STATE AGRICULTURE DEVELOPMENT COMMITTEE
Regular Meeting

June 25, 2026

Secretary Wengryn called the meeting to order at 9:05 a.m.

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

Roll call indicated the following:

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

Members Absent
Charles Rosen
Tiffany Bohlin

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

Minutes
Approval of SADC Open and Closed Session Minutes of May 28, 2026.

Mr. Norz and Ms. Procida recused from the vote.

It was moved by Mr. Ellis and seconded by Dr. Schilling to approve the SADC Open and Closed Session Minutes of May 28, 2026. The motion was unanimously approved.

Report of the Chairman
Secretary Wengryn has met with various entities to discuss the frost damage and ways to work together to mitigate the effects.

He has also attended numerous outreach events around the state such as National Dairy Month at Cherry Grove Farms, NJDA Pride Event at Fairgrown Farms, Pollinator Week at the Governor's Mansion, and Ag-Tourism events at Rowan University.

Report of the Executive Director

Mr. Roohr reported that former member of the SADC, Bill Fox, passed away recently. Mr. Fox was a member of the SADC for five years in the early 2000s. He was also a founding and longstanding member of the Ocean CABD.

Staff have been very active in outreach events this last month. Jolyn Czerniecki and Rich Martin coordinated the annual Appraisal Conference, with an outstanding presentation from DEP regarding wetlands rules. Dave Kimmel and legal staff have provided trainings for ag mediators. Brian Wilson and the woodland easement group have been holding various presentations to stakeholders.

Following last month's meeting, the GSPT meeting was held, in which all SADC program requests were approved.

Member Comment

Mr. Norz expressed concern when farms receive a delegated certification of value and are being presented for final approval in the same meeting cycle.

Public Comment

Ms. Patricia Springwell of Hunterdon County acknowledged her support for a woodland program as a supplement to properties that cannot qualify for farmland preservation.

Mr. Yash Patel of Somerset County asked the SADC to consider Hügelkultur as a successful alternative farming method. He believes it can extend growing seasons which can increase farm profits, as well as naturally recycle yard waste.

New Business

A. Stewardship

1. **Review of Activities Discussion - Britton Farm**
   Block 32, Lot 1, West Windsor Township, Mercer County
   Block 10, Lots 57, 58, 61, Robbinsville Township, Mercer County
   50.145 Easement Acres
   SADC ID# 11-0058-EP

Mr. Ellis recused from the discussion.

Mr. Willmott presented a Review of Activities Discussion on the Britton Farm in West Windsor Township and Robbinsville Township. The farm was preserved by Mercer County in 2005 and Mr. Britton purchased the farm in 2022. The Mercer CABD brought Britton Farm to the SADC's attention regarding three violations on separate areas of the farm. The violations include excavation of a pond, a landscaped soil mound, and a former racetrack.

The pond was excavated in 2022. Mr. Britton stated the pond's purpose was to provide water to his livestock and to use as an irrigation source for the pastures on the property. The soil from the pond excavation was redistributed to create the racetrack mound and the landscaped soil mound. These activities involved substantial land disturbance without an approved NRCS conservation plan or a certified soil erosion and sediment control plan.

SADC staff concur with the MCADB and found that areas of the Premises have been developed for non-agricultural purposes, not retained for agricultural uses and are violations of paragraphs 1-3, 5, 7 and 9 in the Deed of Easement.

Mr. Britton feels the violations are unfair. He insists that the pond serves an agricultural purpose and that the work was done for irrigation and livestock watering while acknowledging it's used by his grandchildren for swimming and that he stocks it for fishing. When questioned as to whether he had read the preservation deed of easement prior to purchasing the farm Mr. Britton responded that he was a busy person and had probably not read it. Mr. Britton stated that the soil mound and former racetrack area are being remediated and he is open to working with the State to fix any violations.

The committee agreed with the County and staff's findings.

Secretary Wengryn left meeting.

2. **Resolution: Division of Premises – DeBlock Farm**

Mr. Willmott presented a request for the division of premises for the DeBlock Farm in Blairstown Township, Warren County. The DOE identifies zero (0) existing single-family residences, zero (0) existing agricultural labor units, two non-severable exception areas, and no residual dwelling site opportunities (RDSO). The farm is in hay and grain production.

Through routine SADC monitoring, it was discovered that Block 1803, Lot 4 had been sold to Ryan Race in 2023 without SADC approval. Mr. DeBlock was unaware that the two parcels were tied together through the deed of easement.

The Race family are fourth-generation, full-time farmers and have maintained a farming operation since 1938. Mr. Race purchased Parcel B to establish and expand his own independent farming operation and currently farms the parcel in corn for his bagged deer corn business and rotates acreage with winter squash and pumpkins.

Mr. Willmott certified that the Division of Premises for the DeBlock Farm passes both the Agricultural Purpose test and the Agricultural Viability test.

It was moved by Mrs. Niederer and seconded by Mr. Bullock to approve resolution FY2026R6(1) granting final approval, as presented, subject to any condition of said resolutions.

1. S. Robert and Eugenia DeBlock, SADC ID#21-0040-DE, FY2026R6(1), Block 1803, Lots 4 and 9, Blairstown Township, Warren County, 164.545 acres.

The motion was unanimously approved. A copy of Resolution FY2026R6(1) is attached to and part of these minutes.

Old Business

A. Next Gen Program Updates

The Next Gen staff provided the committee with a program update. Their efforts include extensive outreach, both for groups and individuals. Staff has provided interested parties with various resources, including assisting with navigating the ag community through succession planning, and grant applications.

B. Sea Level Rise

At the May SADC meeting, Ms. Niederer requested additional research to be done concerning how sea level rise could impact preservation. Mr. Roohr explained flooding is currently taken into consideration during the appraisal process and in accordance with current DEP rules and mapping. He also provided a summary of the research that was done and the benefits and detriments of preserving at risk areas.

Ms. Niederer brought attention to a NJDEP 2021 Guidance Document that encourages state agencies to consider sea level rise data when making decisions regarding land preservation.

Dr. Schilling asked if the committee would deny preservation based on the possibility that land will be underwater in thirty to fifty years. He believes that agricultural production within those years would outweigh any potential sea level rise consequences.

C. Film Production

Secretary Wengryn returned to meeting.

Mr. Roohr and Mr. Smith met with the NJ Film Commission regarding the increased interest in film production on farmland. Mr. Roohr explained that the rules for filming on preserved farms as opposed to non-preserved farms will differ.

Staff are continuing to do research before drafting a position paper on their stance. Mr. Roohr is assembling a sub-committee to determine SADC's rules for future film production situations on preserved farms.

New Business Continued

2. **Resolution: Final Approval—Bergen County and Sussex County Comprehensive Farmland Preservation Plan Updates**

Mr. Allen reviewed the Comprehensive Farmland Preservation Plan Update for Bergen and Sussex County. Mr. Allen stated Bergen County is currently targeting approximately 230 acres over the next 10 years and currently has a dedicated tax that generates approximately $22 million annually for the County PIG program.

Sussex County is currently targeting approximately 4,500 acres over the next 10 years and currently has a dedicated tax that has generated approximately $395,000 annually for their County PIG program.

It was moved by Mr. Norz and seconded by Dr. Schilling to approve Resolution FY2026R6(2) granting final approval to the Bergen and Sussex County Farmland Preservation Plan Update, as presented, subject to any condition of said resolutions. The motion was approved. A copy of Resolutions FY2026R6(2) are attached to and a part of these minutes.

3. **Term Agreement: First Right and Option to Purchase – William Augustine Farm**

a. William Augustine, SADC ID#01-0114-8F, FY2026R6(3), Block 324, Lots 1 and 2, Galloway Township, Atlantic County, 32.08 acres.

Ms. Kreiser referred the committee to a term agreement for the 32.08 acre William Augustine farm located in Galloway Twp., Atlantic County. The farm was enrolled in the 8-year term program in 1995 and is now in the seventh year of its fourth term.

Mr. Augustine has entered into a Contract of Sale with Lanza's Blueberry Hill, LLC. Lanza's owns 80 acres in blueberry production directly adjacent to the premises and engages in local marketing and pick your own events.

The SADC declines to exercise its first right and option to purchase the premises and certifies that its first right and option to purchase the premises is terminated.

It was moved by Mr. Norz and seconded by Dr. Schilling to approve resolution FY2026R6(3), granting final approval, as presented, subject to any condition of said resolutions. The motion was unanimously approved. A copy of Resolution FY2026R6(3) is attached to and part of these minutes.

D. Resolutions: Final Approval – County Planning Incentive Grant Program

NOTE: Mr. Roohr is recused from this matter.

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 Mr. Bullock to approve Resolution FY2026R6(4) granting final approval, as presented, subject to any condition of said resolution.

1. Dennis & Susan Roohr, SADC ID#03-0463-PG, FY2026R6(4), Block 5, Lot 10, New Hanover Township, Burlington County, 113.37 acres.

The motion was approved. A copy of resolution FY2026R6(4) is attached to and part of these minutes.

E. Resolutions: Final Approval – Direct Easement Purchase Program

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

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

It was moved by Mr. Norz and seconded by Dr. Schilling to approve Resolutions FY2026R6(5) through and FY2026R6(10) granting final approval, as presented, subject to any condition of said resolutions.

1. Christopher and Tracey Rose, SADC ID#03-0043-DE, FY2026R6(5), Block 909, Lot 4, Pemberton Township, Burlington County, 24.16 acres.

2. Stewgler Land, LLC, SADC ID#10-0321-DE, FY2026R6(6), Block 18, Lot 6, Kingwood Township, Hunterdon County, 53.76 acres.

3. Dudley A. & Tanice T. Fitzpatrick, SADC ID#11-0057-DE, FY2026R6(7), Block 72, Lots 3 and 3.03, Hopewell Township, Mercer County, 44.02 acres.

4. Pier Road Farmland Partnership, SADC ID#06-0102-DE, FY2026R6(8), Block 20, Lot 6.01, Greenwich Township, Cumberland County, 35.39 acres.

5. Greenwich Farmland Partnership, SADC ID#06-0100-DE, FY2026R6(9), Block 18, Lot 35.01, Greenwich Township, Cumberland County, 99.97 acres.

6. Alexander & Scovel Partnership, LLC, SADC ID#06-0101-DE, FY2026R6(10), Block 21, Lot 1, Hopewell Township, Cumberland County, 99.17 acres.

The motion was approved. A copy of resolutions FY2026R6(5) through FY2026R6(10) is attached to and part of these minutes.

It was moved by Dr. Schilling and seconded by Ms. Niederer to approve Resolutions FY2026R6(11) granting final approval, as presented, subject to any condition of said resolutions.

7. Three Little Birds Farm, LLC, SADC ID#11-0061-DE, FY2026R6(11), 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 resolution FY2026R6(11) is attached to and part of these minutes.

It was moved by Mr. Ellis and seconded by Mr. Bullock to approve Resolutions FY2026R6(12) granting final approval, as presented, subject to any condition of said resolutions.

8. Erik K. & Tadd A. Siano, SADC ID#10-0319-DE, FY2026R6(12), Block 30, Lots 2 and 2.01, Kingwood Township, Hunterdon County, 73.86 acres.

Mr. Norz voted against the motion. The motion was approved. A copy of resolution FY2026R6(12) is attached to and part of these minutes.

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

Ms. Kreiser referred the committee to one request for preliminary approval under the Direct Easement Purchase program. She reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve Resolutions FY2026R6(13) granting final approval, as presented, subject to any condition of said resolutions.

1. Ellen C. McArdle & Mary Hugh Nugent Schmidt, SADC ID#10-0322-DE, FY2026R6(13), Block 6, Lot 12, Alexandria Township, Hunterdon County, 31.73 acres.

The motion was unanimously approved. A copy of resolutions FY2026R6(13) are attached to and part of these minutes.

G. Approved Appraiser List

Dr. Schilling recused from this vote.

Ms. Czerniecki referred to the committee the 2026 list of approved appraisers, which included a recommendation to add one new appraiser and to remove six current appraisers.

It was moved by Mr. Norz and seconded by Mr. Ellis to approve the 2026 Approved Appraiser list as presented. The motion was unanimously approved.

Public Comment

Ms. Patricia Springwell of Hunterdon County encourages the SADC to use drones on large farms when monitoring.

Mr. Yash Patel of Somerset County continued asking the SADC to consider Hügelkultur as a successful alternative farming method.

Mr. Frank Pinto acknowledged the success and professionalism of the SADC under Mr. Roohr's leadership.

CLOSED SESSION

At 12:45 p.m. Mr. Roohr read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss recommendations for resale of a fee simple farm in White Township, Warren County and any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

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

Action as a Result of Closed Session

A. Real Estate Matters

It was moved by Ms. Niederer and seconded by Dr. Schilling to approve the recommendations for resale of fee simple farm as discussed in closed session. The motion was approved.

ADJOURNMENT

The meeting was adjourned at 1:50 p.m.

Respectfully Submitted.

