, identify the source of all soil, and clarify the agricultural purpose of the pond and the use of the new building, to which no response was received; and

WHEREAS, by letter dated August 19, 2024, MCADB Counsel notified the Owner that a follow-up inspection would be conducted by County staff, MCADB members, and SADC representatives; and

WHEREAS, on August 20, 2024, the Owner's attorney, Andrew Kaplan, Esq., responded that remedial actions were underway and requested a thirty-day postponement of the scheduled follow-up inspection; and

WHEREAS, on August 29, 2024, by letter to the MCADB, the Owner’s representative advised that all soils comprising the racetrack and soil mound originated from pond excavation, that the racetrack area would be planted with hay, that the pond was for irrigation and livestock, and that the building was for farm equipment storage with a small office; and

WHEREAS, on September 23, 2024, County staff, SADC staff, and MCADB members inspected the Premises and observed that the racetrack area had been partially graded and

seeded but not restored to its prior condition, and the Owner advised that irrigation piping from the pond would soon be installed; and

WHEREAS, by letter dated January 7, 2025, County staff directed the Owner to provide, within 60 days, proof of irrigation piping installation, identification of agricultural areas to be serviced by the pond, projected water usage, and an updated conservation plan prepared by a qualified professional, to which no response was received; and

WHEREAS, by letter dated March 11, 2025, MCADB Counsel reiterated to the Owner's attorney that the Premises remained in violation, that a conservation plan was required, that information concerning the pond remained outstanding, and that no conservation plan was ever received; and

WHEREAS, on December 9, 2025, County staff and SADC staff conducted a site visit and observed that no irrigation piping associated with the pond had been installed, that the former racetrack area had not been restored to its original condition, and that the landscaped soil mound adjacent to the pond exhibited signs of erosion and appeared to be utilized for non-agricultural purposes; and

WHEREAS, by email dated December 10, 2025, County staff requested a formal review of activities by the SADC; and

WHEREAS, at its June 1, 2026 meeting, the MCADB adopted Resolution #2026-003, as shown in Schedule "B," determining that the former racetrack soil mound (Area A), the landscaped berm (Area B), and the excavated pond (Area C) constituted DOE violations, and concluding that a professional remediation plan would be needed to ensure DOE compliance; and

WHEREAS, on June 23, 2026, SADC staff and MCADB staff conducted a site visit to observe and document current conditions relating to the pond, former racetrack area, landscaped soil mound, building, and areas of disturbance, as shown in photos in Schedule “C”; and

WHEREAS, based on its review of MCADB Resolution #2026-003, historical aerial imagery (Schedule "D"), and the site visits conducted on September 23, 2024, December 9, 2025, and June 23, 2026, SADC staff found that a substantial volume of soil was excavated from the pond area and redistributed on the Premises, including a large mound of soil used to construct a former ATV/dirtbike racetrack and a landscaped soil mound adjacent to the pond; and

WHEREAS, despite representations from the Owner that the former dirtbike track area would be restored and planted with hay, as of the June 23, 2026, site visit a soil mound remained and the area had not been returned to its original condition or planted for agricultural production; and

WHEREAS, the approximately 1.25-acre pond, which the Owner represented was intended for livestock watering and pasture irrigation, remained without installed irrigation infrastructure for more than three years after excavation commenced, and although an irrigation pump with connected hoses and three sprinklers watering the pasture was

observed during the June 23, 2026 site visit, the Owner has not submitted documentation demonstrating that the pond's size and scale are justified by the agricultural water needs of the Premises; and

WHEREAS, the Premises has access to water resources—including surface water from the Assunpink Creek, a pre-existing connected pond, an agricultural irrigation well record from 2000 (50 gpm), and a domestic well record from 2023 (85 gpm, reported capability of 200 gpm currently limited by pump size)—yet the farm does not appear to hold an active NJDEP agricultural water use registration or certification and does not appear to be actively irrigated, and only limited irrigation was observed during the June 23, 2026 site visit; and

WHEREAS, SADC and MCADB staff inspected the building's interior during the June 23, 2026 site visit and observed that the newly constructed building contains an office with a kitchen, a heated garage and maintenance shop, a porch, and is surrounded by an approximately 1.25-acre area surfaced with millings used for parking and equipment storage; and

WHEREAS, the excavation of the pond and redistribution of soil to create the racetrack and landscaped soil mound involved substantial land disturbance without an approved NRCS conservation plan and increased the slope and grade of the farm, with the mound adjacent to the pond exhibiting active erosion during the December 9, 2025 and June 23, 2026 site visits; and

WHEREAS, soils mapping indicates this area of the state has the potential to include acidic subsoils, and the extent to which the pond excavation exposed acidic subsoils has not been determined through soil testing; and

WHEREAS, NJDEP mapping identifies both freshwater wetlands and blue line streams on the Premises, the racetrack fill and the landscaped mound adjacent to the pond both occurred in areas mapped as ag-modified wetlands, and the racetrack fill was placed adjacent to a mapped blue line stream; and

WHEREAS, the new pond and landscaped mound were excavated and deposited, respectively, in a former crop field mapped as prime soil, and the racetrack fill is located in an area mapped as "farmland of statewide importance," and these areas are no longer in agricultural production; and

WHEREAS, SADC staff found that approximately 6 acres have been taken out of agricultural production as a result of the pond construction, landscaped soil mound and surrounding areas, former dirtbike racetrack area, and that these areas are not being actively farmed; and

WHEREAS, much of the excavation and grading associated with the pond, building, and racetrack occurred just before the spring 2023 "image of record" established under the soil protection standards; and

WHEREAS, at 50.145 acres the farm was allocated 6.017 acres of additional soil disturbance, and grading to the south of the pond not visible in the image of record, expansion of the main driveway, and the addition of millings lanes account for approximately 6 acres of new disturbance separate from the areas identified above, with soil investigations and site surveys necessary to determine the exact extent of soil disturbance; and

WHEREAS, the above activities were not conducted in accordance with a farm conservation plan as required by paragraph 7i. of the DOE, and despite multiple requests by the MCADB dating back to January 2025, no conservation plan has been submitted by the Owner or his representatives; and

WHEREAS, throughout the compliance review process the Owner has been largely unresponsive, having failed to respond to the June 22, 2023 letter requesting a soil removal schedule, the May 7, 2024 letter requesting an explanation of observed activities, the June 11, 2024 letter identifying violations and requesting a remediation timeline, and the January 7, 2025 letter directing submission of irrigation documentation and a conservation plan, and the limited responses received from the Owner’s employees—representing that remedial actions were underway—have not been substantiated by subsequent site visits; and

WHEREAS, the SADC reviewed this matter at its June 25, 2026 public meeting,

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC finds, based on on-site observations during the September 23, 2024, December 9, 2025, and June 23, 2026 site visits, a review of the DOE, current and historical aerial imagery, and the MCADB's June 1, 2026 violation determination (Resolution #2026-003), that:

   (a) a substantial volume of soil was excavated to construct a pond and redistributed on the Premises to construct an ATV/dirtbike racetrack and a landscaped soil mound adjacent to the pond;

   (b) despite representations that the racetrack area would be restored and planted with hay, as of the June 23, 2026, site visit a mound of subsoil still remained, and the area had not been returned to its original condition and remains unsuitable for agricultural production;

   (c) the approximately 1.25-acre pond has existed without installed irrigation infrastructure for more than three years after excavation commenced, and the Owner has not submitted documentation demonstrating that the pond's size and scale are justified by the agricultural water needs of the Premises;

   (d) the Premises has access to existing water resources, including the Assunpink Creek, a pre-existing connected pond, and, according to public records, an agricultural irrigation well installed in 2000 and a domestic well installed in 2023;

(e) the excavation and soil redistribution increased the slope and grade on areas of the Premises creating conditions more prone to erosion and runoff, with the mound adjacent to the pond exhibiting active erosion;

(f) excavation and soil redistribution occurred in areas mapped as ag-modified wetlands, adjacent to a mapped blue line stream, and in a former crop field mapped as prime soil, and the racetrack fill is located in an area mapped as farmland of statewide importance;

(g) approximately 6 acres of land were either excavated or altered as a result of the pond, landscaped soil mound, and former racetrack areas, and these areas are no longer being actively farmed;

(h) the excavation of the pond, construction of the racetrack mound, and creation of the landscaped soil mound were not conducted in accordance with a conservation plan, and despite multiple requests dating back to January 2025, no conservation plan has been submitted by the Owner or his representatives;

3. As a result of the above findings, the SADC concurs with relevant determinations in MCADB Resolution #2026-003 and finds that:

(a) The excavation of the pond, construction of the ATV/dirtbike racetrack, and construction of the landscaped soil mound were for non-agricultural purposes and did not retain the land for agricultural use and production, and the racetrack constituted a recreational use that altered the land and interfered with the use of the land for agricultural production, in violation of DOE paragraphs 1, 2, 3, 5, 6, 7 and 9;

(b) The pond, constructed in 2022, lacked irrigation infrastructure until 2026, has no livestock access, is without adequate justification of its size and scale, and in light of the Premises' pre-existing water resources, does not serve an agricultural purpose commensurate with its size, and the excavation and redistribution of soil was not conducted for an agricultural purpose in accordance with a conservation plan or as an approved agricultural management practice, in violation of DOE paragraphs 1, 2, 3, 5, 6 and 7; and

(c) The excavation and construction of the pond and surrounding areas, construction of the racetrack, and creation of the landscaped soil mound were undertaken without an approved conservation plan and without plans addressing soil disturbance, erosion, and NJDEP-regulated areas, significantly modified the topography of the Premises, increasing the slope and grade in a manner that renders the affected areas more difficult to farm, exposed potentially acidic subsoils which, absent proper soil testing and management consistent with an approved conservation plan, could adversely affect soil productivity, water quality, and the long-term agricultural viability of the Premises, and resulted in active erosion in areas mapped as ag-modified wetlands and adjacent to a mapped blue line stream, all of which are detrimental to the soil and water resources and the continued agricultural use of the Premises, in violation of DOE paragraph 7.

(d) Because the excavation and grading associated with the pond and surrounding areas, the landscaped soil mound, and racetrack are found to be violations of the DOE, these areas do not qualify as pre-existing disturbance under the soil protection standards, notwithstanding that much of the work occurred just before the spring 2023 "image of record," and instead make up a portion of the farm's allocated disturbance; at 50.145 acres the farm was allocated 6.017 acres of additional soil disturbance, and soil investigations and site surveys will be necessary to determine the exact extent of disturbance chargeable against that allocation and compliance with soil disturbance standards set forth in N.J.A.C. 2:76-25.

4. Notwithstanding the foregoing, and based on the interior inspection of the newly constructed building conducted during the June 23, 2026 site visit, the SADC reserves the right to review and make further determinations regarding the building should its use prove inconsistent with the DOE.

5. The SADC authorizes legal proceedings to be initiated through the Office of the Attorney General, as necessary, to enforce the DOE.

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

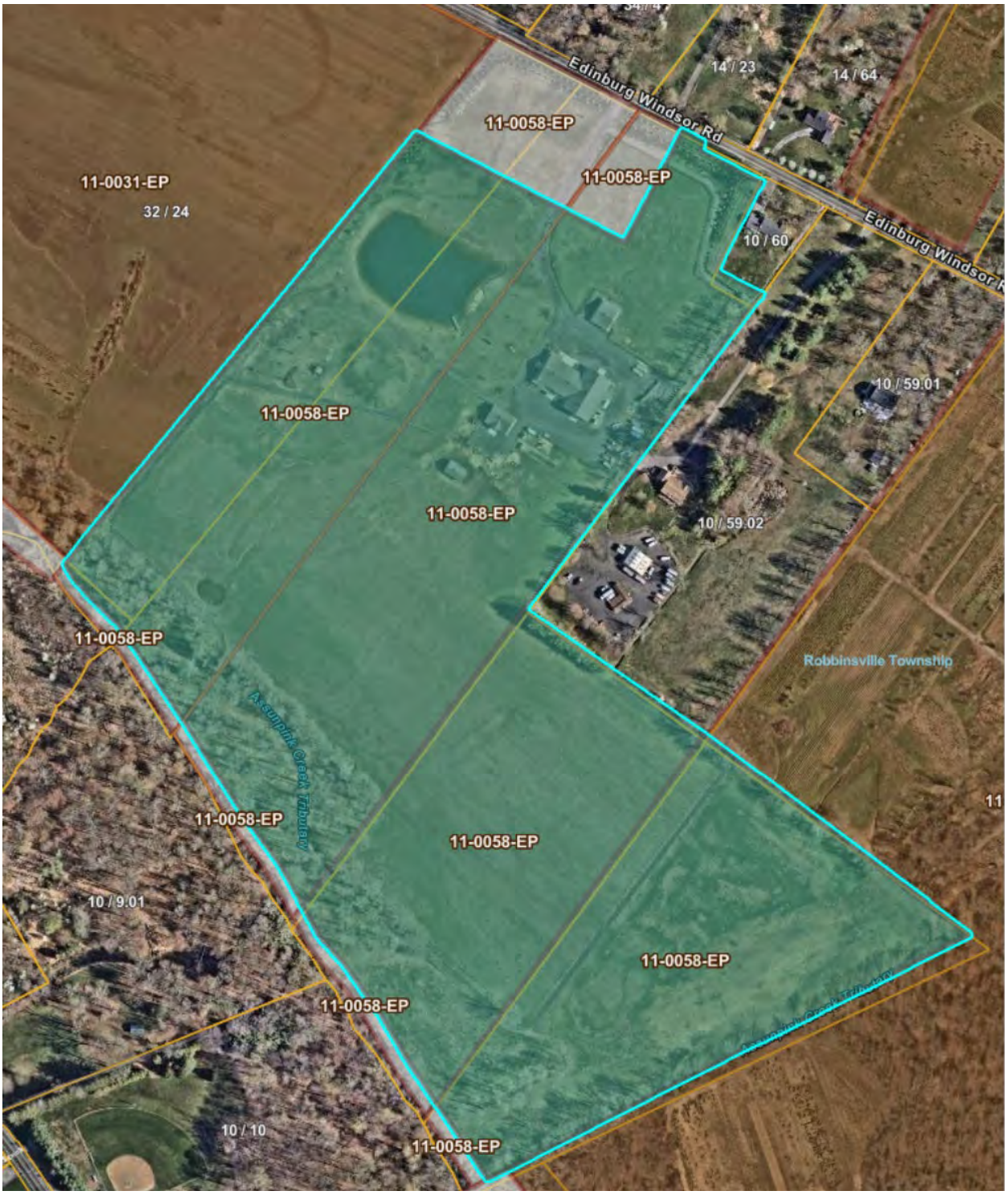
7. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

7/23/2026_____ 
DATE Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule “A”


Edinburg Windsor Rd
14 / 23
14 / 64
11-0058-EP
11-0031-EP
32 / 24
11-0058-EP
10 / 60
Edinburg Windsor R
10 / 59.01
11-0058-EP
11-0058-EP
10 / 59.02
11-0058-EP
Robbinsville Township
Assunpink Creek Tributary
11-0058-EP
11-0058-EP
10 / 9.01
11-0058-EP
11-0058-EP
10 / 10
11-0058-EP

Schedule “B”

MERCER COUNTY AGRICULTURAL DEVELOPMENT BOARD
RESOLUTION #2026-003
REVIEW OF ACTIVITIES OCCURRING ON PRESERVED FARM, BRITTON

James Britton Jr.
Block 32, Lot 1
West Windsor Township, Mercer County
Block 10, Lots 57, 58, 61
Robbinsville Township, Mercer County

WHEREAS, by Deed of Easement ("DOE") dated December 29, 2005 and recorded on January 27, 2006 in the Mercer County Clerk's Office in Deed Book 5269, Page 209, Lawrence and Kathleen Kalinowski and Paul and Sylvana Keris ("Kalinowski and Keris") conveyed a development easement on Block 32, Lot 1 in the Township of West Windsor, Mercer County, and Block 10, Lots 57, 58, 61 in Robbinsville Township, (hereinafter referred to as the "Premises"), to the County of Mercer (the "County") pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq.; and

WHEREAS, the DOE identifies no existing single-family residence, no agricultural labor units, no Residual Dwelling Site Opportunities ("RDSO"), and one (1) exception area; and

WHEREAS, by deed dated February 25, 2022 and recorded on April 20, 2022 in the Mercer County Clerk's Office in Deed Book 6482, Page 1255, the Premises was conveyed to James Britton Jr. ("Mr. Britton"); and

WHEREAS, in August 2022, the Mercer County Planning Department received an anonymous complaint reporting significant earthmoving activities occurring on the Premises, and in a subsequent telephone conversation with Planning Director Leslie Floyd ("Director Floyd"), Mr. Britton advised that he was excavating an irrigation pond intended to support approximately 30 to 40 head of cattle; and

WHEREAS, during the annual farm monitoring visit conducted in May of 2023, County consultant Frank Pinto observed substantial soil stockpiles present on the Premises; and

WHEREAS, by letter dated June 22, 2023, Director Floyd informed Mr. Britton that soil stockpiling was not permitted under the DOE and requested that Mr. Britton provide, within ten days, a written schedule for removal of the soil stockpiles; and

WHEREAS, no response was received from Mr. Britton; and

WHEREAS, during the annual farm monitoring visit conducted in May 2024, County Staff observed:

- a very large soil mound being utilized as an ATV/dirtbike track described in a map attached hereto as Appendix A (see area A in attached map),
- a newly created grass-covered berm (see area B of map in Appendix A),
- a newly excavated pond with no apparent agricultural purpose (see area C of map in Appendix A), and
- a newly constructed building of unknown use; and

WHEREAS, by letter dated May 7, 2024, County Staff requested that Mr. Britton provide a written explanation regarding the observed activities and improvements within ten (10) days; and

WHEREAS, no response was received from Mr. Britton; and

WHEREAS, on May 29, 2024 County Staff and Paul Schiariti, Director of the Mercer County Soil Conservation District, conducted a follow-up site visit during which Mr. Britton identified the new building as containing office space, garage space, and storage and further confirmed that the soil mound was being used as a ATV/dirtbike track and requested permission to retain it; and