Charles Roohr, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2026R6(1)

Application for Division of Premises
DeBlock Farm

June 25, 2026

Subject Property:

S. Robert and Eugenia DeBlock
Block 1803, Lots 4 and 9
Blairstown Township, Warren County
SADC ID 21-0040-DE
164.545 Acres

WHEREAS, Samuel Robert DeBlock and Eugenia A. DeBlock, hereinafter "Owners", are the record owners of Block 1803, Lot 9, Blairstown Township, Warren County, by deed dated April 23, 2024, and recorded in the Warren County Clerk's office on May 6, 2024, in Deed Book 3422, Page 297; and

WHEREAS, Ryan Race, hereinafter "Purchaser", is the record owner of Block 1803, Lot 4 Blairstown Township, Warren County, by deed dated December 15, 2023, and recorded in the Warren County Clerk's office on December 20, 2023, in Deed Book 3395, Page 148; and

WHEREAS, a development easement on Block 1803, Lots 4 and 9 was conveyed to the Township of Blairstown by Sidney and Phebe DeBlock, husband and wife, and Samuel Robert and Eugenia DeBlock, 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 September 18, 2004, and recorded in the Warren County Clerk's Office on December 20, 2004, in Deed Book 1971, Page 213, totaling 164.545 acres, hereinafter referred to as the "Premises" (as shown in Schedule "A"); and

WHEREAS, the development easement on the Premises was assigned to the State Agriculture Development Committee (SADC or Committee) by the Township of Blairstown through an Assignment of Deed of Easement dated September 18, 2004, and recorded in the Warren County Clerk's Office on December 20, 2004, in Deed Book 1971, Page 237; and

WHEREAS, the Deed of Easement identifies zero (0) existing single-family residences, zero (0) existing agricultural labor units, two non-severable exception areas, and no residual dwelling site opportunities (RDSO); and

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

WHEREAS, during the FY2026 annual monitoring visit, the SADC's monitoring contractor discovered that Block 1803, Lot 4 had been sold to the Purchaser without SADC approval; and

WHEREAS, the transfer of Block 1803, Lot 4 to the Purchaser without the prior written approval of the Grantee and Committee constituted a violation of Paragraph 15 of the Deed of Easement; and

WHEREAS, the SADC received an application from the Owners for approval of the division of the Premises; and

WHEREAS, the Owners' application reflects that the Premises was divided along existing lot lines, as shown on Schedule "A", creating an approximately 53.403-acre parcel (Parcel-A) owned by the Owners and a 111.142-acre parcel (Parcel-B) owned by the Purchaser; and

WHEREAS, in order to grant approval for the division of Premises, the applicant must show 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 Owners have historically farmed the Premises in hay and grain production and are scaling down the acres that they farm; and

WHEREAS, the Owners and Purchaser are currently farming their respective parcels; and

WHEREAS, the Owners plan to continue to farm hay and grain on Parcel-A; and

WHEREAS, the Purchaser is a fourth-generation, full-time farmer and is part of a family farming operation on their adjacent preserved home farm which has been in operation since 1938; and

WHEREAS, the Purchaser acquired Parcel-B to establish and expand his own independent farming operation, and currently farms the parcel in no-till field corn for his bagged deer corn business and rotates acreage with winter squash and pumpkins, utilizing crop rotation between Parcel-B and the adjacent home farm; and

WHEREAS, the current Premises contains 1.424 acres of pre-existing disturbance, 19.745 acres allocated soil disturbance, resulting in a total soil disturbance limitation of 21.169 acres; and

WHEREAS, in addition to pre-existing disturbance, 0.019 acres allocated disturbance has been utilized to date; and

WHEREAS, the resulting Parcel-A is 89% (47 acres) tillable, classified as non-prime farmland soils, as defined by the Natural Resources Conservation Service, and has 0.839 acres (1.57%) of pre-existing soil disturbance and no new (allocated) soil disturbance; and

WHEREAS, the Owner attests to production of approximately 150 bushels of corn per acre on Parcel A; and

WHEREAS, the resulting Parcel-A is improved with two barns, equipment storage, and two grain bins, and contains (0) zero residences, no (0) RDSOs, and one 1-acre non-severable exception area; and

WHEREAS, the resulting Parcel-B is 63% (70 acres) tillable, 35% (40 acres) woodlands, classified as not prime farmland soils, as defined by the Natural Resources Conservation Service, and has 0.585 acres (0.52%) of pre-existing soil disturbance and 0.019 acres new (allocated) soil disturbance; and

WHEREAS, the Owner attests to production of approximately 180 bushels of corn per acre of Parcel B; and

WHEREAS, the resulting Parcel-B is improved with two barns and contains (0) zero residences, no (0) RDSOs, and one 1-acre non-severable exception area; and

WHEREAS, in accordance with N.J.S.A. 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 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 53.403 acres, with 47 acres (89%) tillable ground contains an adequate amount of tillable soils capable of agricultural production; and

Parcel-B, at 111.142 acres, with 70 acres (63%) tillable ground, contains an adequate amount of tillable soils capable of agricultural production; and

Parcels A and B are capable of producing agricultural products common to this region of the state; accordingly, Parcels A and B are viable for a variety of agricultural operations prevalent in Warren County; and

An allocated soil disturbance distribution of 12% of each parcel's total acreage results in 6.41 acres for Parcel-A (12% of 53.403 acres) and 13.34 acres for Parcel-B (12% of 111.142 acres), each exceeding the two-acre minimum allocation to each parcel pursuant to N.J.A.C. 2:76-25.8(b); and

Total soil disturbance allocations at the time of division for the original and resulting premises are described as listed below:

	Original Premises	Parcel A	Parcel B
Easement Acreage	164.545	53.403	111.142
Pre-existing Disturbance (ac)	1.424	0.839	0.585
Allocated Disturbance (ac)	19.745	6.408	13.337
Allocated Disturbance -Used (ac)	0.019	0	0.019
Allocated Disturbance –	19.726	6.408	13.318

Unused			
Total Disturbance Limit (ac)	21.169	7.247	13.922

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

1. The Purchaser is a fourth-generation farmer whose family has operated the adjacent home farm since 1938 and acquired Parcel-B to establish and expand his own independent farming operation; and

2. The Purchaser's ownership of Parcel-B enables the Purchaser to secure financing and make long-term investments necessary to increase the efficiency, diversity, and production of the parcel. Since acquiring Parcel-B, the Purchaser has cultivated no-till field corn for bagged deer corn and has rotated acreage with winter squash and pumpkins, utilizing crop rotation between Parcel-B and the adjacent home farm to maintain soil health and productivity.

NOW, THEREFORE, BE IT RESOLVED:

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

2. The SADC finds that the unauthorized transfer of Block 1803, Lot 4 without prior written approval constituted a violation of Paragraph 15 of the Deed of Easement, and that this Resolution constitutes the SADC's retroactive approval and resolution of said violation, subject to the recording requirement set forth in Paragraph 6 herein.

3. The SADC finds that the division, as described herein, for the purpose of selling Parcel-B to the Purchaser so he can own and operate his own farm operation adjacent to the family farm operation and make long-term investments in the farmland is for an agricultural purpose.

4. The SADC finds that the division is for an agricultural purpose and results in agriculturally viable parcels such that each parcel is capable of sustaining a variety of agricultural operations prevalent to this part of the State that yield a reasonable economic return under normal conditions, solely from the parcel’s agricultural output.

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

    a. Parcel-A – Block 1803, Lot 9 (approximately 53.403 acres) and one, 1-acre non-severable exception area as shown on Schedule “A”.

    b. Parcel-B – Block 1803, Lot 4 (approximately 111.142 acres) and one, 1-acre non-severable exception area as shown on Schedule “A”.

6. The violation of Paragraph 15 of the Deed of Easement resulting from the unauthorized division of the Premises shall not be deemed resolved until the SADC records this Resolution with the Warren County Clerk's Office.

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

8. Pursuant to N.J.A.C. 2:76-25.8(b), the allocated soil disturbance in addition to the baseline image of record shall be 12% for both Parcel-A and Parcel-B. The total soil disturbance limitation between both parcels shall not be increased as a result of this division.

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.

6/25/26 Charles Roohr

Date Charles Roohr, Executive Director
State Agriculture Development Committee

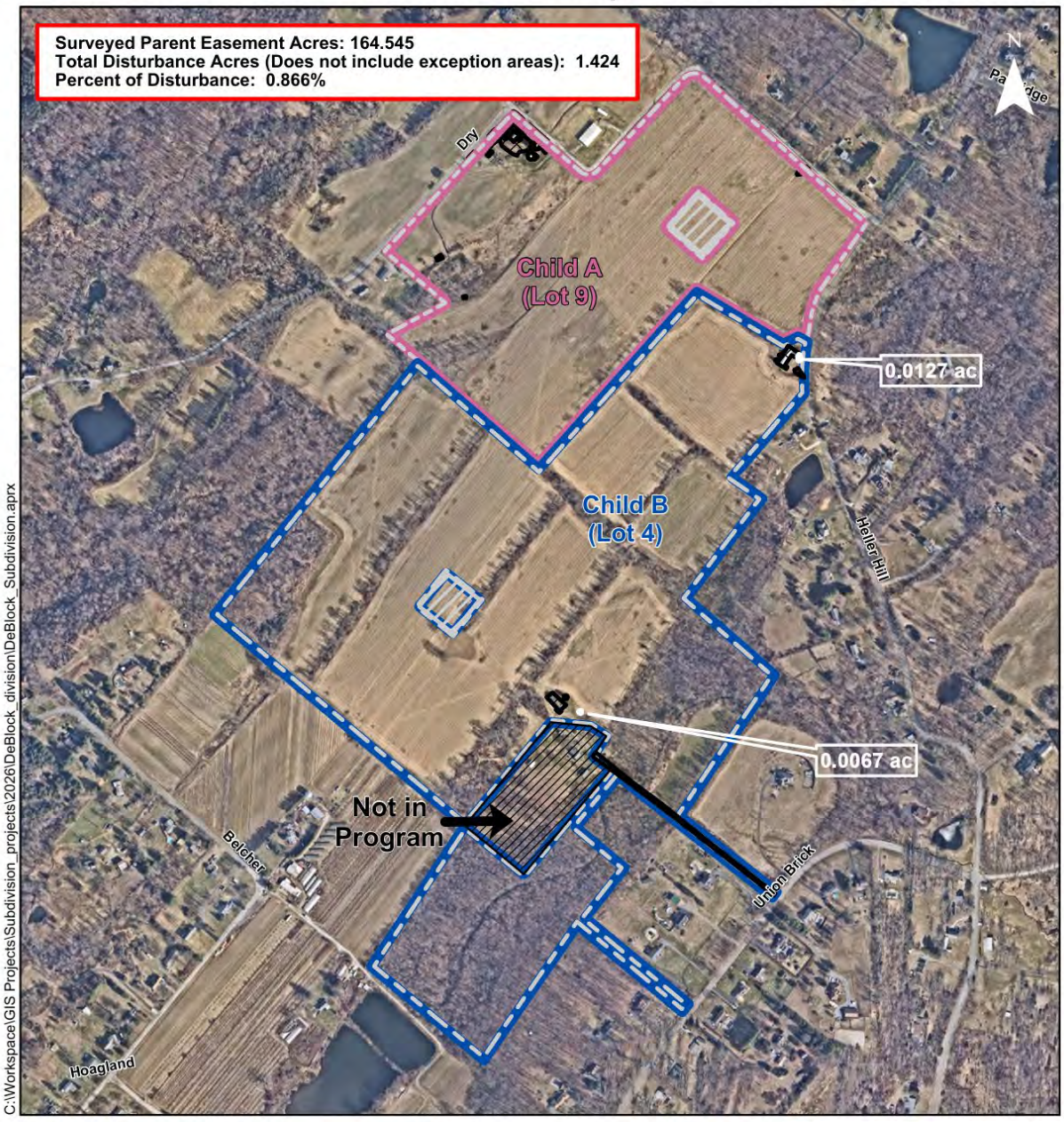
VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

(Premises)

21-0040-DE SPS Status Map: Current Conditions



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

DeBlock, Robert & Eugenia
Block 1803 Lot(s) P/O 9 (53.403 ac); &
P/O 9-EN (non-severable exception - 1.0 ac)

Race, Ryan
Block 1803 Lot(s) P/O 4 (111.142 ac); &
P/O 4-EN (non-severable exception - 1.0 ac); &

Gross Total = 166.545 ac
Blairstown Twp., Warren 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 9)	Child B (Lot 4)
Easement Acreage	164.545	53.403	111.142
Pre-existing Disturbance (ac)	1.424	0.839	0.585
Allocated Disturbance (ac)	19.745	6.408	13.337
Allocated Disturbance - Used (ac)	0.019	0	0.019
Allocated Disturbance - Unused (ac)	19.726	6.408	13.318
Total Disturbance Limit (ac)	21.169	7.247	13.922

6/11/2026

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R6(2)
FINAL APPROVAL
of
COMPREHENSIVE FARMLAND PRESERVATION PLANS AND CERTIFICATION OF AGRICULTURAL DEVELOPMENT AREA MAPS OF BERGEN AND SUSSEX COUNTIES
FY 2027 PIG PROGRAM

June 25, 2026

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project areas provide an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a county shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agriculture development area authorized pursuant to the "Agriculture Retention and Development Act," P.L. 1983, c.32 (C.4:1C-11 et seq.); and

2. Establish a county agriculture development board (CADB), pursuant to N.J.S.A. 4:1C-14, to serve as the agricultural advisory committee; and

3. Prepare a comprehensive farmland preservation plan; and

4. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, including, but not limited to, a dedicated tax, repeated annual appropriations or repeated issuance of bonded indebtedness; and

WHEREAS, as a condition of eligibility for a grant, a county's comprehensive farmland preservation plan must now be reviewed and readopted at least every 10 years pursuant to N.J.A.C. 2:76-17.4(c); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.4, the SADC specified that a county comprehensive farmland preservation plan shall, at a minimum, include the following components:

1. The adopted farmland preservation plan element of the county master plan;

2. A map and description of the county's agricultural resource base including, at a minimum, the proposed farmland preservation project areas and the location and extent of important farmland soils;

3. A description of the land use planning context for the county's farmland preservation initiatives including identification and detailed map of the county's adopted Agricultural Development Area (ADA), consistency of the county's farmland preservation program with regional and State land use planning and conservation efforts;

4. A description of the county's past and future farmland preservation program activities, including program goals and objectives, and a summary of available county funding and approved funding policies in relation to the county's one-, five- and ten-year preservation projections;

5. A discussion of the actions the county has taken, or plans to take, to promote agricultural economic development to sustain the agricultural industry;

6. Other farmland preservation techniques being utilized or considered by the county;

7. A description of the policies, guidelines or standards used by the county in conducting its farmland preservation efforts, including any minimum eligibility criteria or standards used by the county for solicitation and approval of farmland preservation program applications in relation to SADC minimum eligibility criteria as described at N.J.A.C. 2:76-6.20, adopted ranking criteria in relation to SADC ranking factors at N.J.A.C. 2:76-6.16, and any other policies, guidelines or standards that affect application evaluation or selection;

8. A description of county staff and/or consultants used to facilitate the preservation of farms; and

9. Any other information as deemed appropriate by the county; and

WHEREAS, on July 25, 2019 the SADC updated its 2007 adopted *Guidelines for Developing County Comprehensive Farmland Preservation Plans* which supplement N.J.A.C. 2:76-17A and provide uniform, detailed plan standards, update previous planning standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey and the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1); and

WHEREAS, the *Guidelines* emphasize that these county comprehensive farmland preservation plans should be developed in consultation with the agricultural community including the CADB, county planning board and the county board of agriculture, and where appropriate, in conjunction with surrounding counties, with at least two public meetings including a required public hearing prior to planning board adoption as an element of the county master plan; and

WHEREAS, the SADC established cost share grant funding for the preparation or update of comprehensive farmland preservation plans as detailed in SADC Policy #55, effective July 25, 2019; and

WHEREAS, two (2) counties that applied for funding under the 2027 County Planning Incentive Grant round, Bergen and Sussex Counties, had comprehensive farmland preservation plans that were greater than 10 years old; and

WHEREAS, on May 28, 2026, these counties' 2027 County Planning Incentive Grant Applications were approved, conditioned upon the readoption of their comprehensive farmland preservation plans prior to the SADC's approval of its FY2027 appropriation request; and

WHEREAS, Bergen and Sussex Counties have executed grant agreements with the SADC for funding comprehensive farmland preservation plan updates; and

WHEREAS, on June 7, 2026, and June 1, 2026, respectively, Bergen and Sussex Counties updated and readopted their comprehensive farmland preservation plans consistent with the SADC's adopted *Guidelines*; and

WHEREAS, per N.J.S.A. 4:1C-18 and N.J.A.C. 2:76-1 et. seq., counties may identify and recommend areas to be designated as Agricultural Development Areas; and

WHEREAS, Agricultural Development Areas are areas where agriculture is the preferred, but not necessarily the exclusive, use of the land and it is within these areas that farmland preservation efforts will be focused; and

WHEREAS, Bergen and Sussex Counties amended their Agricultural Development Areas in connection with the updates to their comprehensive farmland preservation plans; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval of the Bergen and Sussex Counties' adopted comprehensive farmland preservation plans; and

BE IT FURTHER RESOLVED, that the SADC certifies amendments to the Agricultural Development Area maps for Bergen and Sussex Counties consistent with N.J.S.A. 4:1C-18 and N.J.A.C. 2:76-1 et. seq.; and

BE IT FURTHER RESOLVED, that the SADC authorizes release of cost share funding for the update of these comprehensive farmland preservation plans pursuant to SADC Policy #55 and the executed agreements; and

BE IT FURTHER RESOLVED, that the SADC will continue to assist counties with planning for agricultural retention, the promotion of natural resource conservation efforts, county and municipal coordination, and agricultural economic development and in strengthening of Right to Farm protections; and

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

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A 4:1C-4f.