WHEREAS, County Staff presented the findings from the May 29, 2024 site visit to the County Agricultural Development Board ("CADB" or "Board") at its regularly scheduled meeting on June 3, 2024 and the Board directed Staff to prepare correspondence advising Mr. Britton that the soil mound being used as a racetrack constituted a violation of Paragraphs 5 and 7 of the DOE, and that additional documents and clarification regarding the pond and berm (area B) were required; and

WHEREAS, by letter dated June 11, 2024, Mr. Britton was advised that:

- the soil mound being used as a racetrack was a violation of the DOE
- all soil associated with the racetrack was required to be removed without disturbing the underlying topsoil
- a proposed timeline for restoration of the racetrack area was required
- the source of all soil used for the racetrack and berm was required to be identified
- the intended agricultural purpose of the pond was required to be identified
- the intended use of the new building was required to be identified; and

WHEREAS, no response was received from Mr. Britton; and

WHEREAS, by letter dated August 19, 2024, CADB Counsel, Anthony Drollas advised Mr. Britton that County Staff, CADB Board members, and representatives from the State Agriculture Development Committee ("SADC") would conduct a follow-up inspection of the Premises; and

WHEREAS, on August 20, 2024, Andrew Kaplan, Esq., counsel for Mr. Britton, responded that remedial actions were underway and requested that any follow-up inspection be scheduled no sooner than thirty days from the date of his correspondence; and

WHEREAS, on August 29, 2024, County Staff received correspondence from Carri Young, Director of Business Development at Mr. Britton' s company, Britton Industries, stating that:

- all soils comprising the racetrack and berm originated from excavation of the pond
- the racetrack area would be planted with hay
- the pond was intended for irrigation and as a water source for livestock
- the new building was intended for storage and maintenance of farming equipment, together with a small office area; and

WHEREAS, on September 23, 2024 County Staff, SADC Staff, and CADB members conducted a follow-up inspection of the Premises and observed that the racetrack area had been partially graded and seeded but had not been restored to its prior condition, and Mr. Britton advised that irrigation piping from the pond would soon be installed; and

WHEREAS, by letter dated January 7, 2025, County Staff directed Mr. Britton to provide, within sixty days, an update regarding installation of irrigation piping associated with the pond, including proof of

installation, identification of the agricultural areas intended to be serviced by the pond, and projected water usage and further advised that due to the significant changes in land use and farming operations, an updated conservation plan addressing soil and water resources on the Premises must be prepared by a qualified professional; and

WHEREAS, no response was received from Mr. Britton; and

WHEREAS, by letter dated March 11, 2025, CADB Counsel Alexander Gluck reiterated to Andrew Kaplan, Esq., counsel for Mr. Britton, that the Premises remained in violation of the DOE, that an updated conservation plan was required, and that additional information concerning the pond remained outstanding; and

WHEREAS, after numerous correspondences the County never received a conservation plan from Mr. Britton or his team of professionals;

WHEREAS, County Staff requested a formal review of activities on the Premises by the SADC; and

WHEREAS, on December 9, 2025, County Staff and SADC Staff conducted an additional site visit and observed that:

- no irrigation piping associated with the pond had been installed,
- the racetrack mound had not been restored to its original condition,
- the berm adjacent to the pond exhibited signs of erosion and appeared to be utilized for non-agricultural purposes; and

WHEREAS, given the lack of a conservation plan, the Board believes that a professional remediation plan is needed to ensure the Premises' compliance with the DOE.

NOW THEREFORE BE IT RESOLVED,

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

(2) The CADB hereby determines that the following areas and activities on the Premises constitute violations of the Deed of Easement:
- Former racetrack soil mound (area A of the map attached hereto as Appendix A)
- Landscaped berm (area B of the map attached hereto as Appendix A)
- Excavated pond (area C of the map attached hereto as Appendix A)

Frank D'Amico, Mercer CADB Chairman

June 2 2026
Date

Appendix A



Schedule “C” (6-23-26)