6/25/2026

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	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R6(3)

FIRST RIGHT AND OPTION TO PURCHASE

JUNE 25, 2026

Premises: Augustine, William
Block 324, Lots 1 and 2, Galloway Township, Atlantic County
SADC ID# 01-0114-8F

WHEREAS, William Augustine is the owner ("Owner") of the Premises located at 364 S. Vienna Avenue, Egg Harbor City, identified as Block 324, Lots 1 and 2 in Galloway Township, Atlantic County, State of New Jersey; and

WHEREAS, the Premises is 32.08 acres with 100% soils of statewide importance, 49% uplands and is 100% tillable in blueberry production (Schedule A); and

WHEREAS, aerial imagery indicates that the property would meet the eligibility criteria for farmland preservation, pursuant to N.J.A.C. 2:76-6.20; and

WHEREAS, the Premises was enrolled in an eight-year Farmland Preservation Program by agreement recorded on May 15, 1995, in the Atlantic County clerk's office in Deed Book 5803, Page 77 and by resolution renewing the eight-year program recorded on November 26, 2002, March 2, 2011, and May 24, 2019 ("Agreement"); and

WHEREAS, paragraph #17 of the Agreement grants the State Agriculture Development Committee ("SADC") the first right and option to purchase the Premises; and

WHEREAS, in May 2026 the SADC was made aware that the Premises had been listed for sale and, on May 27, 2026, sent the Owner notice of the SADC's first right and option, the exercise of which would be considered at the June 25, 2026 SADC meeting; and

WHEREAS, the Owner has entered into a Contract of Sale with Lanza's Blueberry Hill, LLC (hereinafter "Purchaser"); and

WHEREAS, Lanza's Blueberry Hill, LLC owns 80 acres in blueberry production directly adjacent to the Premises and engages in local marketing and pick your own events (Schedule B); and

WHEREAS, the Premises was enrolled in the Term Agreement program to provide the Owner access to soil and water conservation funding, of which they received $10,515.84 for trickle irrigation; and

WHEREAS, the Premises is still subject to the terms of the Agreement, which will continue under the provisions of N.J.A.C. 2:76-4.9 until a notice of termination of the Agreement is recorded with the county clerk,

NOW, THEREFORE, BE IT RESOLVED, that:

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

2. The SADC declines to exercise its first right and option to purchase the Premises pursuant to N.J.S.A 4:1C-39 and certifies that its first right and option to purchase the Premises is terminated on the basis that the Premises is in blueberry production and the Purchaser owns and farms the adjacent 80 acres for blueberry production.

3. The SADC shall issue a certificate of termination of its first right and option pursuant to the provisions of N.J.S.A. 4:lC-39.

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

6/25/2026

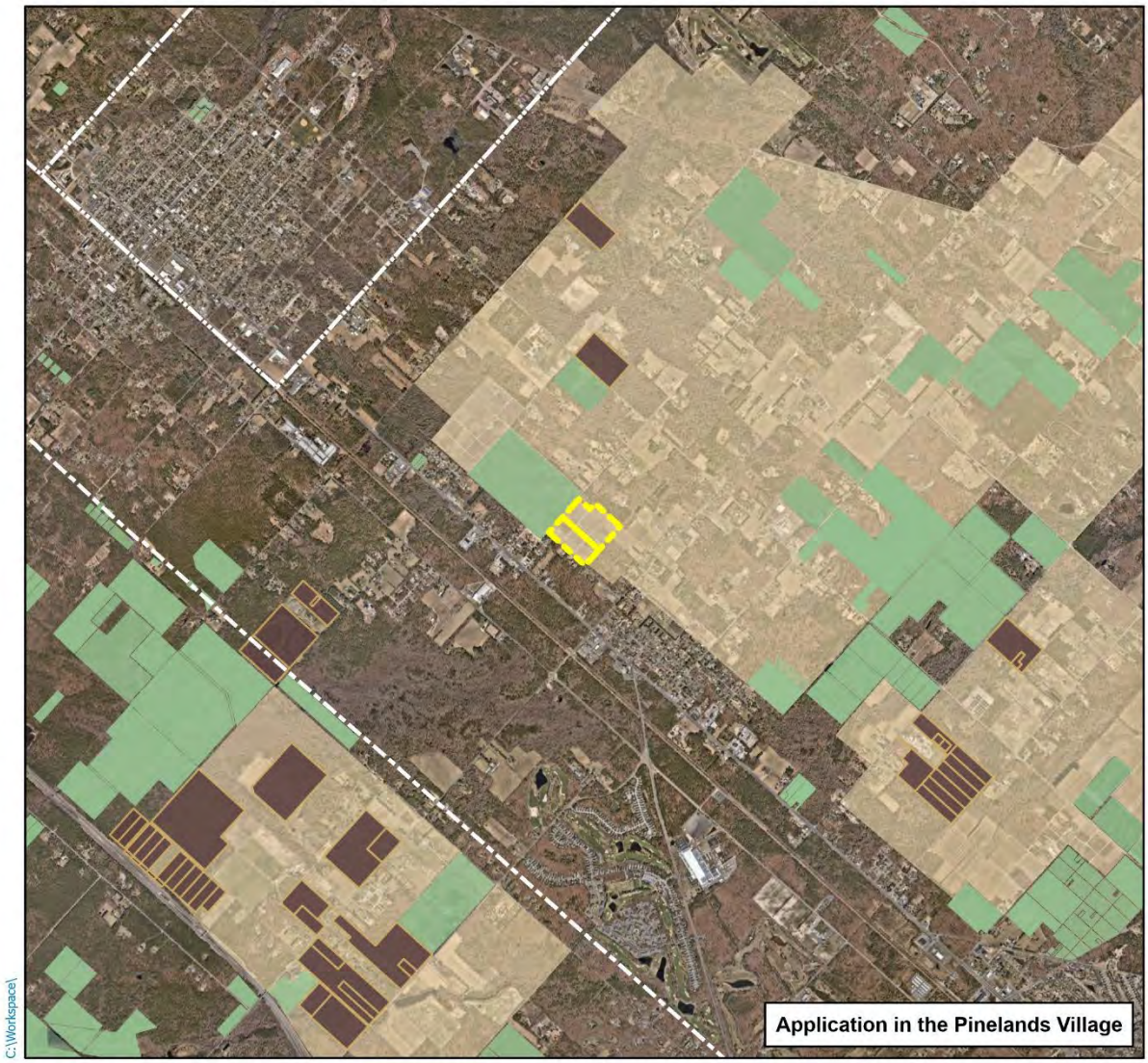
Date

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	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
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

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Augustine, William (Term Preservation)
Block 324 Lots 1 (13.35 ac); & 2 (18.73 ac)
Gross Total = 32.08 ac
Galloway Twp., Atlantic County

0 1250 2500 5000 7500
Feet

N

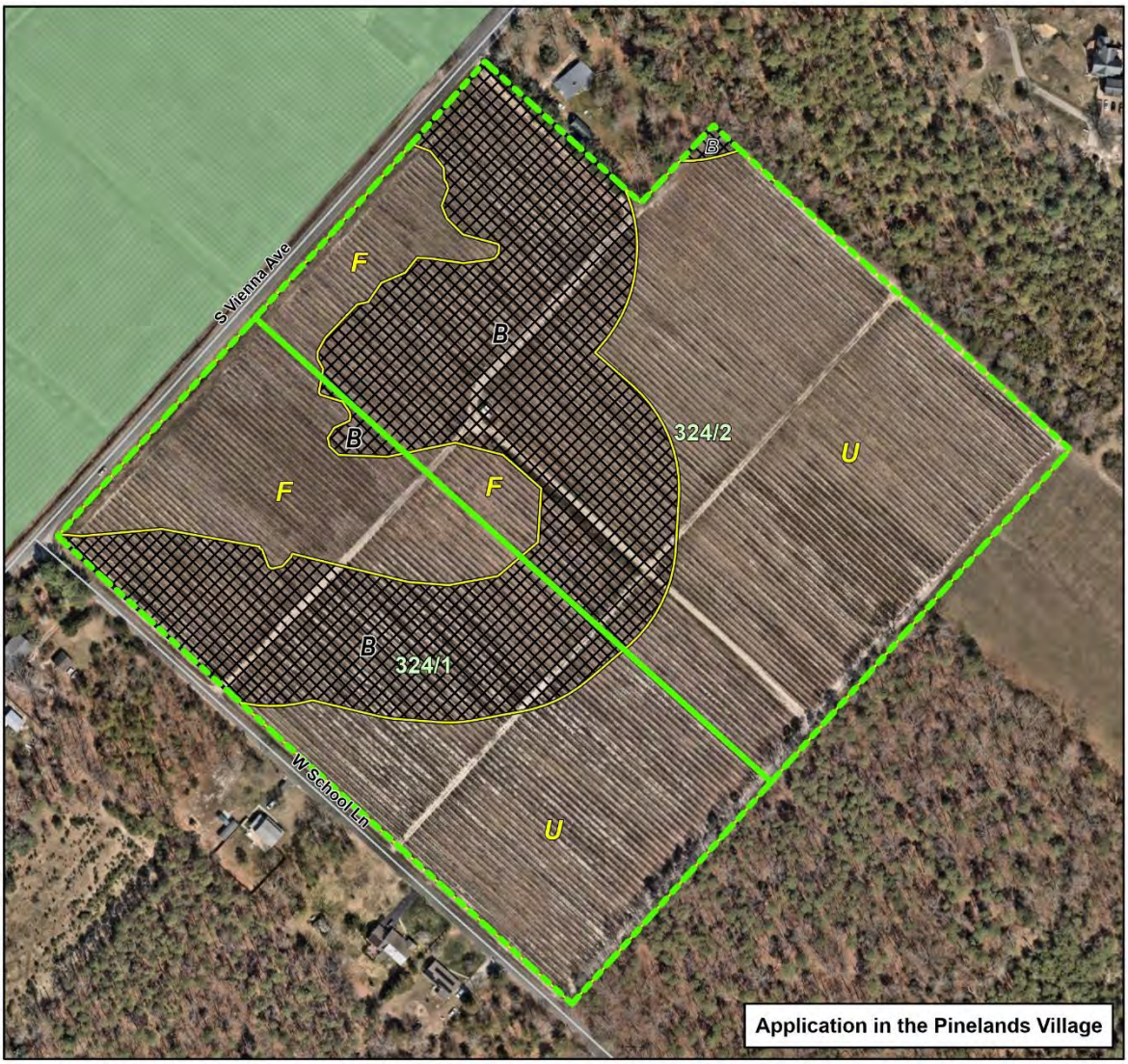
- Property in Question
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Agricultural Development Areas
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ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

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

5/29/2026

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Augustine, William (Term Preservation)
Block 324 Lots 1 (13.35 ac); & 2 (18.73 ac)
Gross Total = 32.08 ac
Galloway Twp., Atlantic County

	Gross %	Net %
Pinelands Freshwater Wetlands (F)	17	17
300' Buffer Area (B)	34	34
Uplands (U)	49	49

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

0 100 200 400 600 Feet

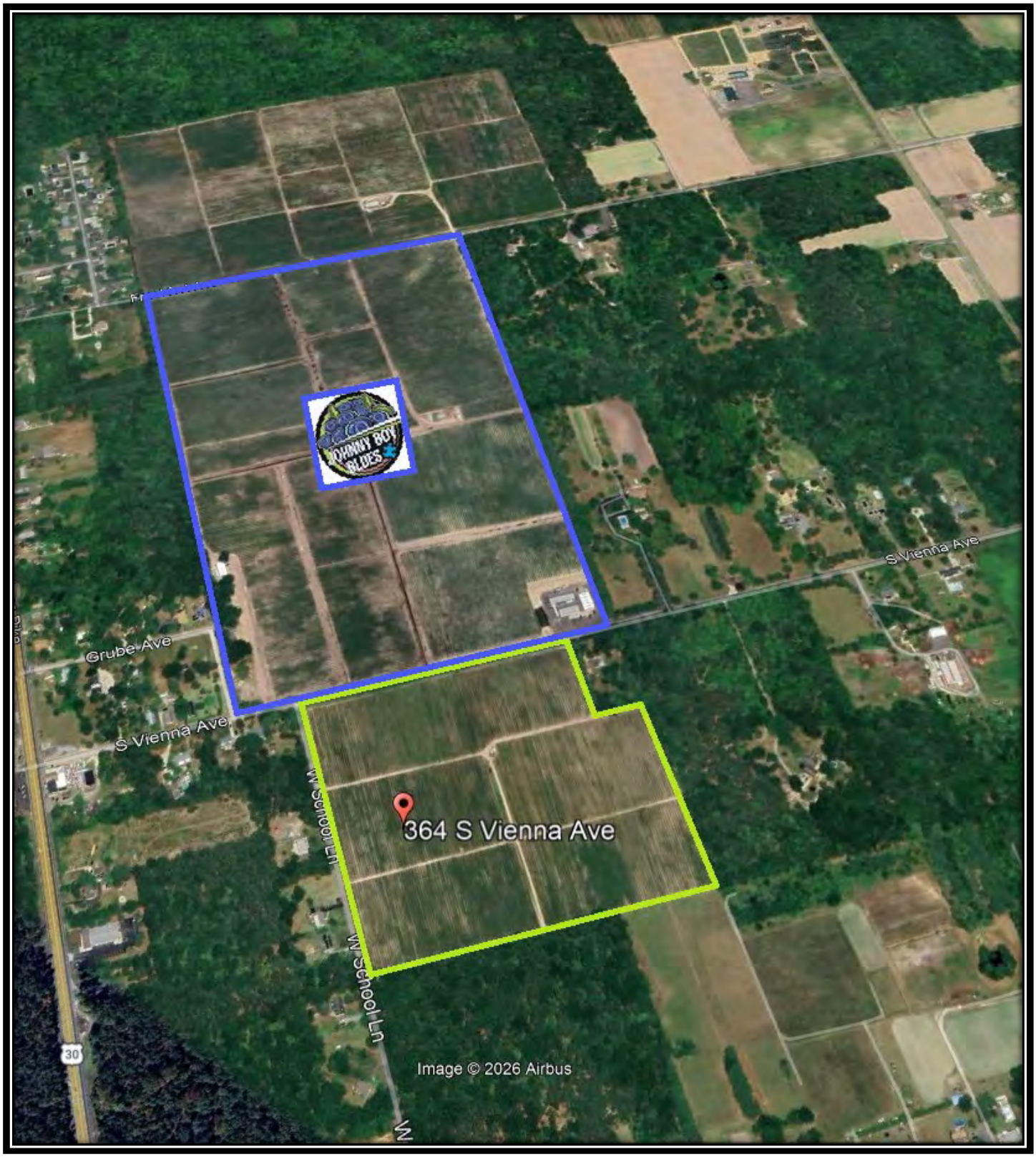
N

5/29/2026

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJPC "Pinelands Wetlands"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery as of map date"

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Schedule B


364 S Vienna Ave
S Vienna Ave
Grube Ave
S Vienna Ave
W School Ln
W School Ln
30
Image © 2026 Airbus

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STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R6(4)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO BURLINGTON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Roohr, Dennis & Susan ("Owners")
SADC ID# 03-0463-PG
New Hanover Township, Burlington County
N.J.A.C. 2:76-17 et seq.

JUNE 25, 2026

WHEREAS, on July 22, 2025, the application for the sale of a development easement for the subject farm identified as Block 5, Lot 10, New Hanover Township, Burlington County, totaling approximately 113.37 gross acres, hereinafter referred to as "the Property" (Schedule A), was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

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

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

WHEREAS, the Property includes three (3) exception areas: one (1), approximately 1-acre non-severable exception area to afford future flexibility for nonagricultural uses; one (1), 2-acre non-severable exception area for a future single-family residence; and one (1), 3-acre non-severable exception area for improvements and future flexibility of use resulting in approximately 107.37 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 Chief of Acquisition 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 Chief of Acquisition; 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

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3) Shall be limited to zero (0) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the 2-acre non-severable exception area:
1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one (1) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; 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 zero (0) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

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

WHEREAS, at the time of application, the Property was in corn, soybean, beef cattle, and pheasant 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 .98 acres (.91%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 65.95 which exceeds 46, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

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

WHEREAS, on October 22, 2025, in accordance with Resolution # FY2025R7(1), the Chief of Acquisition and Chairman certified the Development Easement value of $4,000 per acre based on zoning and environmental regulations in place as of August 13, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $10,000 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant

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to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $5,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $8,831.00 per acre; and

WHEREAS, the Owners accepted the County's offer of $8,831.00 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 for eligibility for an SADC cost share grant; and

WHEREAS, on May 8, 2025, the Burlington County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, the Township of New Hanover and the Burlington County Board of County Commissioners have not yet adopted resolutions approving and committing funding for the acquisition of a development easement; therefore, the SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments; and

WHEREAS, the estimated cost share breakdown is as follows (based on 107.37 acres)

	Total	Per/acre
SADC	$758,547.58	$7,064.80
Township	$94,818.45	$883.10
County	$94,818.45	$883.10
Total Purchase	$948,184.47	$8,831.00

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 $7,064.80; and

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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 $131,497.75 in base grant and $704,497.22 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 110.591 net easement acres, at a State cost share of $7,559.34 per acre, for a total grant of approximately $835,994.97 pursuant to N.J.A.C. 2:76-26.12.
3. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

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

8. The final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

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

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

6/25/2026

Signed by:
Stephanie Kreiser
C36BCB4422B6486...

Date

Stephanie Kreiser, Chief of Acquisition
State Agriculture Development Committee

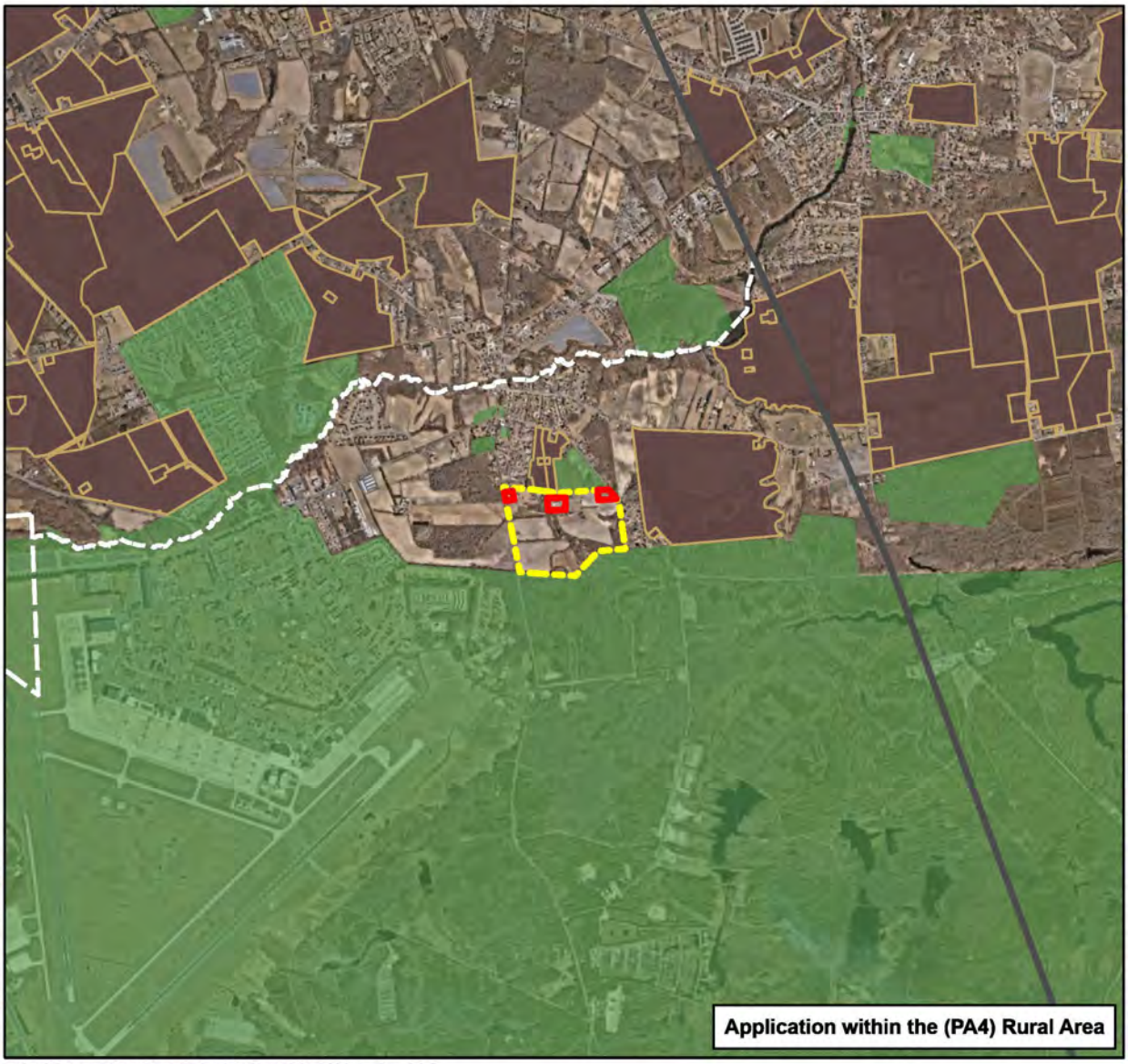
VOTE WAS RECORDED AS FOLLOWS:

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

Docusign Envelope ID: EDECF6FF-8B5A-85C5-81AF-A1322AFC6A76

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Roohr, Dennis & Susan
Block 5 Lots P/O 10 (107.37 ac); &
P/O 10-EN (non-severable exception - 1.0 ac); &
P/O 10-EN (non-severable exception - 2.0 ac); &
P/O 10-EN (non-severable exception - 3.0 ac)
Gross Total = 113.37 ac
New Hanover Twp., Burlington County

0 1250 2500 5000 7500 Feet

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

N

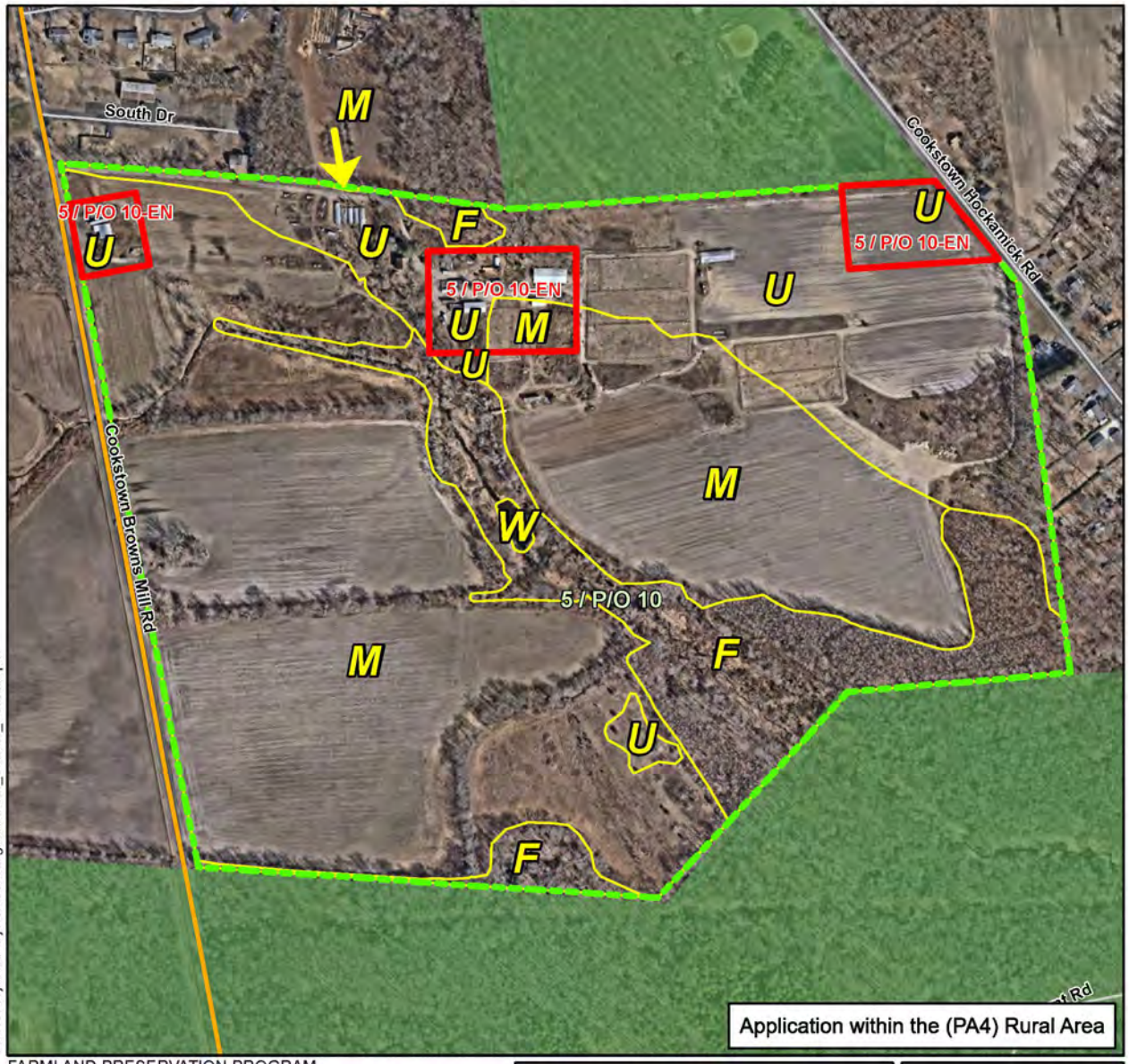
Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

7/2/2025

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Docusign Envelope ID: EDECF6FF-8B5A-85C5-81AF-A1322AFC6A76

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Roohr, Dennis & Susan
Block 5 Lots P/O 10 (107.37 ac); &
P/O 10-EN (non-severable exception - 1.0 ac); &
P/O 10-EN (non-severable exception - 2.0 ac); &
P/O 10-EN (non-severable exception - 3.0 ac)
Gross Total = 113.37 ac
New Hanover Twp., Burlington County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	15	16
Modified Ag (M)	61	63
Upland/Non-Wetlands (U)	24	21
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

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

N

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

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7/2/2025

Docusign Envelope ID: EDECF6FF-8B5A-85C5-81AF-A1322AFC6A76

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Roohr, Dennis & Susan
Block 5 Lots P/O 10 (107.37 ac); & P/O 10-EN (non-severable exception - 1.0 ac); &
P/O 10-EN (non-severable exception - 2.0 ac); & P/O 10-EN (non-severable exception - 3.0 ac)
Gross Total = 113.37 ac
New Hanover Twp., Burlington County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 107.37
Total Disturbance Acres (Does not include exception areas): 0.98
Percent of Disturbance: 0.91%

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

150 75 0 150 300 Feet

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

7/8/2025

Docusign Envelope ID: EDECF6FF-8B5A-85C5-81AF-A1322AFC6A76

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Roohr, Dennis & Susan**		
SADC ID:	**03-0463-PG**	**Total Score**	**38.31**
Farm Address:	**New Hanover**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.63**
Natural Resource Factors - Max Add-on % =		**10**	**5.68**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
	Max Allowable Score of all of the above	***30***	***28.31***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		8.32
Size		10.00
Tillability		8.00
Contiguity to Preserved Farms		7.00
Agricultural Water Availability (Y/N)		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.87	26.32
		Agricultural Resource %
		17.63

Natural Resource Factors		**Points**
Groundwater Recharge Capability		1.21
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		6.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	17.21
		Natural Resource %
		5.68

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$10,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,831**
Per Acre Value of Voluntary Deed Restrictions (each)	**$500**
Per Acre Value after Voluntary Deed Restrictions	**$8,831**
Net Acres	**107.39**
Estimated Easement Values	
Estimated Unadjusted Total	**$840,971**
Plus: Adjustment for Voluntary Restrictions (+)	**$107,390**
Estimated offer before Residential Opportunities reduction	**$948,361**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$948,361**

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.