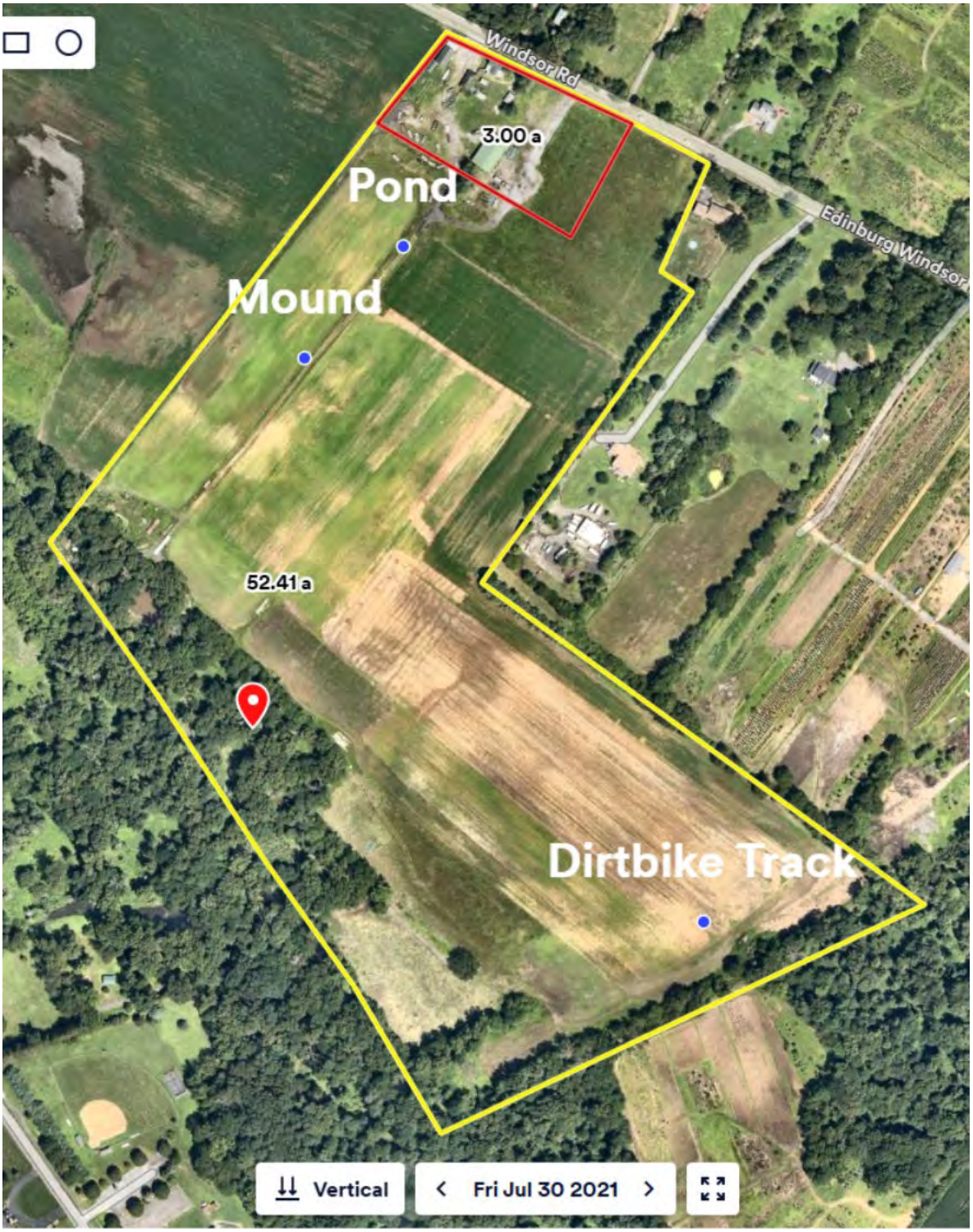


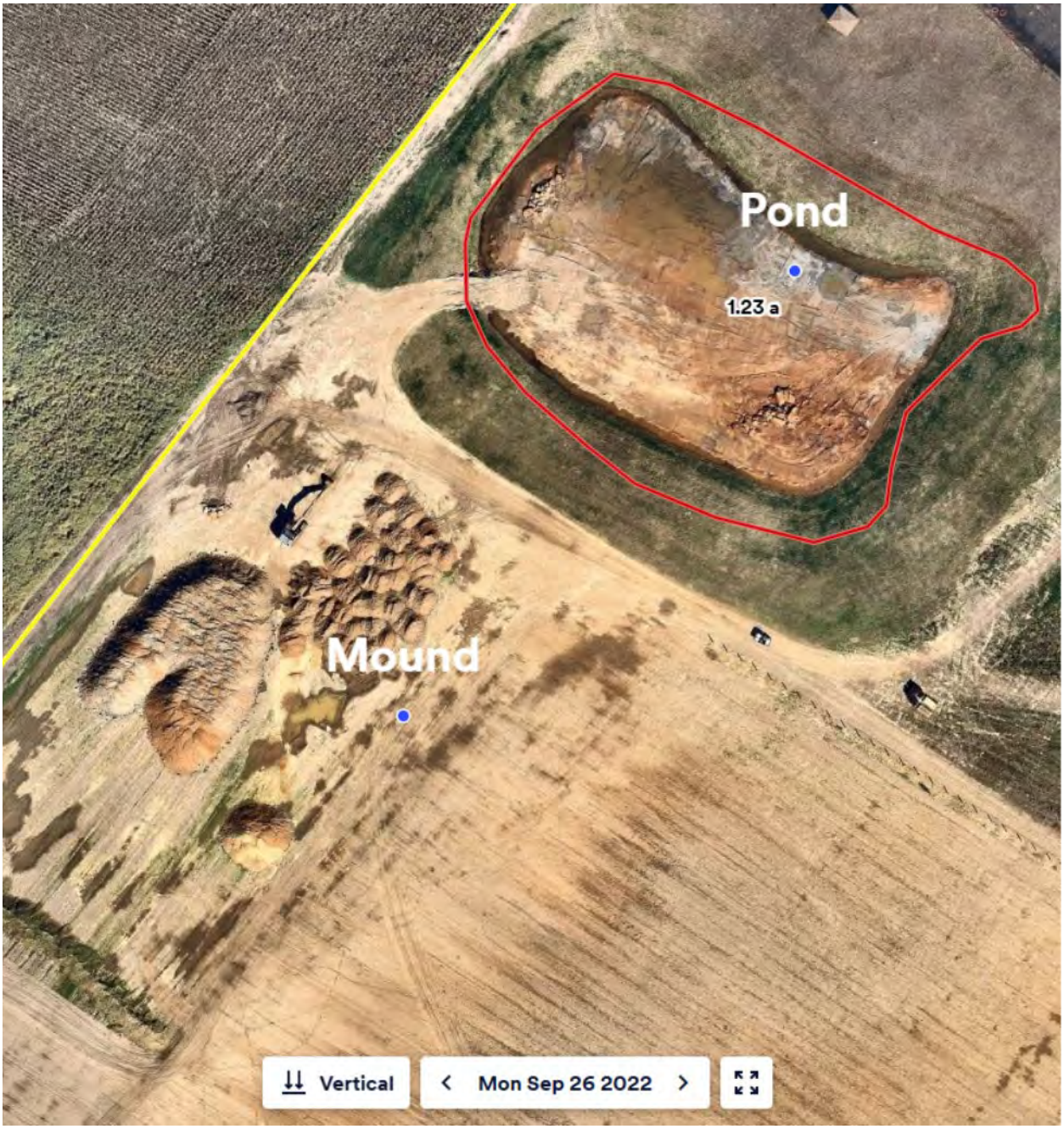




Schedule “D”


Windsor Rd
3.00 a
Pond
Edinburg Windsor Rd
Mound
52.41 a
Dirtbike Track
Vertical
Tue Mar 24 2026


Windsor Rd
3.00 a
Pond
Mound
Edinburg Windsor
52.41 a
Dirtbike Track
Vertical
Fri Jul 30 2021


Pond
1.23 a
Mound
Vertical
Mon Sep 26 2022

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2027R7(2)

Request for Division of Premises
Frank and Estelle W. D'Amico and Frank J. and Linda D'Amico

July 23, 2026

Subject Property:
Block 43, Lots 3.01, 4, and 8
Robbinsville Township, Mercer County
SADC ID# 11-0017-EP
87.881 Acres

WHEREAS, Frank D'Amico and Estelle W. D'Amico, hereinafter "Owners", are the record owners of Block 43, Lot 8, Robbinsville Township, Mercer County, by deed dated May 27, 1988, and recorded in the Mercer County Clerk's office on June 7, 1988, in Deed Book 2445, Page 763; and

WHEREAS, Frank J. and Linda D'Amico, hereinafter "Owners", are the record owners of Block 43, Lots 3.01, and 4, Robbinsville Township, Mercer County, by deed dated August 11, 1998, and recorded in the Mercer County Clerk's office on August 28, 1998, in Deed Book 3434, Page 172; and

WHEREAS, a development easement on Block 43, Lots 3.01, 4 and 8 was conveyed to the County of Mercer, by Frank and Estelle W. D'Amico, husband and wife, and Frank J. and Linda D'Amico, husband and wife, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq. ("ARDA"), by Deed of Easement dated November 20, 1998, and recorded in the Mercer County Clerk's Office on November 25, 1998, in Deed Book 3494, Page 149, totaling 87.881 acres, hereinafter referred to as the "Premises" (as shown in Schedule "A"); and

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

WHEREAS, on March 10, 2026, the SADC received a request from the Mercer County Agriculture Development Board (MCADB), on behalf of the Owners to divide the Premises along existing lot lines (as shown on Schedule "A"), creating an approximately 26-acre parcel (Parcel-A, Block 43, Lot 8) and an approximately 61-acre parcel (Parcel-B, Block 43, Lots 3.01 and 4); and

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

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

WHEREAS, the MCADB determined that the division is for an agricultural purpose, and that Block 43 Lot 8 (Parcel-A comprising 26 acres) and Block 43 Lots 3.01 and 4 (Parcel-B comprising 61 acres) are agriculturally viable parcels, capable of maintaining a variety of

agricultural operations that yield a reasonable economic return under normal conditions, and approved the Owners' request to divide the Premises, as described above, at its April 6, 2026, meeting; and

WHEREAS, the Owners both currently farm their respective parcels separately in vegetable and nursery stock production, and in addition Frank J. and Linda D'Amico grow cut flowers and raise sheep on Parcel-B; and

WHEREAS, Estelle D'Amico plans to continue to raise and market vegetables and incorporate her son R. Scott D'Amico to manage and expand the existing nursery component of the operation on Parcel-A; and

WHEREAS, R. Scott D'Amico holds a degree in Ornamental Horticulture and is a licensed Certified Tree Expert and has assisted with growing and marketing nursery products grown on the Premises over the years; and

WHEREAS, Frank J. and Linda D'Amico intend to transition to organic vegetable production utilizing regenerative practices to expand and supply their existing gluten-free bakery, expand cut flower production to supply their existing floral shop, and incorporate their daughter to assist with expanding and intensifying the raising and pasturing of sheep; and

WHEREAS, the resulting Parcel-A is 69% tillable (18 acres) with 46% prime soils and 52% statewide importance soils, as defined by the Natural Resources Conservation Service, and has 4.448 acres (16.84%) of pre-existing soil disturbance and 0.011 acres (0.04%) of new (allocated) soil disturbance; and

WHEREAS, the resulting Parcel-A is improved with a barn, workshop, walk-in cooler, greenhouses, deer fencing, well and contains one (1) single-family residence and no exception areas; and

WHEREAS, the resulting Parcel-B is 85% (52 acres) tillable with 10% prime soils and 89% statewide importance soils, as defined by the Natural Resources Conservation Service, and has 0.732 acres (1.19%) of pre-existing soil disturbance and no new (allocated) soil disturbance; and

WHEREAS, the resulting Parcel-B is improved with deer fencing, an irrigation pond, equipment storage and contains one (1) single-family residence located within a 2-acre non-severable exception area; and

WHEREAS, in accordance with N.J.A.C. 2:76-25.8(b), the acreage of allocated soil disturbance pursuant to N.J.A.C. 2:76-25.5(b) shall be reallocated to each of the divided parcels resulting from a division of premises, such that the reallocation ensures that each resulting parcel has sufficient allocated soil disturbance to be considered agriculturally viable, as determined by the Committee, and that in no case shall the disturbance reallocated to each premises be less than 2 acres; and

WHEREAS, the original Premises included 5.180 acres of pre-existing disturbance, 10.546 acres allocated soil disturbance, resulting in a total soil disturbance limitation of 15.725 acres; and

WHEREAS, in addition to pre-existing disturbance, 0.011 acres of allocated disturbance has been utilized to date; and

WHEREAS, the Owners have requested that the allocated soil disturbance be equally assigned to the resulting parcels, with each parcel receiving an equal share that exceeds the two-acre minimum allocation required pursuant to N.J.A.C. 2:76-25.8(b); and

WHEREAS, the total soil disturbance allocations at the time of division for the original Premises and resulting parcels are described as listed below:

	Original Premises	Parcel A	Parcel B
Easement Acreage	87.881ac	26.420ac	61.460ac
Pre-existing Disturbance (ac)	5.180ac	4.448ac	0.732ac
Allocated Disturbance (ac)	10.546ac	5.273ac	5.273ac
Allocated Disturbance -Used (ac)	0.011ac	0.011ac	0.00ac
Allocated Disturbance – Remaining	10.535ac	5.262ac	5.273ac
Total Disturbance Limit (ac)	15.725ac	9.721ac	6.005ac
Total Disturbance Limit (%)	17.895%	36.794%	9.771%

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

Parcel-A, at 26 acres, contains an adequate amount of tillable, quality soils capable of agricultural production, with 18 acres (69%) tillable, comprised of 46% prime soils and 52% soils of statewide importance, and is further supported by existing agricultural infrastructure, including a barn, workshop, walk-in cooler, greenhouses, deer fencing, and a well; and is improved with one (1) single-family residence; and

Parcel-B, at 61 acres, contains an adequate amount of tillable, quality soils capable of agricultural production, with 52 acres (85%) tillable, comprised of 10% prime soils and 89% soils of statewide importance, and is further supported by existing agricultural infrastructure, including agricultural storage, deer fencing, and an irrigation pond; and is improved with one (1) single-family residence located within a 2-acre non-severable exception area; and

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

1) The division allows two separately owned and operated agricultural operations to diverge and pursue distinct long-term production plans on their respective parcels.