Docusign Envelope ID: EDECF6FF-8B5A-85C5-81AF-A1322AFC6A76

SCHEDULE D

SADC County Planning Incentive Grant

Financial Status Burlington County

											Base Grant				Competitive Funds							
											Fiscal Year 09			1,057.50	Maximum Grant			Competitive Fund Balance				
											Fiscal Year 11			1,500,000.00	Fiscal Year 11		3,000,000.00	Fiscal Year 11		0.00		
											Fiscal Year 13			1,000,000.00	Fiscal Year 13		5,000,000.00	Fiscal Year 13		0.00		
											Fiscal Year 17			1,000,000.00	Fiscal Year 17		5,000,000.00	Fiscal Year 17		0.00		
											-				Fiscal Year 18		2,000,000.00	Fiscal Year 18		0.00		
											Fiscal Year 20			2,000,000.00	Fiscal Year 20		2,000,000.00	Fiscal Year 20		5,919,044.87		
					SADC						Fiscal Year 21			2,000,000.00	Fiscal Year 25		7,500,000.00	Fiscal Year 25		28,650,032.23		
					Certified	SADC					Fiscal Year 22			2,000,000.00								
					or	Grant	SADC		Federal Grant		Fiscal Year 25			1,000,000.00								
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	FY25 Balance
														10,501,057.50									
03-0430-PG	Giberson, Daniel & Pamela (North Farm)	Southampton	52.642	52.342	4,194.00	2,916.40	220,780.55	152,650.21	66,234.16		152,650.21	152,650.21	152,650.21	6,388,223.15									
03-0431-PG	Giberson, Daniel & Pamela (Home Farm)	Southampton	22.896	22.896	3,484.00	2,438.80	79,769.66	55,838.76	23,930.90		57,020.20	57,020.20	55,838.76	6,332,384.39									
03-0438-PG	Emmons, Dara & Douglas Edwards (Emmons Home)	Pemberton	89.734	89.734	4,019.00	2,811.40	360,640.95	180,320.48	180,320.47	71,957.69	260,616.78	180,320.48	180,320.48	6,152,063.91									
03-0437-PG	Emmons, Dara & Douglas Edwards (Emmons West)	Pemberton	77.187	77.187	3,673.00	2,603.80	283,507.85	141,753.92	141,753.93	59,225.59	212,990.84	141,753.92	141,753.92	6,010,309.99									
03-0435-PG	Stevens, John W. & Denise M.	Tabernacle	60.854	60.854	4,110.00	2,866.00	250,109.94	174,407.56			174,252.80	174,407.56	174,407.56	5,835,902.43									
03-0440-PG	Zimmermann, Michael E., et al	Tabernacle	126.311	126.212	4,294.00	2,956.00	542,379.43	373,082.67			385,652.15	373,082.67	373,082.67	5,462,819.76									
03-0400-PG	Gatley, John T., III & Tina Renee	Shamong	47.551	47.445	5,706.00	3,753.00	271,326.01	178,061.09			178,458.90	178,061.09	178,061.09	5,284,758.67									
03-0443-PG	Brace Lane Holdings, LLC	Tabernacle	30.194	30.194	5,636.00	3,280.00	170,173.38	99,036.32			99,036.32	99,036.32	99,036.32	5,185,722.35									
03-0449-PG	Russo's Fruit & Vegetable Farm, Inc.	North Hanover	152.894	152.734	5,398.00	3,599.00	825,321.81	549,689.67			567,166.41	549,689.67	549,689.67	4,636,032.68									
03-0450-PG	Durr, Lames and Lisa	North Hanover	98.868	98.709	10,300.00	6,180.00	1,016,702.70	610,021.62			623,191.20	610,021.62	610,021.62	4,026,011.06									
03-0448-PG	Roohr, Larry P. & Betty A.	Southampton	57.600	59.328	9,936.00	8,505.22	589,483.01	504,597.69			504,597.69			3,521,413.37									
03-0460-PG	Cheung, Nang Lung & Chan, Siu Mei	Southampton	54.279	54.245	8,673.00	6,938.40	470,466.89	376,373.51			419,654.11	376,373.51	376,373.51	3,145,039.86									
03-0454-PG	Doyle Farm, LLC	Southampton	147.394	147.394	7,991.00	6,392.80	1,177,825.45	942,260.36			1,030,477.51	942,260.36	942,260.36	2,202,779.50									
03-0459-PG	Lustgarten, Kenneth & Beverly	North Hanover	164.540	169.476	13,512.00	11,566.27	2,289,959.71	1,960,205.17			1,071,281.75			1,131,497.75	888,923.42						1,111,076.58		
03-0456-PG	Reid, David & Randall	North Hanover	267.870	275.906	11,855.00	10,147.88	3,270,865.63	2,799,860.98							2,799,860.98						-	311,215.60	
03-0461-PG	Van Wagoner, Edith - Trust of (East Blk 1202)	Springfield	162.0800	166.9420	9,570.00	8,191.92	1,597,634.94	1,367,575.51			1,000,000.00			131,497.75	367,575.51							-	7,443,640.09
03-0462-PG	Van Wagoner, Edith - Trust of (East Blk 1201)	Springfield	68.0000	70.0400	9,826.00	8,411.06	688,213.04	589,110.64							589,110.64								6,854,529.45
03-0463-PG	Roohr, Dennis & Susan	New Hanover	107.3700	110.5910	8,831.00	7,559.34	976,629.12	835,994.97			131,497.75			-	704,497.22								6,150,032.23
Closed	**64**		**6,576.218**	**6,522.870**			**29,417,200.22**	**18,973,693.71**	**3,312,722.01**	**146,531.11**													
Encumbered	**8**		**827.460**	**852.283**			**9,412,785.45**	**8,057,344.97**															
										Encumber/Expended	FY09	-	-	1,057.50	-								
										Encumber/Expended	FY11	-	-	1,500,000.00	-	-	3,000,000.00	-					
										Encumber/Expended	FY13	-	-	1,000,000.00	-	-	5,000,000.00		-				
										Encumber/Expended	FY17	-	-	1,000,000.00	-	-	3,004,694.45			1,995,305.55			
										Encumber/Expended	FY18				2,000,000.00	-	-				-		
										Encumber/Expended	FY20	-	-	2,000,000.00	-	2,000,000.00	-	-				-	
										Encumber/Expended	FY21	547,878.29	-	1,452,121.71	-								
										Encumber/Expended	FY22	1,159,498.90	-	840,501.10	-								
										Encumber/Expended	FY25	1,000,000.00	-	-	-	1,349,967.77	-	-					
											Total				0.00				0.00	0.00	1,995,305.55	0.00	0.00	6,150,032.23

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R6(5)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

JUNE 25, 2026

Subject Property: **Rose, Christopher and Tracey**
Block 909, Lot 4 – Pemberton Township, Burlington County
SADC ID# 03-0043-DE

WHEREAS, on October 20, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Rose, Christopher and Tracey, hereinafter "Owners," for the property identified as Block 909, Lot 4, Pemberton Township, Burlington County, hereinafter "the Property," totaling approximately 24.16 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 0.50-acre non-severable exception area for future flexibility but with zero (0) single family residential opportunities resulting in approximately 23.66 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 0.50-acre non-severable exception area:

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to zero (0) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) One (1) existing single family residential unit
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0.81 acres (3.42%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) on December 22, 2025; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on June 1, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $4,400 per acre based on zoning and environmental regulations in place as of the current valuation date April 16, 2026

WHEREAS, the Property in the Pinelands Special Agricultural Production Area; and

WHEREAS, the New Jersey Pinelands Commission Letter of Interpretation #2271 allocated 1.0 Pinelands Development Credit (PDC) to Block 909, Lot 4; and

WHEREAS, as a result of the conveyance of the deed of easement to the SADC, 1.0 PDC will be retired; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.3, the SADC issued a Pinelands Formula Valuation Certification of $2,334 per acre without the impervious cover option and $2,626 with the 10% impervious cover option; and

WHEREAS, the SADC certified the market value unrestricted of $27,600 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $13,800 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $21,133 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $21,133 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $21,133 per acre for a total of approximately $500,006.78.

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

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

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

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

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

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

06/25/2026

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	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
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

Rose, Christopher and Tracey
Block 909 Lots P/O 4 (23.66 ac); &
P/O 4-EN (non-severable exception - 0.5 ac)
Gross Total = 24.16 ac
Pemberton Twp., Burlington County

0 1250 2500 5000 7500 Feet

N

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

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

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

10/27/2025

Wetlands



C:\Workspace\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Rose, Christopher and Tracey
Block 909 Lots P/O 4 (23.66 ac); &
P/O 4-EN (non-severable exception - 0.5 ac)
Gross Total = 24.16 ac
Pemberton Twp., Burlington County

0 125 250 500 750
Feet

	Gross %	Net %
Pinelands Freshwater Wetlands (F)	95	94.5
300' Buffer Area (B)	5	5.5
Uplands (U)	0	0

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

N

10/30/2025

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

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SCHEDULE B

Preliminary Soil Disturbance Map



C:\Workspace\Rose, Christopher and Tracey.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Rose, Christopher and Tracey
Block 909 Lots P/O 4 (23.66 ac); &
P/O 4-EN (non-severable exception - 0.5 ac)
Gross Total = 24.16 ac
Pemberton Twp., Burlington County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 23.66
Total Disturbance Acres (Does not include exception areas): 0.81
Percent of Disturbance: 3.42%

250 125 0 250 500 Feet

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

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

10/29/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Rose, Christopher & Tracey**		
SADC ID:	**03-0043-DE**	**Total Score**	**26.57**
Farm Address:	**Pemberton**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**10.59**
Natural Resource Factors - Max Add-on % =		**10**	**5.98**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***16.57***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		4.80
Size		0.00
Tillability		10.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	15.80
		Agricultural Resource %
		10.59

Natural Resource Factors		**Points**
Groundwater Recharge Capability		2.13
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		6.00
Contiguity to Preserved Open Space		10.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	18.13
		Natural Resource %
		5.98

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$27,600**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$18,373**
Per Acre Value of Voluntary Deed Restrictions (each)	**$1,380**
Per Acre Value after Voluntary Deed Restrictions	**$21,133**
Net Acres	**23.67**
Estimated Easement Values	
Estimated Unadjusted Total	**$434,889**
Plus: Adjustment for Voluntary Restrictions (+)	**$65,329**
Estimated offer before Residential Opportunities reduction	**$500,218**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$500,218**

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R6(6)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

JUNE 25, 2026

Subject Property: **Stewgler Land, LLC**
Block 18, Lot 6 – Kingwood Township, Hunterdon County
SADC ID# 10-0321-DE

WHEREAS, on January 08, 2026, the State Agriculture Development Committee ("SADC") received a development easement sale application from Stewgler Land, LLC, hereinafter "Owners," for the property identified as Block 18, Lot 6, Kingwood Township, Hunterdon County, hereinafter "the Property," totaling approximately 53.76 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 4.52-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 49.24 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 4.52-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 hay production; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0 acres (0%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, this application is categorized as an Alternate farm in accordance with N.J.A.C. 2:76-6.16 and 11.5, SADC Policy P-14-E ("Prioritization of Project Areas and Individual Applications"), and the State acquisition selection criteria approved by the SADC on September 15, 2025; and

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) on February 2, 2026; 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 May 11, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $4,100 per acre based on zoning and environmental regulations in place as of the current valuation date March 20, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $10,900 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 $5,450 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $8,910 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $8,910 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $8,910 per acre for a total of approximately $438,728.40.

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

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

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

6. The SADC authorizes the Chairman or Executive Director to execute an Agreement to Sell Development Easement and all necessary documents to contract for the

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

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

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

6/25/26

Date

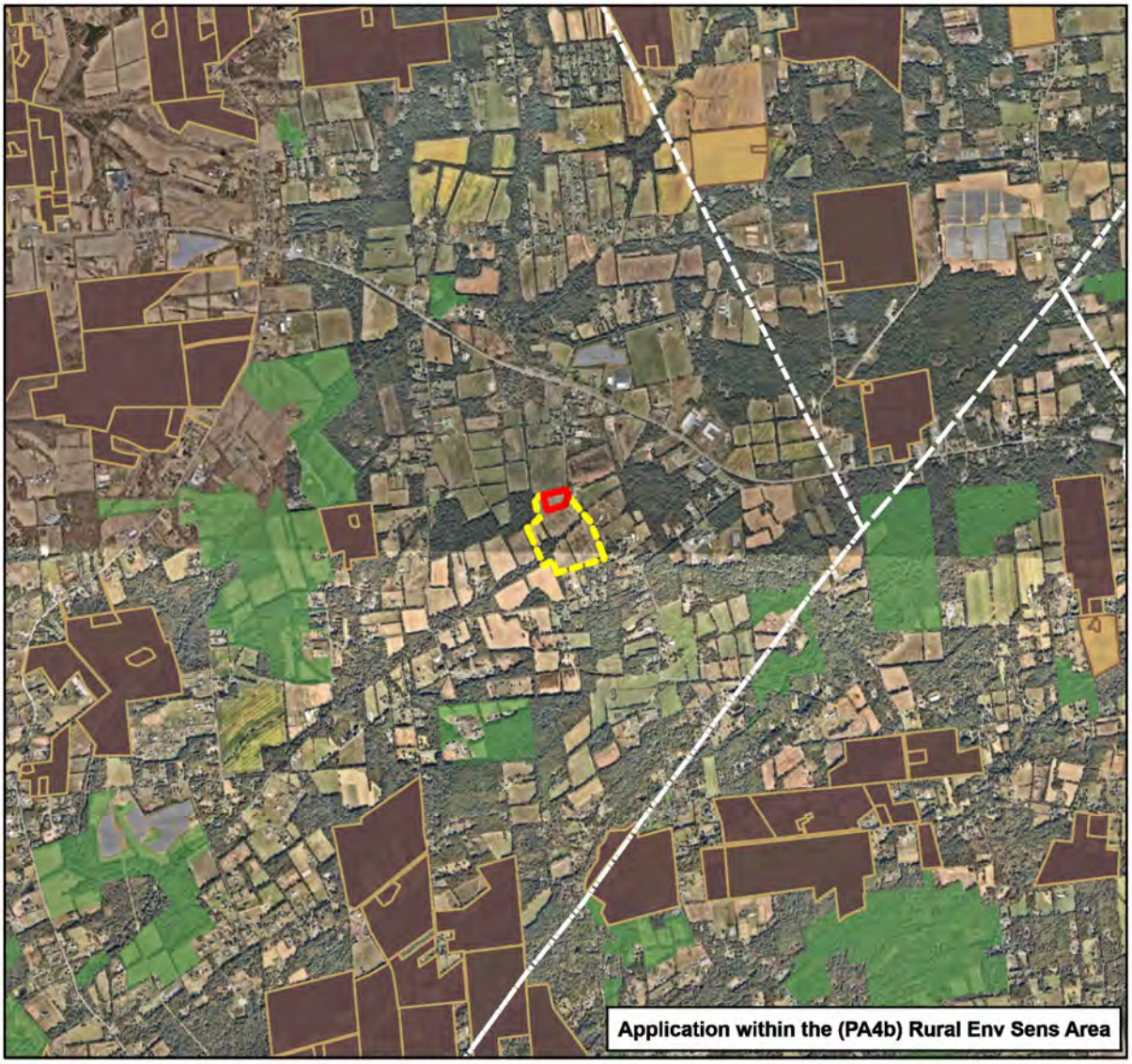
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stewgler Land, LLC
Block 18 Lots P/O 6 (49.24 ac); &
P/O 6-EN (non-severable exception - 4.52 ac)
Gross Total = 53.76 ac
Kingwood Twp., Hunterdon County

0 1250 2500 5000 7500
Feet

N

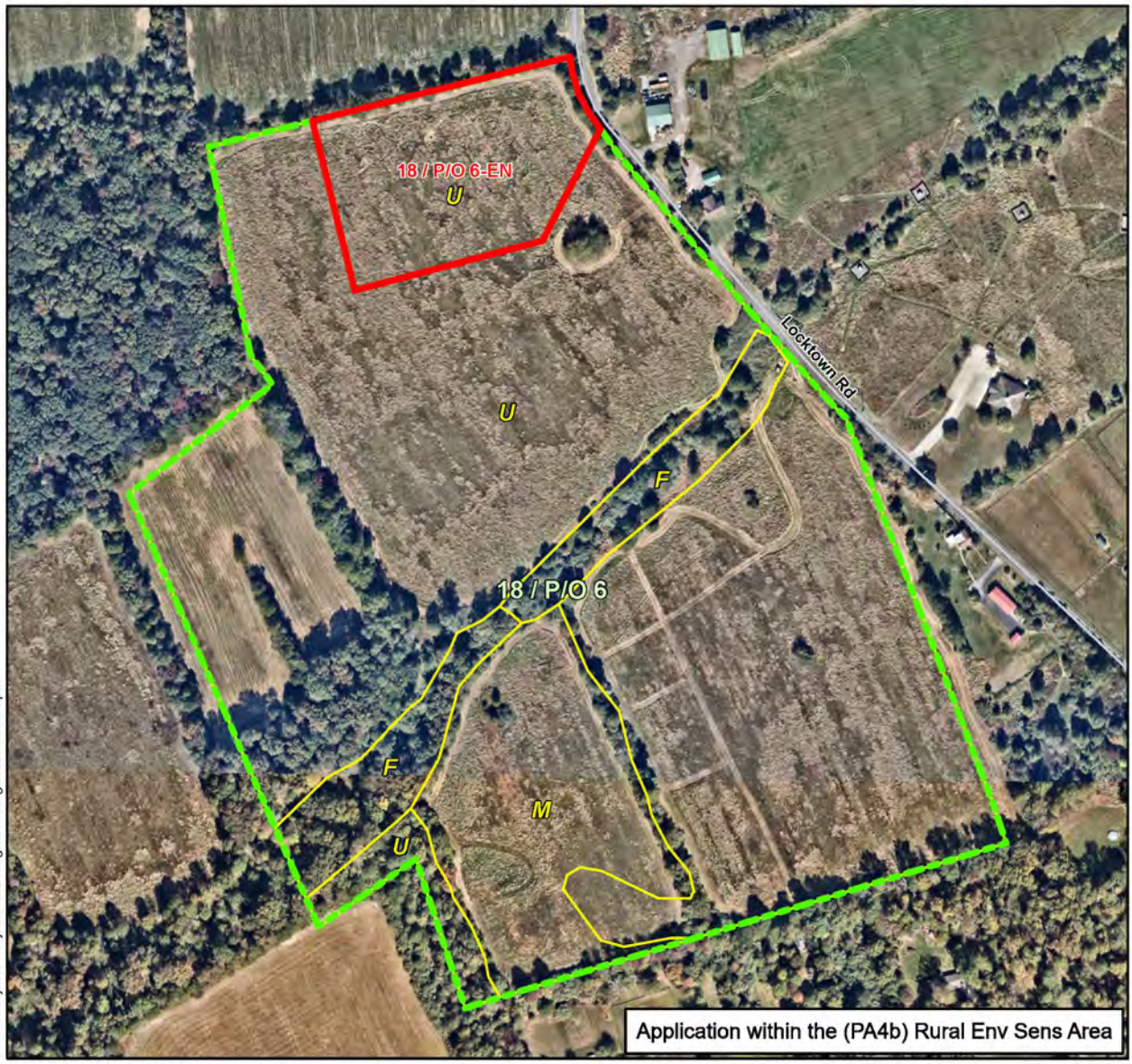
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

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

1/27/2026

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stewgler Land, LLC
Block 18 Lots P/O 6 (49.24 ac); &
P/O 6-EN (non-severable exception - 4.52 ac)
Gross Total = 53.76 ac
Kingwood Twp., Hunterdon County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	7	7
Modified Ag (M)	12	13
Upland/Non-Wetlands (U)	81	80
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

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

N

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

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1/27/2026

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stewgler Land, LLC
Block 18 Lots P/O 6 (49.24 ac); &
P/O 6-EN (non-severable exception - 4.52 ac)
Gross Total = 53.76 ac
Kingwood Twp., Hunterdon County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 49.24
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

150 75 0 150 300 Feet

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

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

1/28/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Stewgler Land, LLC**		
SADC ID:	**10-0321-DE**	**Total Score**	**31.74**
Farm Address:	**Kingwood**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**16.75**
Natural Resource Factors - Max Add-on % =		**10**	**4.99**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***21.74***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		8.00
Size		8.00
Tillability		9.00
Contiguity to Preserved Farms		0.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	25.00
		Agricultural Resource %
		16.75

Natural Resource Factors		**Points**
Groundwater Recharge Capability		4.11
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	15.11
		Natural Resource %
		4.99

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$10,900**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,820**
Per Acre Value of Voluntary Deed Restrictions (each)	**$545**
Per Acre Value after Voluntary Deed Restrictions	**$8,910**
Net Acres	**49.24**
Estimated Easement Values	
Estimated Unadjusted Total	**$385,057**
Plus: Adjustment for Voluntary Restrictions (+)	**$53,672**
Estimated offer before Residential Opportunities reduction	**$438,729**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$438,729**

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R6(7)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

JUNE 25, 2026

Subject Property: **Fitzpatrick, Dudley A. & Tanice T.**
Block 72 , Lots 3 and 3.03 - Hopewell Township, Mercer County
SADC ID#11-0057-DE

WHEREAS, on April 24, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Fitzpatrick, Dudley A. and Tanice T, hereinafter "Owners," for the property identified as Block 72, Lots 3 and 3.03, Hopewell Township, Mercer County, hereinafter "the Property," totaling approximately 44.02 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 3-acre non-severable exception area for the existing single family residential unit and a detached apartment and to afford future flexibility for nonagricultural uses resulting in approximately 41.02 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 single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

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

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

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0.43 acres (0.01%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) on September 15, 2025; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on March 26, 2026, the SADC certified the Development Easement value of $11,500 per acre based on zoning and environmental regulations in place as of the current valuation date December 1, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $23,500 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $11,750 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $19,975 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $19,975 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $19,975 per acre for a total of approximately $819,374.50.

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

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

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

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

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

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

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

6/25/2026

Date

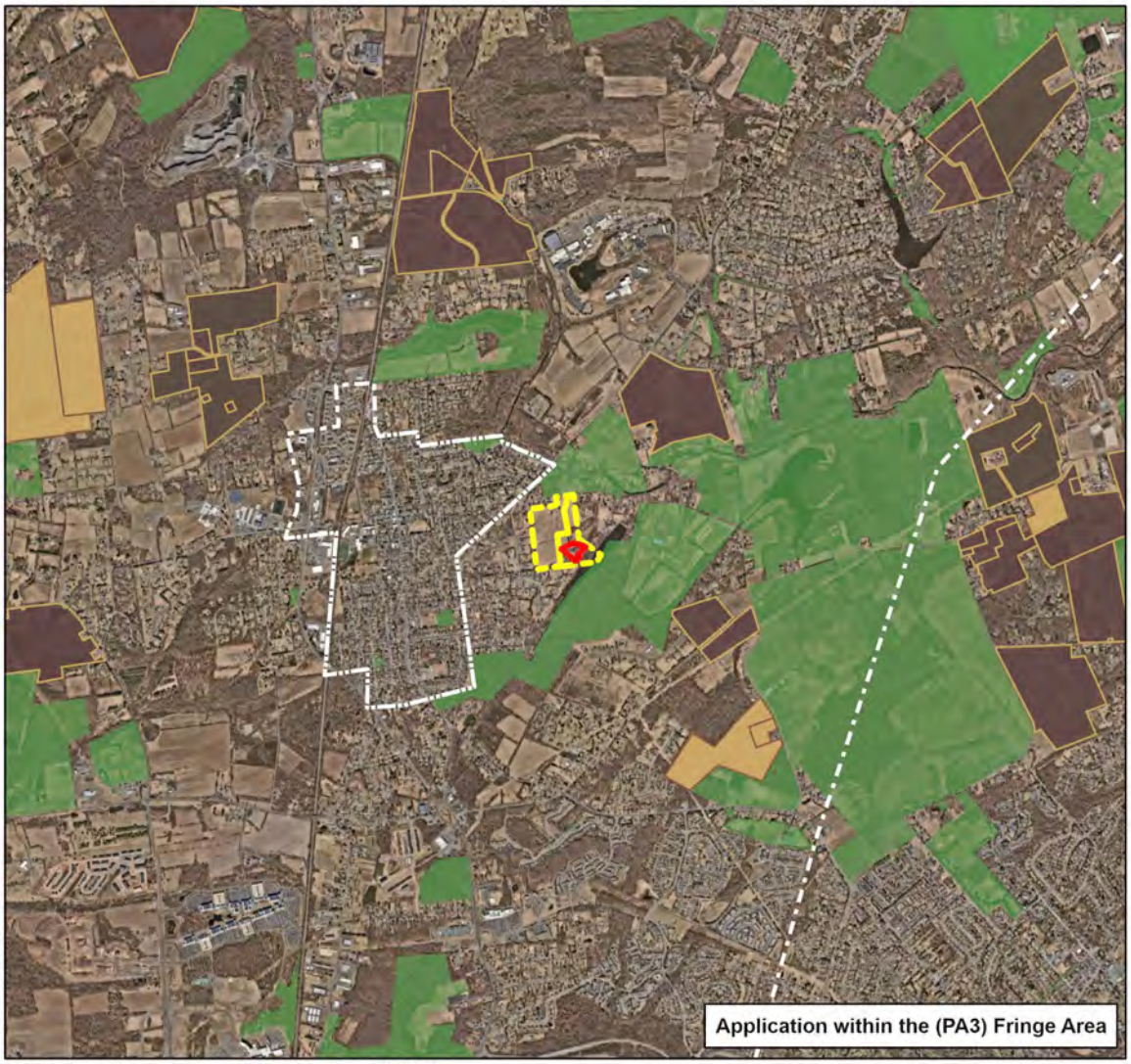
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
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

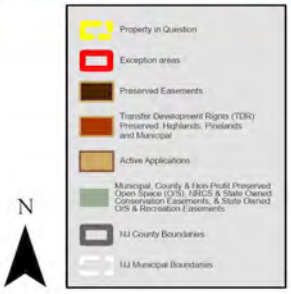


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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Fitzpatrick, Dudley A. & Tanice T.
Block 72 Lots 3 (25.70 ac); P/O 3.03 (15.32 ac) &
P/O 3.03-EN (non-severable exception - 3.0 ac)
Gross Total = 44.02 ac
Hopewell Twp., Mercer County





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

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

7/9/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Fitzpatrick, Dudley A. & Tanice T.
Block 72 Lots 3 (25.70 ac); P/O 3.03 (15.32 ac) &
P/O 3.03-EN (non-severable exception - 3.0 ac)
Gross Total = 44.02 ac
Hopewell Twp., Mercer County

	Gross %	Net %
Freshwater Wetlands (F)	0	0
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	97	96
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	3	4

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

0 100 200 400 600 Feet

N

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

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7/9/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Fitzpatrick, Dudley A. & Tanice T.
Block 72 Lots 3 (25.70 ac); P/O 3.03 (15.32 ac) &
P/O 3.03-EN (non-severable exception - 3.0 ac)
Gross Total = 44.02 ac
Hopewell Twp., Mercer County

Estimated Easement Acres: 41.02
Total Disturbance Acres (Does not include exception areas): 0.43
Percent of Disturbance: 0.01%

Extent of Disturbance
Easement Area
Exception Area

150 75 0 150 300 Feet

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

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

7/14/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Fitzpatrick, Dudley A. & Tanice T.**		
SADC ID:	**11-0057-DE**	**Total Score**	**35.00**
Farm Address:	**Hopewell, Mercer**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**16.21**
Natural Resource Factors - Max Add-on % =		**10**	**6.97**
Local Importance Factors - Max Add-on %=		**15**	**10.00**
Max Allowable Score of all of the above		***30***	***30.00***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		9.20
Size		6.00
Tillability		9.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	24.20
		Agricultural Resource %
		16.21

Natural Resource Factors		**Points**
Groundwater Recharge Capability		7.13
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		9.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	21.13
		Natural Resource %
		6.97

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$23,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$18,800**
Per Acre Value of Voluntary Deed Restrictions (each)	**$1,175**
Per Acre Value after Voluntary Deed Restrictions	**$19,975**
Net Acres	**41.03**
Estimated Easement Values	
Estimated Unadjusted Total	**$771,364**
Plus: Adjustment for Voluntary Restrictions (+)	**$48,210**
Estimated offer before Residential Opportunities reduction	**$819,574**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$819,574**

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R6(8)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

JUNE 25, 2026

Subject Property: **Pier Road Farmland Partnership**
Block 20 , Lot 6.01 – Greenwich Township, Cumberland County
SADC ID# 06-0102-DE

WHEREAS, on July 29, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Pier Road Farmland Partnership, hereinafter "Owners," for the property identified as Block 20, Lot 6.01, Greenwich Township, Cumberland County, hereinafter "the Property," totaling approximately 35.39 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 1-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 34.39 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 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 0.01 acres (0.03%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, the SADC granted preliminary approval on December 4, 2025; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on May 5, 2026, in accordance with Resolution # FY2025R7(1), the SADC certified the Development Easement value of $2,700 per acre based on zoning and environmental regulations in place as of the current valuation date March 26, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $8,400 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $4,200 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $7,014 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $7,014 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $7,014 per acre for a total of approximately $241,211.46