2) The division of Parcel-A allows an established operation to maintain vegetable production and make the long-term investments and improvements necessary to expand its existing nursery stock operation, and incorporate the next generation.

3) The division of Parcel-B allows the Owners to make the long-term investments and improvements necessary to transition to organic vegetable production, expand cut flower and livestock production, diversify that parcel, and incorporate the next generation.

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC finds that the division, as described herein, is for an agricultural purpose. The division allows two separately owned and operated agricultural operations to diverge and pursue distinct long-term production plans on their respective parcels. Parcel-A will maintain vegetable production while expanding its existing nursery stock operation and incorporating the next generation, whereas Parcel-B will transition to organic vegetable production utilizing regenerative practices to supply the Owners' existing gluten-free bakery, expand cut flower production to supply their existing floral shop, and incorporating the next generation to expand and intensify the raising and pasturing of sheep. The division allows the Owners of each parcel to make the long-term investments and improvements necessary to increase the efficiency, diversity, and production of their respective operations.

3. The SADC finds that Parcel-A and Parcel-B are agriculturally viable parcels such that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from the parcel's agricultural output.

4. The SADC approves the division of the Premises as follows:

   Parcel-A – Block 43, Lot 8 (approximately 26.42 acres) with one (1) single-family residence, barn, workshop, walk-in cooler, greenhouses and well, as shown on Schedule "A".

   Parcel-B – Block 43, Lots 3.01 and 4 (approximately 61.46 acres) with agricultural storage, deer fencing, an irrigation pond and a 2-acre exception containing a single-family residence as shown on Schedule "A".

5. Eligible funding for state soil and water conservation cost share practices shall be reallocated to the respective parcels.

6. Pursuant to N.J.A.C. 2:76-25.8(b), the allocated soil disturbance shall be 12% of the original Premises. The total soil disturbance limitation between both parcels shall not

be increased as a result of this division.

7. In accordance with N.J.A.C. 2:76-25.8(b), the allocated soil disturbance has been reallocated to the resulting parcels as follows: Parcel A (26.42 acres) is allocated 5.273 acres of disturbance which, together with its 4.448 acres of pre-existing disturbance, results in a total soil disturbance limitation of 9.721 acres (36.794%); and Parcel B (61.46 acres) is allocated 5.273 acres of disturbance which, together with its 0.732 acres of pre-existing disturbance, results in a total soil disturbance limitation of 6.005 acres (9.771%).

8. This approval shall not be valid until the SADC's resolution of approval is recorded with the Mercer County Clerk's office.

9. This approval is non-transferable.

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.

___7/23/2026_____
Date

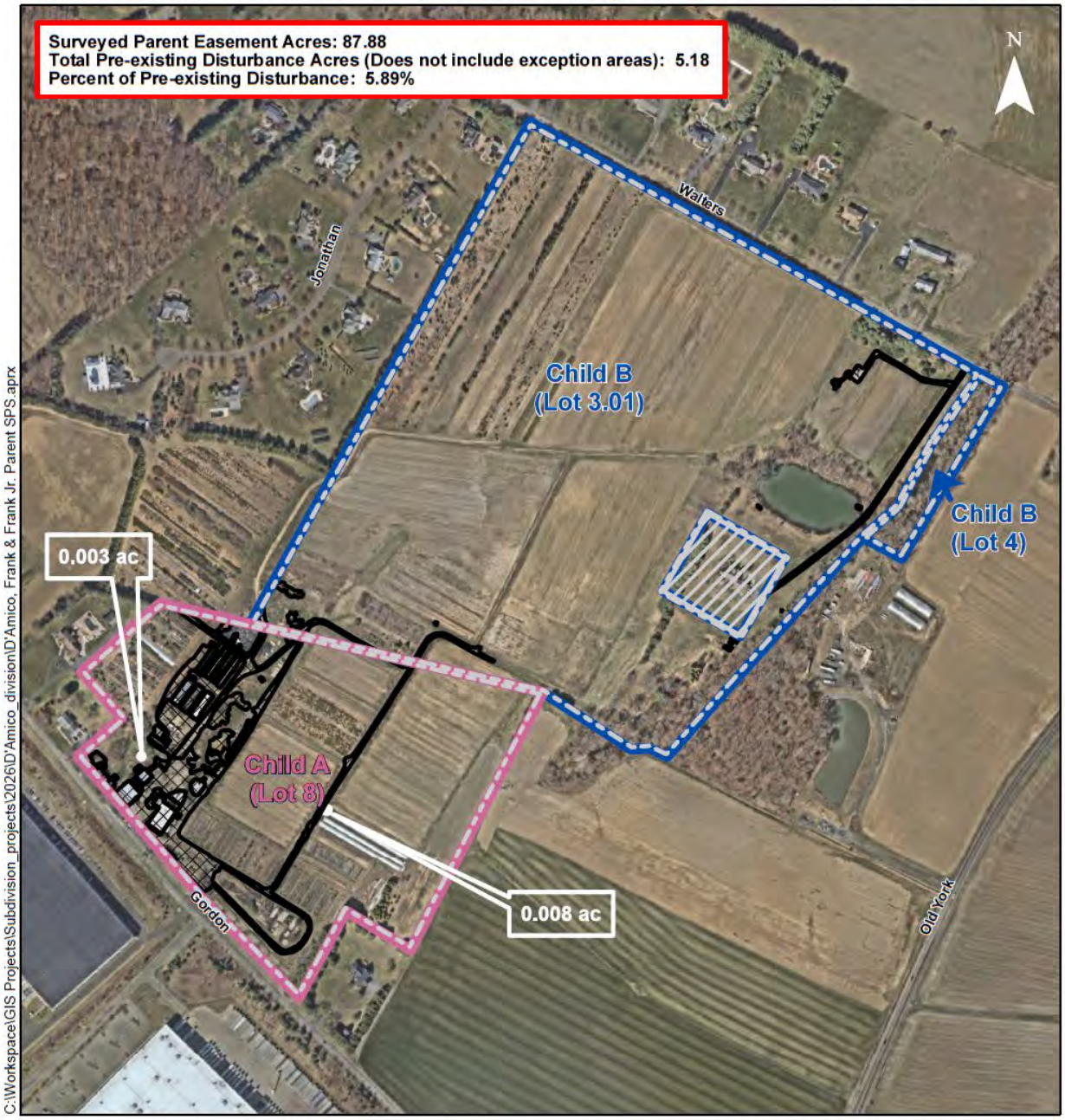
Charles Roohr, Executive Director
State Agriculture Development Committee

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)	ABSENT
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	RECUSE
Edward D. Wengryn, Chairperson	YES

Schedule A

11-0017-EP SPS Status Map: Current Conditions



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

D'Amico, Frank & Frank Jr. (Parcel A)
Block 43 Lot 8 (26.42 ac)

D'Amico, Frank & Frank Jr. (Parcel B)
Block 43 Lot 4 (1.59 ac); & P/O 3.01 (59.87 ac);
& P/O 3.01-EN (non-severable exception - 2.0 ac)

Gross Total = 89.88 ac
Robbinsville Twp., Mercer County

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2026 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.

300 150 0 300 600 Feet

- Pre-existing Disturbance
- Allocated Disturbance: Used
- Parent Easement Area
- Exception Area

	Parent	Child A (Lot 8)	Child B (Lot 4)	Child B (Lot 3.01)
Easement Acreage	87.88	26.42	1.59	59.87
Pre-existing Disturbance (ac)	5.180	4.448	0	0.732
Allocated Disturbance (ac)	10.546	3.170	0.191	7.184
Allocated Disturbance - Used (ac)	0.011	0.011	0	0
Allocated Disturbance - Unused (ac)	10.535	3.160	0.191	7.184
Total Disturbance Limit (ac)	15.725	7.618	0.191	7.916

6/18/2026

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2027R7(3)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO WARREN COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Sigler, Brad J., et al. ("Owner")
SADC ID#21-0641-PG
Franklin Township, Warren County
N.J.A.C. 2:76-17 et seq.