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

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

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

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

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

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

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

6/25/2026

Date

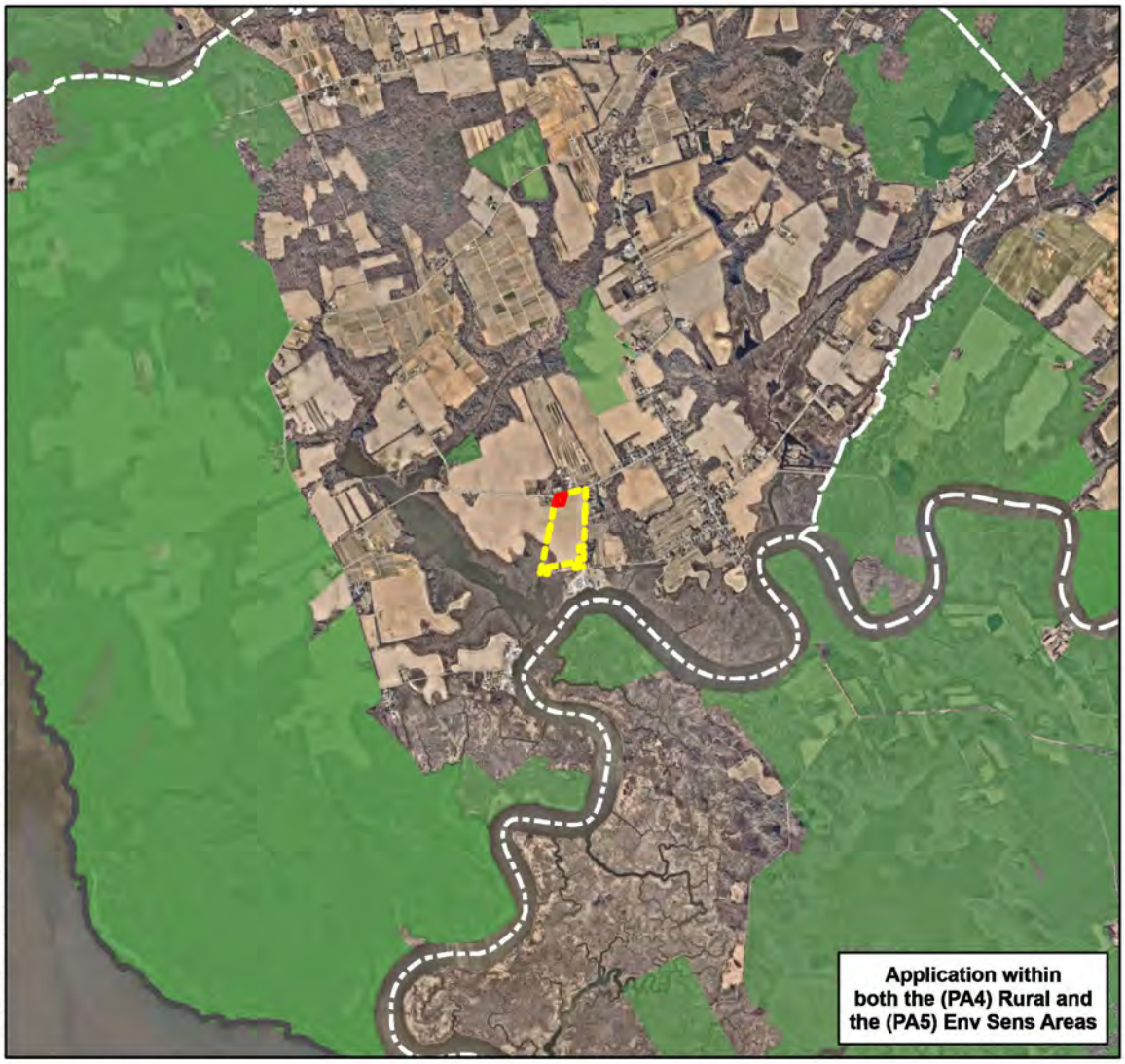
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
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



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Pier Road Farmland Partnership
Block 20 Lots P/O 6.01 (34.39 ac); &
P/O 6.01-EN (non-severable exception - 1.00 ac)
Gross Total = 35.39 ac
Greenwich Twp., Cumberland County

0 1250 2500 5000 7500
Feet

N

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

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

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

1/5/2026

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Pier Road Farmland Partnership
Block 20 Lots P/O 6.01 (34.39 ac); &
P/O 6.01-EN (non-severable exception - 1.00 ac)
Gross Total = 35.39 ac
Greenwich Twp., Cumberland County

0 100 200 400 600
Feet

	Gross %	Net %
Freshwater Wetlands (F)	2	3
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	91	90
Tidal Wetlands (T)	6.9	6.9
300' Buffer Area (B)	0	0
Water (W)	0.1	0.1

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

N

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

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

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

1/6/2026

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Pier Road Farmland Partnership
Block 20 Lots P/O 6.01 (34.39 ac); & P/O 6.01-EN (non-severable exception - 1.00 ac)
Gross Total = 35.39 ac
Greenwich Twp., Cumberland County

Estimated Easement Acres: 34.39
Total Disturbance Acres (Does not include exception areas): 0.01
Percent of Disturbance: 0.03%

150 75 0 150 300 Feet

Extent of Disturbance
Easement Area
Exception Area

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

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

1/8/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Pier Road Farmland Partnership**		
SADC ID:	**06-0102-DE**	**Total Score**	**33.50**
Farm Address:	**Greenwich (Cumberland)**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**18.67**
Natural Resource Factors - Max Add-on % =		**10**	**4.83**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***23.50***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		9.87
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	27.87
		Agricultural Resource %
		18.67

Natural Resource Factors		**Points**
Groundwater Recharge Capability		3.63
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		6.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	14.63
		Natural Resource %
		4.83

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$8,400**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$6,174**
Per Acre Value of Voluntary Deed Restrictions (each)	**$420**
Per Acre Value after Voluntary Deed Restrictions	**$7,014**
Net Acres	**34.40**
Estimated Easement Values	
Estimated Unadjusted Total	**$212,386**
Plus: Adjustment for Voluntary Restrictions (+)	**$28,896**
Estimated offer before Residential Opportunities reduction	**$241,282**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$241,282**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-8 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R6(9)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

JUNE 25, 2026

Subject Property: **Greenwich Farmland Partnership**
Block 18 , Lot 35.01 - Greenwich Township, Cumberland County
SADC ID# 06-0100-DE

WHEREAS, on July 28, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Greenwich Farmland Partnership, hereinafter "Owners," for the property identified as Block 18, Lot 35.01, Greenwich Township, Cumberland County, hereinafter "the Property," totaling approximately 99.97 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 1-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 98.97 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

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

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one (1) single family residential 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 0.07 acres (0.07%) of existing soil disturbance on the Premises (Schedule B); and

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on May 5, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $1,900 per acre based on zoning and environmental regulations in place as of the current valuation date March 19, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $6,800 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $3,400 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $5,698 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $5,698 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $5,698 per acre for a total of approximately $563,931.06.

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

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

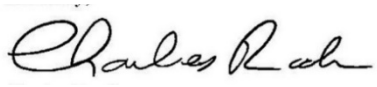
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

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

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

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

6/25/2026



Date

Charles Roohr, Executive Director
State Agriculture Development Committee

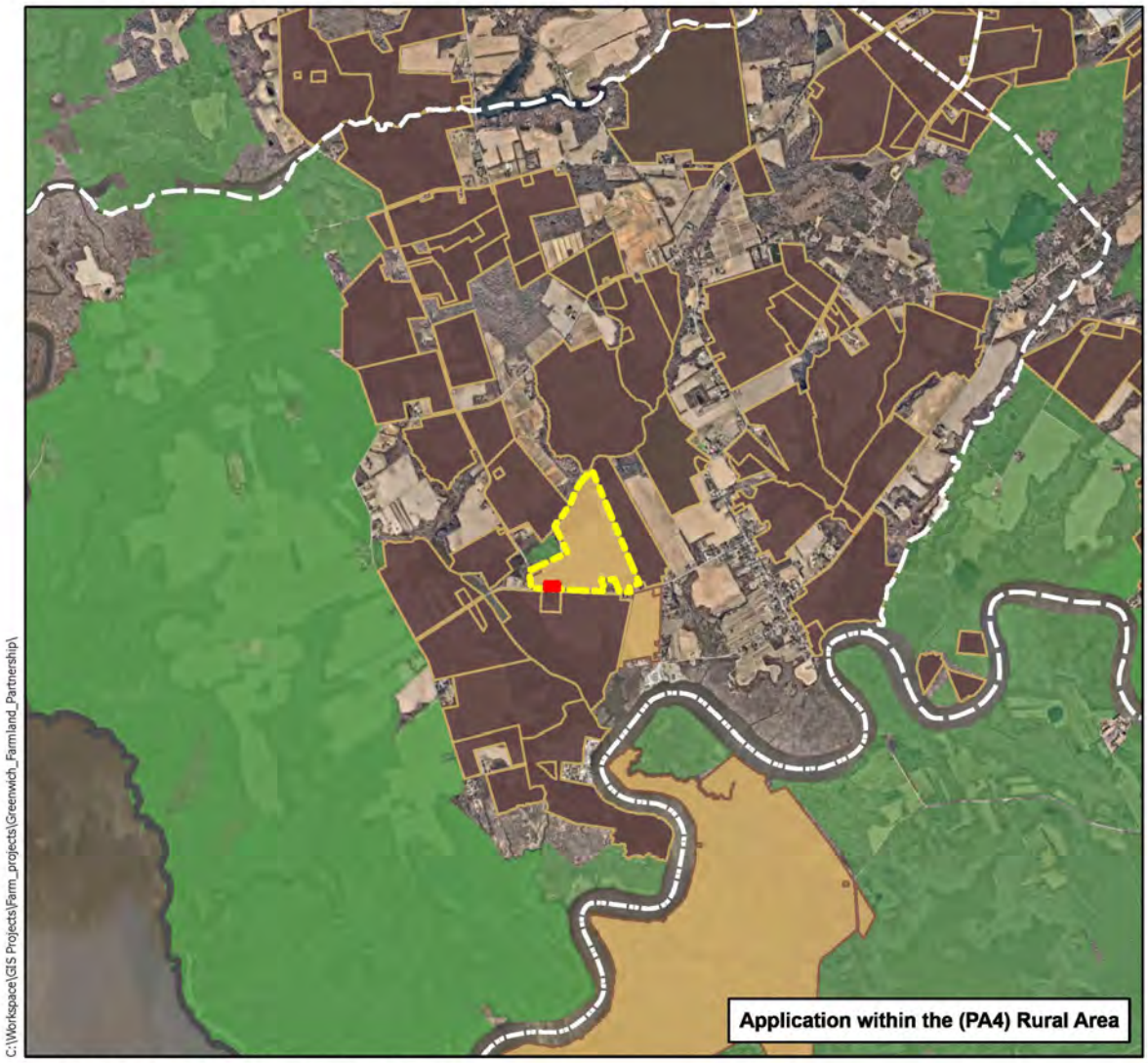
VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
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

https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/06-0100-DE/Acquisition/Approvals & Agreements/Greenwich Farmland Partnership SADC Final Approval Direct 6.8.2026.docx

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Greenwich Farmland Partnership
Block 18 Lots P/O 35.01 (98.97 ac); &
P/O 35.01-EN (non-severable exception - 1.0 ac)
Gross Total = 99.97 ac
Greenwich Twp., Cumberland County

0 1250 2500 5000 7500 Feet

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

N

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

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

12/29/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Greenwich Farmland Partnership
Block 18 Lots P/O 35.01 (98.97 ac); &
P/O 35.01-EN (non-severable exception - 1.0 ac)
Gross Total = 99.97 ac
Greenwich Twp., Cumberland County

0 125 250 500 750 1,000 Feet

	Gross %	Net %
Freshwater Wetlands (F)	13	13
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	87	87
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

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

N

12/29/2025

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

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

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

SCHEDULE B

Preliminary Soil Disturbance Map



C:\Workspace\GIS Projects\Farm_projects\Greenwich_Farmland_Partnership\Greenwich_Farmland_Partnership_remap.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Greenwich Farmland Partnership
Block 18 Lots P/O 35.01 (98.97 ac); &
P/O 35.01-EN (non-severable exception - 1.0 ac)
Gross Total = 99.97 ac
Greenwich Twp., Cumberland County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 98.97
Total Disturbance Acres (Does not include exception areas): 0.07
Percent of Disturbance: 0.07%

250 125 0 250 500 Feet

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

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

12/29/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Greenwich Farmland Partnership**		
SADC ID:	**06-0100-DE**	**Total Score**	**33.80**
Farm Address:	Greenwich (cumberland)	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	18.19
Natural Resource Factors - Max Add-on % =		10	5.61
Local Importance Factors - Max Add-on %=		15	0.00
Max Allowable Score of all of the above		*30*	*23.80*
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors		Points
Soils		9.15
Size		8.00
Tillability		8.00
Contiguity to Preserved Farms		10.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	27.15
		Agricultural Resource %
		18.19

Natural Resource Factors		Points
Groundwater Recharge Capability		3.45
Upland Forest		1.50
Wetland & Open Water/Flood Hazard Mitigation		6.00
Contiguity to Preserved Open Space		6.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	17.00
		Natural Resource %
		5.61

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

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

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$6,800**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$5,018**
Per Acre Value of Voluntary Deed Restrictions (each)	**$340**
Per Acre Value after Voluntary Deed Restrictions	**$5,698**
Net Acres	**98.98**
Estimated Easement Values	
Estimated Unadjusted Total	**$496,682**
Plus: Adjustment for Voluntary Restrictions (+)	**$67,306**
Estimated offer before Residential Opportunities reduction	**$563,988**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$563,988**

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R6(10)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

JUNE 25, 2026

Subject Property: **Alexander & Scovel Partnership, LLC**
Block 21, Lot 1 – Hopewell Township, Cumberland County
SADC ID# 06-0101-DE

WHEREAS, on July 28, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Alexander & Scovel Partnership, LLC, hereinafter "Owner" for the property identified as Block 21, Lot 1, Hopewell Township, Cumberland County, hereinafter "the Property," totaling approximately 99.17 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 0.50-acre severable exception area for future flexibility and one (1), approximately 1-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 97.67 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 0.50-acre severable exception area:

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

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

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one (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 0 acres (0%) of existing soil disturbance on the Premises (Schedule B); and

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on June 1, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $4,800 per acre based on zoning and environmental regulations in place as of the current valuation date March 26, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $10,500 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $5,250 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $9,219 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $9,219 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $9,219 per acre for a total of approximately $900,419.73.