JULY 23, 2026

WHEREAS, on October 22, 2025, the application for the sale of a development easement for the subject farm identified as Block 45, Lot 25.08, Franklin Township, Warren County, totaling approximately 33.39 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

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

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 in a County Project Area and in the Highlands Planning 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 32.39 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

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

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises

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

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

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

WHEREAS, the SADC Green Light Approval noted areas of concern in aerial imagery, which after a SADC staff site visit was determined to be appropriately managed and does not need additional remediation prior to preservation; 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 (.03%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 60.25 which exceeds 45, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:
(1) the appraised current market value (N.J.S.A. 4:1C-31)
(2) the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26)
(3) the Pinelands Formula (N.J.A.C. 2:76-19)
(4) the Highlands dual appraisal (P.L. 2004, c.120

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on June 1, 2026, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $4,300 per acre based on zoning and environmental regulations in place as of the current valuation date March 14, 2026, and $4,300 per acre based on zoning and environmental regulations in place as of January 1, 2004; and

WHEREAS, the SADC certified the market value unrestricted of $11,200 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $5,600 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $8,740 per acre; and

WHEREAS, the Owners accepted the County's offer of $8,740 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 July 6, 2026, the Franklin Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on July 8, 2026, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $1,748 per acre for the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 32.39 acres)

	Total	Per/acre
SADC	$226,470.88	($6,992/acre)
County	$ 56,617.72	($1,748/acre)
Total Purchase	$283,088.60	($8,740/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 $249,595.80; 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 $249,580.83 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 33.362 net easement acres, at a State cost share of $7,481.44 per acre, for a total grant of approximately $249,595.80 pursuant to N.J.A.C. 2:76-26.12.
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

7/23/2026
Date

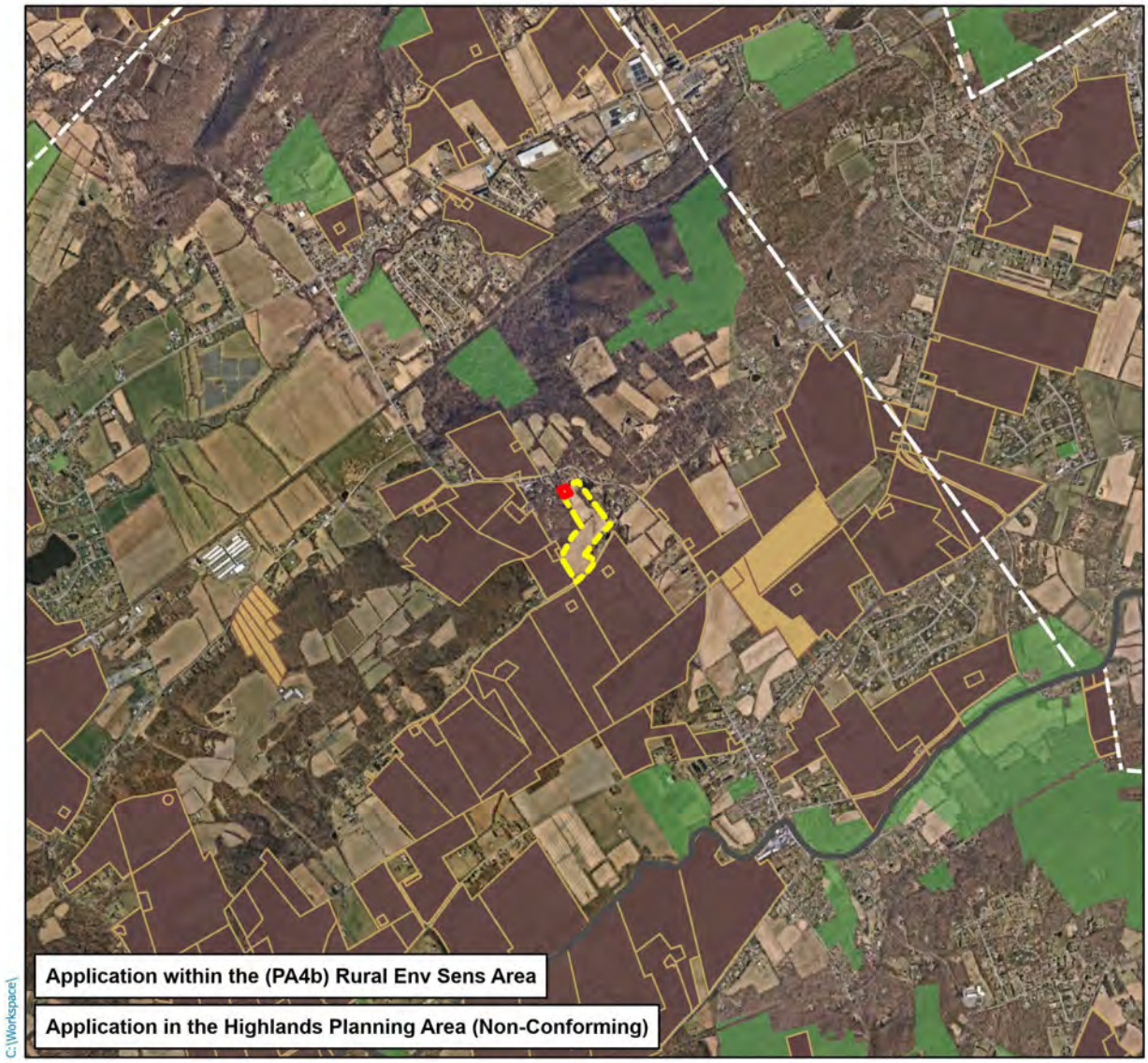
Charles Roohr, Executive Director
State Agriculture Development Committee

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Sigler, Brad J., et al
Block 45 Lots P/O 25.08 (32.39 ac); &
P/O 25.08-EN (non-severable exception - 1.0 ac)
Gross Total = 33.39 ac
Franklin Twp., Warren County

0 1250 2500 5000 7500
Feet

N

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

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

5/12/2026

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Wetlands



C:\Workspace\Sigler, Brad J et al 2.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

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Block 45 Lots P/O 25.08 (32.39 ac); &
P/O 25.08-EN (non-severable exception - 1.0 ac)
Gross Total = 33.39 ac
Franklin Twp., Warren County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	0.5	0.5
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	99.5	99.5
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey" - edited from deed
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2026"

N

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5/12/2026

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Sigler, Brad J., et al
Block 45 Lots P/O 25.08 (32.39 ac); &
P/O 25.08-EN (non-severable exception - 1.0 ac)
Gross Total = 33.39 ac
Franklin Twp., Warren County

Estimated Easement Acres: 32.39
Total Disturbance Acres (Does not include exception areas): 0.01
Percent of Disturbance: 0.03%

Extent of Disturbance
Easement Area
Exception Area

250 125 0 250 500 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2026 Digital Aerial

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as would be obtained from a survey performed by a licensed New Jersey land surveyor.

5/12/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Sigler, Brad J., et al**		
SADC ID:	**21-0641-PG**	**Total Score**	**28.04**
Farm Address:	**Franklin (Warren)**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**14.74**
Natural Resource Factors - Max Add-on % =		**10**	**3.30**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***23.04***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		3.86
Size		4.00
Tillability		9.00
Contiguity to Preserved Farms		9.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	22.00
		Agricultural Resource %
		14.74

Natural Resource Factors		**Points**
Groundwater Recharge Capability		8.00
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	10.00
		Natural Resource %
		3.30

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$11,200**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,180**
Per Acre Value of Voluntary Deed Restrictions (each)	**$560**
Per Acre Value after Voluntary Deed Restrictions	**$8,740**
Net Acres	**32.40**
Estimated Easement Values	
Estimated Unadjusted Total	**$265,032**
Plus: Adjustment for Voluntary Restrictions (+)	**$18,144**
Estimated offer before Residential Opportunities reduction	**$283,176**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$283,176**

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

SCHEDULE D

SADC County Planning Incentive Grant Financial Status

Warren County

											Base Grant				Competitive Funds						
											Fiscal Year 11			1,500,000.00	Maximum Grant			Fund Balance			
											Fiscal Year 13			1,000,000.00	Fiscal Year 11	3,000,000.00		Fiscal Year 11			0.00
											Fiscal Year 17			1,000,000.00	Fiscal Year 13	5,000,000.00		Fiscal Year 13			0.00
											-			-	Fiscal Year 17	5,000,000.00		Fiscal Year 17			0.00
											Fiscal Year 20			-	Fiscal Year 18	2,000,000.00		Fiscal Year 18			0.00
											Fiscal Year 21			-	Fiscal Year 20	2,000,000.00		Fiscal Year 20			5,669,449.07
											Fiscal Year 22			1,000,000.00	Fiscal Year 25	7,500,000.00		Fiscal Year 25			28,650,032.23
					SADC Certified or	SADC Grant	SADC		Federal Grant												
SADC ID#	Farm	Municipality	Acres	Pay Acres	Negotiated Per Acre	Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														4,500,000.00								
21-0615-PG	Beatty, Carol A. (South)	Greenwich	49.925	49.090	9,500.00	5,700.00	466,355.00	279,813.00							296,514.00	279,813.00	279,813.00			4,445,586.25		
21-0614-PG	Beatty, Carol A. (North)	Greenwich	84.171	84.171	8,800.00	5,300.00	740,704.80	446,106.30			30,391.40	30,391.40	30,391.40	1,002,812.28	428,164.60	415,714.90	415,714.90			4,029,871.35		
21-0608-PG	Dykstra Properties, LLC	Mansfield	286.381	286.381	3,900.00	2,740.00	1,116,885.90	784,683.94							815,333.58	784,683.94	784,683.94			3,245,187.41		
21-0619-PG	7 Old Orchard Rd, LLC	Hardwick	74.219	70.336	4,000.00	2,440.00	281,344.00	171,619.84							189,243.96	171,619.84	171,619.84			3,073,567.57	2,000,000.00	
21-0611-PG	Anema, Ralph & Dianna	Washington	121.968	121.968	4,300.00	2,980.00	524,462.40	363,464.64							374,648.58	363,464.64	363,464.64			2,878,026.80	1,832,076.13	
21-0624-PG	McEvoy, Gerard & Janet (Lot 11.01 #2)	White	20.090	19.998	7,923.00	6,338.40	158,444.15	126,755.32			2,812.28	2,812.28	2,812.28	1,000,000.00	123,943.04	123,943.04				2,858,157.20	1,728,002.69	
21-0625-PG	Ferri, Alexander & Ashley	Washington	63.068	63.068	4,200.00	2,920.00	264,885.60	184,158.56			195,494.00	184,158.56		815,841.44								
21-0623-PG	McEvoy, Gerard & Janet (Lot 11 #1)	White	84.618	84.618	7,842.00	6,273.60	663,574.36	530,859.48			585,063.15	530,859.48	530,859.48	284,981.96								
21-0636-PG	Terhune Farm Partners, LP	Mansfield	66.6800	68.6800	11,650.00	9,972.40	800,122.00	684,904.43			284,981.96			-	399,922.47						1,328,090.21	2,000,000.00
21-0639-PG	Santini, Santino J. Jr. & Christine M.	Franklin	93.1500	86.6450	9,860.00	8,440.16	844,459.70	722,857.50							722,857.50						861,343.03	1,743,879.68
21-0640-PG	Risko, Louis Allen	Warren	41.7800	43.0330	7,110.00	6,086.16	305,964.63	261,905.72							261,905.72							1,481,973.96
21-0641-PG	Sigler, Brad J. et al	Warren	32.3900	33.3620	8,740.00	7,481.44	291,583.86	249,595.80							249,595.80							1,232,378.16
Closed	43		3,392.043	3,378.470			16,616,003.94	11,248,584.95	89,686.77	38,717.25												
Encumbered	5		287.068	293.788			2,507,015.81	2,103,422.02														
									Encumber/Expended	FY09	-	-		-								
									Encumber/Expended	FY11	-	-	1,500,000.00	-	-	-	290,754.44	2,709,245.56				
									Encumber/Expended	FY13	-	-	1,000,000.00	-	-	-	4,466,313.42		533,686.58			
									Encumber/Expended	FY17	-	-	1,000,000.00	-	-	-	2,141,842.80			2,858,157.20		
									Encumber/Expended	FY18					866,659.65	-	271,997.31				861,343.03	
									Encumber/Expended	FY20	-	-	-	-	518,026.04	-	249,595.80					1,232,378.16
									Encumber/Expended	FY21	-	-	-	-								
									Encumber/Expended	FY22	284,981.96	184,158.56	530,859.48	-								
									Encumber/Expended	FY25					-	-	-					
										Total				0.00				2,709,245.56	533,686.58	2,858,157.20	861,343.04	1,232,378.16

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2027R7(4)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

JULY 23, 2026

Subject Property: **Estate of Joan M. Lipski**
Block 170, Lot 18.02 – Howell Township, Monmouth County
SADC ID#: 13-0094-DE

WHEREAS, on April 29, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from the Township of Howell for the Estate of Joan M. Lipski, hereinafter "Owner," identified as Block 170, Lot 18.02, Howell Township, Monmouth County, hereinafter "the Property," totaling approximately 24.77 gross acres, identified in Schedule A; and

WHEREAS, due to limited local funding, the Township of Howell requested that the SADC accept the application for a Direct easement purchase; 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 from the SADC on May 28, 2026 conditioned upon a 35% cost share from Howell Township and/or Monmouth County; and

WHEREAS, the SADC requested that the landowner increase the exception to meet the eastern property line, which was agreed to, this increased the exception from 2 to 3 acres; and

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

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

WHEREAS, the Property includes one (1), approximately 3-acre nonseverable exception area for the existing single family residential unit with an attached 2-bedroom apartment, and to afford future flexibility for nonagricultural uses resulting in approximately 21.77 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the

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

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

WHEREAS, the 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) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .71 acres (3.12%) 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); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on January 21, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $174,000 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 $190,000 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 $87,000 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, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $152,000 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $174,000 per acre, based on the appraised current market value for the purchase of the development easement on the Premises; and

WHEREAS, on July 14, 2026, the Howell Township Committee approved the application for the sale of development easement and a funding commitment of $17,400 per acre; and

WHEREAS, on July 7, 2026, the Monmouth County Agriculture Development Board passed a motion of support for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, on July 16, 2026, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $43,500 per acre for the local cost share for the pre-acquisition of the development easement; and

WHEREAS, the estimated cost share breakdown is as follows (based on 21.77 acres)

	Total	Per/acre
SADC	$2,462,187.00	($113,100/acre)
Howell Township	$ 378,798.00	($ 17,400/acre)
Monmouth County	$ 946,995.00	($ 43,500/acre)
Total Purchase	$3,787,980.00	($174,000/acre)

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 final approval, Agreement to Sell and purchase of the development easement shall be conditioned upon a 35% cost share from Howell Township and/or Monmouth County.

3. The SADC grants final approval for its acquisition of the development easement at a value of $174,000 per acre for a total of approximately $3,787,980 with a cost share of $113,100 per acre or approximately $2,462,187.00.

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.

7/23/2026
Date

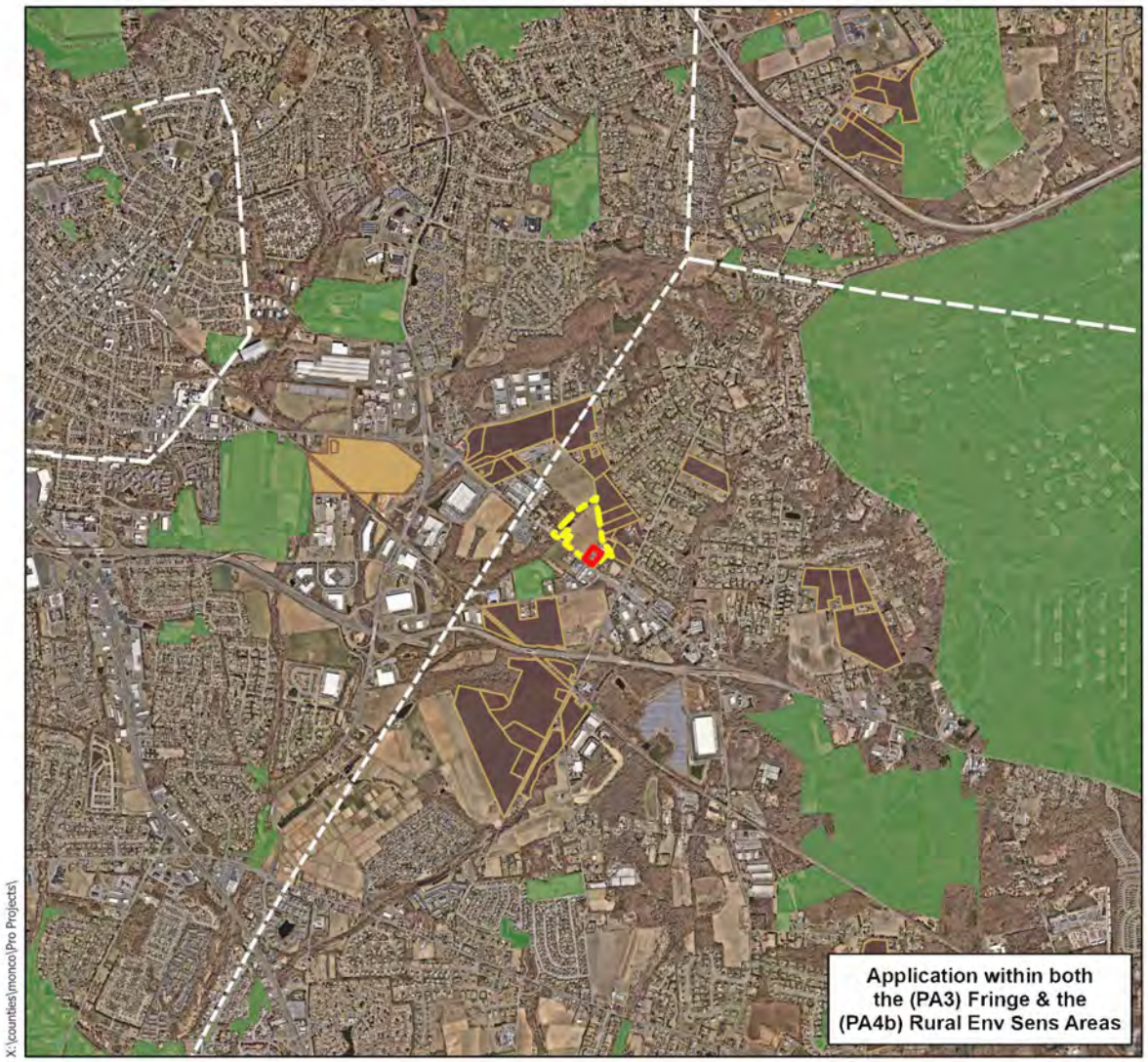
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\monco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Estate of Joan M. Lipski
Block 170 Lots P/O 18.02 (2 1.77 ac); &
P/O 18.02-EN (non-severable exception - 3.0 ac)
Gross Total = 24.77 ac
Howell Twp., Monmouth County

0 1250 2500 5000 7500
Feet

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

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"- 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"

6/19/2025

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Wetlands Project Map with Exception Area Change



X:\counties\monco\Pro Projects\Estate of Joan M Lipski.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Estate of Joan M. Lipski
Block 170 Lots P/O 18.02 (21.77 ac); &
P/O 18.02-EN (non-severable exception - **3**.0 ac)
Gross Total = 24.77 ac
Howell Twp., Monmouth County

	Gross %	Net %
Freshwater Wetlands (F)	9	10
Modified Ag (M)	10	11
Upland/Non-Wetlands (U)	79	77
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	2	2

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

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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8/19/2025

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\monco\Pro Projects\Estate of Joan M Lipski.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Estate of Joan M. Lipski
Block 170 Lots P/O 18.02 (21.77 ac); &
P/O 18.02-EN (non-severable exception - 3.0 ac)
Gross Total = 24.77 ac
Howell Twp., Monmouth County

Estimated Easement Acres: 22.77
Total Disturbance Acres (Does not include exception areas): 0.71
Percent of Disturbance: 3.12%

Extent of Disturbance
Easement Area
Exception Area

150 75 0 150 300 Feet

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

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

8/19/2025

SADC Statewide Formula Value Calculation

Farm Name:	**Lipski Estate**		
SADC ID:	**13-0485-PG**	**Total Score**	**30.00**
Farm Address:	**Howell**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**16.42**
Natural Resource Factors - Max Add-on % =		**10**	**4.11**
Local Importance Factors - Max Add-on %=		**15**	**10.00**
Max Allowable Score of all of the above		*30*	*30.00*
Additional Restrictions - Max Add-on % =		**10**	**0.00**

Agricultural Resource Factors		**Points**
Soils		8.51
Size		4.00
Tillability		9.00
Contiguity to Preserved Farms		7.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	24.51
		Agricultural Resource %
		16.42

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.45
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	12.45
		Natural Resource %
		4.11

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

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	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	**$190,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$152,000**
Per Acre Value of Voluntary Deed Restrictions (each)	**$9,500**
Per Acre Value after Voluntary Deed Restrictions	**$152,000**
Net Acres	**22.77**
Estimated Easement Values	
Estimated Unadjusted Total	**$3,461,040**
Plus: Adjustment for Voluntary Restrictions (+)	**$0**
Estimated offer before Residential Opportunities reduction	**$3,461,040**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$3,461,040**

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
AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE
RESOLUTION#FY2027R7(5)

JULY 23, 2026

Subject Property: **Three Little Birds Farm, LLC**
Block 14, Lot 42.02
Hopewell Township, Mercer County
SADC ID# 11-0061-DE

WHEREAS, on June 25, 2026, the State Agriculture Development Committee ("SADC") granted Final Approval for a development easement sale application from Three Little Birds Farm, LLC, hereinafter "Owner," for the property identified as Block 14, Lot 42.02, Hopewell Township, Mercer County, hereinafter "the Property," totaling approximately 35.97 gross acres, identified in (Schedule A); and

WHEREAS, the Property included a 0.50-acre non-severable exception area and an approximately 15-acre conservation easement, resulting in approximately 20.47 paid acres with an easement purchase price of $20,417 per acre based on the statewide formula for a total of approximately $417,935.99; and

WHEREAS, since final approval the following have occurred:

1. the landowner requested to adjust the location and increase the acreage of the non-severable exception to 1-acre; and
2. SADC counsel reviewed the conservation easement and concluded that the SADC could pay on the conservation easement acreage because the landowner retains the rights for agricultural use and production; and

WHEREAS, it is the opinion of the SADC Review Appraiser that this change to the application has no impact on the SADC certified market value, and the change does not significantly impact the statewide formula and the value accepted by the landowner and approved by the SADC; 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

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC amends final approval RESOLUTION #FY2026R6(11) and grants final approval for its acquisition of the development easement at a value of $20,417 per acre on approximately 34.97 net acres for a total of approximately $713,982.49.

3. All other provisions of the RESOLUTION #FY2026R6(11) shall remain in effect.

4. This approval is considered a final agency decision appealable to the Appellate Division

of the Superior Court of New Jersey.

5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/23/2026
Date

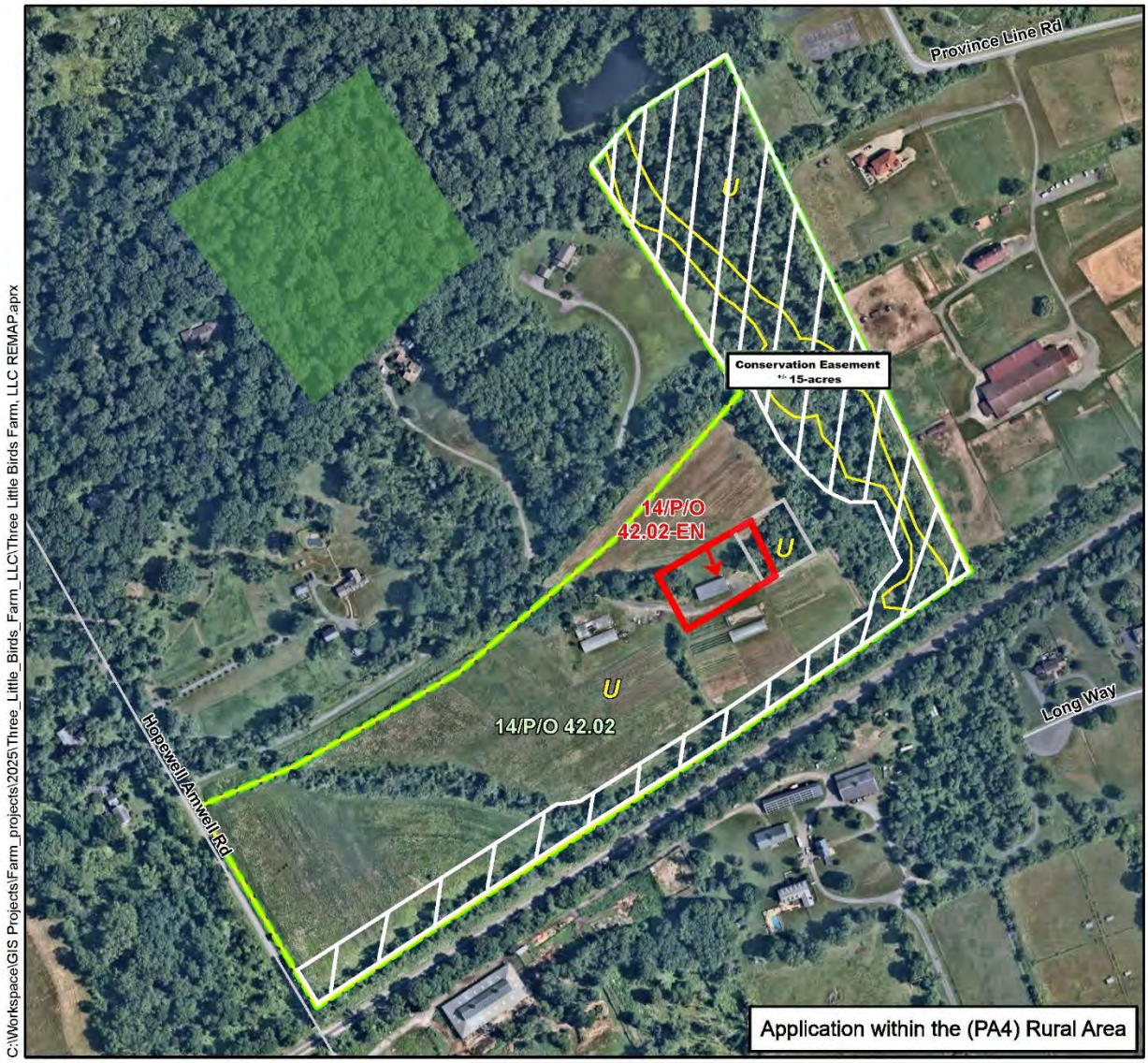
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	NO
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Schedule A

Wetlands



C:\Workspace\GIS Projects\Farm_projects\2025\Three_Little_Birds_Farm_LLC\Three Little Birds Farm, LLC REMAP.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Three Little Birds Farm, LLC
Block 14 Lots P/O 42.02 (34.97 ac); &
P/O 42.02-EN (non-severable exception - 1.0 ac)
Gross Total = 35.97 ac
Hopewell Twp., Mercer County

0 100 200 400 600
Feet

	Gross %	Net %
Freshwater Wetlands (F)	9	9
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	91	91
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

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

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2026"

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

7/8/2026