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

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

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

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

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

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

06/25/2026



Date

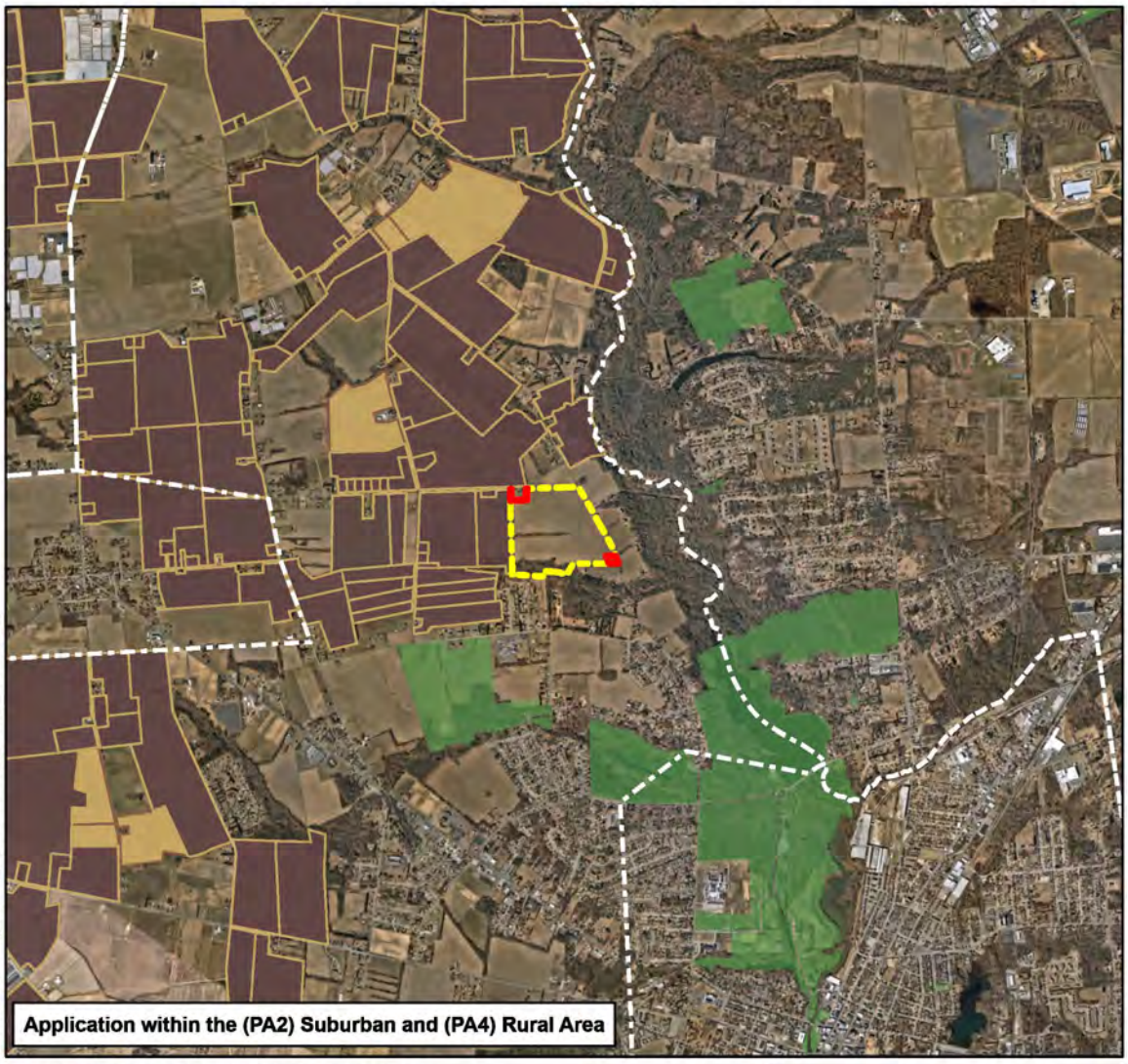
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
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



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Alexander & Scovel Partnership, LLC
Block 21 Lots P/O 1 (97.67 ac); &
P/O 1-EN (non-severable exception - 1.0 ac); &
P/O 1-ES (severable exception - 0.5 ac)
Gross Total = 99.17 ac
Hopewell Twp., Cumberland County

0 1250 2500 5000 7500
Feet

N

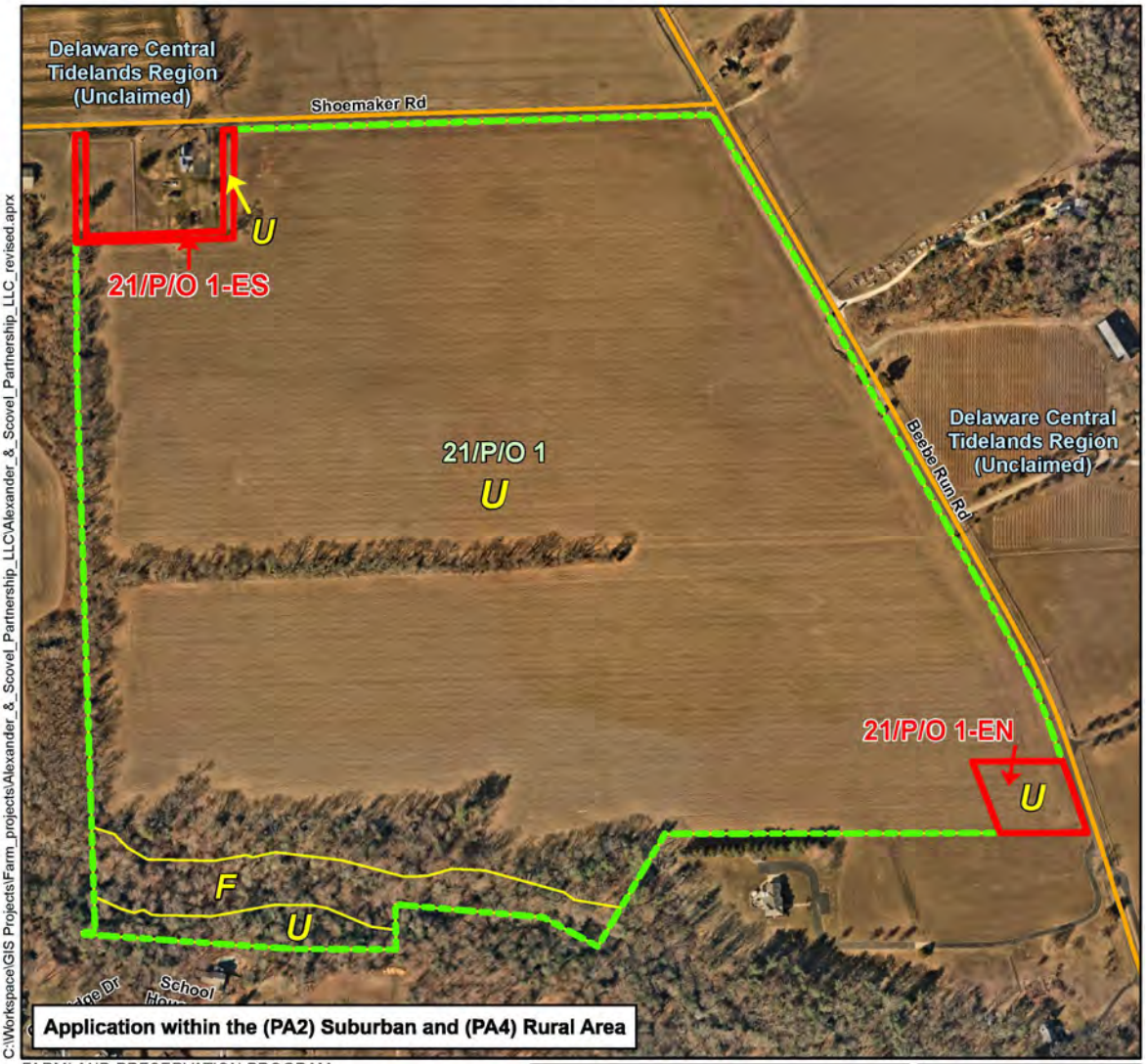
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

12/8/2025

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

Wetlands



C:\Workspace\GIS Projects\Farm_projects\Alexander_&_Scovel_Partnership_LLC\Alexander_&_Scovel_Partnership_LLC_revised.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Alexander & Scovel Partnership, LLC
Block 21 Lots P/O 1 (97.67 ac); &
P/O 1-EN (non-severable exception - 1.0 ac); &
P/O 1-ES (severable exception - 0.5 ac)
Gross Total = 99.17 ac
Hopewell Twp., Cumberland County

	Gross %	Net %
Freshwater Wetlands (F)	4	4
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	96	96
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

0 100 200 400 600 Feet

N

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

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

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

12/8/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Alexander & Scovel Partnership, LLC
Block 21 Lots P/O 1 (97.67 ac); &
P/O 1-EN (non-severable exception - 1.0 ac); & P/O 1-ES (severable exception - 0.5 ac)
Gross Total = 99.17 ac
Hopewell Twp., Cumberland County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 98.17
Total Disturbance Acres (Does not include exception areas): 0
Percent of Disturbance: 0%

150 75 0 150 300 Feet

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

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

12/9/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Alexander & Scovel Partnership**		
SADC ID:	**06-0101-DE**	**Total Score**	**37.80**
Farm Address:	Hopewell Twp Cumberland Co	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		**20**	**18.75**
Natural Resource Factors - Max Add-on % =		**10**	**4.05**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***27.80***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		9.99
Size		8.00
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	27.99
		Agricultural Resource %
		18.75

Natural Resource Factors		**Points**
Groundwater Recharge Capability		5.26
Upland Forest		1.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	12.26
		Natural Resource %
		4.05

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$10,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,169**
Per Acre Value of Voluntary Deed Restrictions (each)	**$525**
Per Acre Value after Voluntary Deed Restrictions	**$9,219**
Net Acres	**97.68**
Estimated Easement Values	
Estimated Unadjusted Total	**$797,948**
Plus: Adjustment for Voluntary Restrictions (+)	**$102,564**
Estimated offer before Residential Opportunities reduction	**$900,512**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$900,512**

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R6(11)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

JUNE 25, 2026

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

WHEREAS, on September 20, 2025, the State Agriculture Development Committee ("SADC") received 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 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 0.5-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 35.47 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 0.5-acre non-severable exception area:

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

WHEREAS, the Premises includes:

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

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0.43 acres (1.21%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, this application is categorized as an "Alternate" farm in accordance with N.J.A.C. 2:76-6.16 and 11.5, SADC Policy P-14-E ("Prioritization of Project Areas and Individual Applications"), and the State acquisition selection criteria approved by the SADC on September 15, 2025; and

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) on February 2, 2026; 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 April 17, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $10,200 per acre based on zoning and environmental regulations in place as of the current valuation date March 19, 2026.

WHEREAS, the SADC certified the market value unrestricted of $24,000 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 $12,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $20,417 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $20,417 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

WHEREAS, the Property is subject to an approximately 15 acre conservation easement that will be deducted from the compensation for the farmland deed of easement, resulting in approximately 20.47 payment acres; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of $20,417 per acre on approximately 20.47 payment acres for a total of approximately $417,935.99.
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

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

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

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

06/25/2026

Date

Charles Roohr, Executive Director
State Agriculture Development Committee

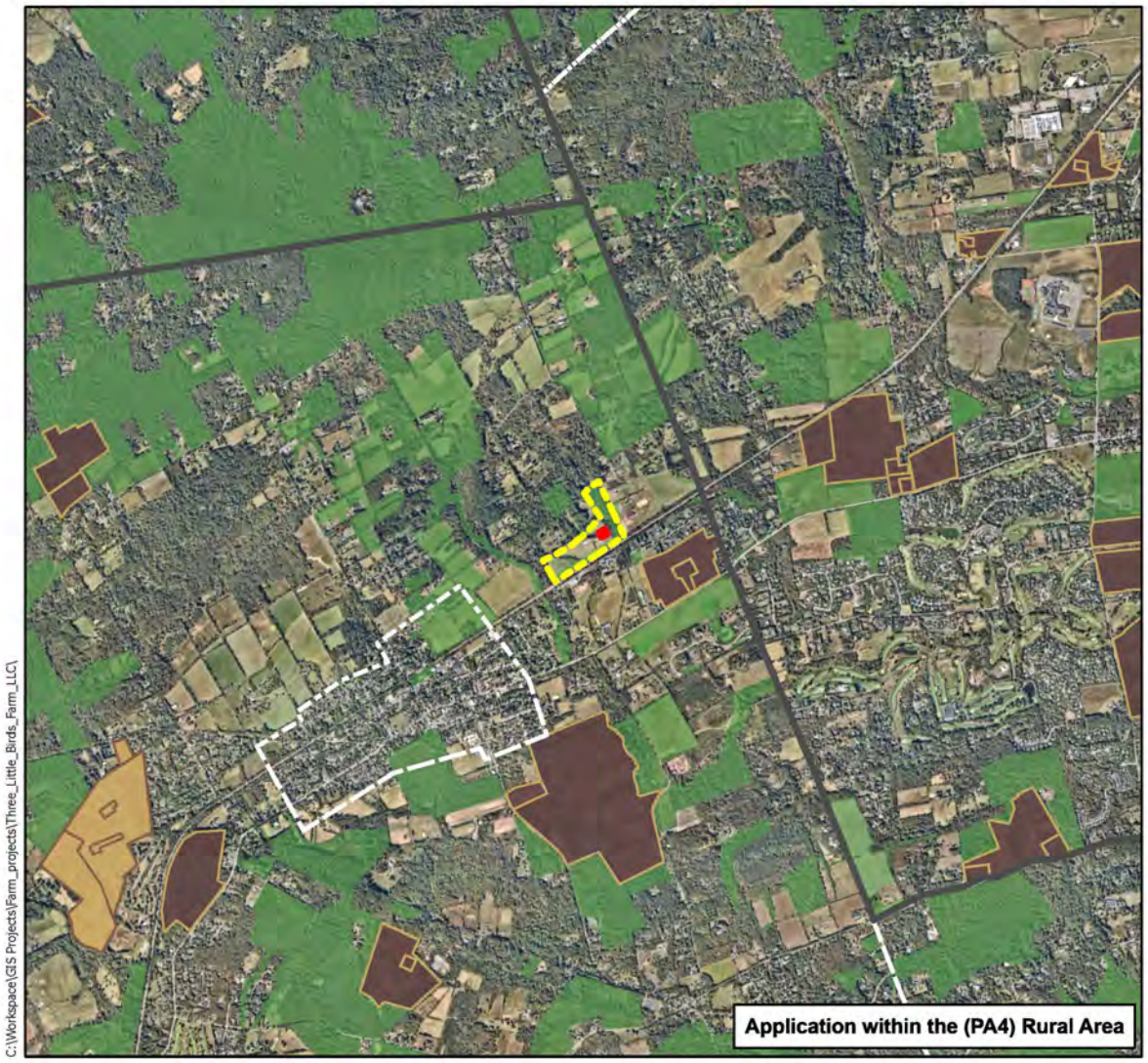
VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	NO
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
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

https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/11-0061-DE/Acquisition/Approvals & Agreements/Three Little Birds Farm, LLC Final Approval June 8 2026.docx

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



C:\Workspace\GIS Projects\Farm_projects\Three_Little_Birds_Farm_LLC\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Three Little Birds Farm, LLC
Block 14 Lots P/O 42.02 (35.47 ac); &
P/O 42.02-EN (non-severable exception - 0.50 ac)
Gross Total = 35.97 ac
Hopewell Twp., Mercer County

0 1250 2500 5000 7500
Feet

N

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

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

12/22/2025

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

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Three Little Birds Farm, LLC
Block 14 Lots P/O 42.02 (35.47 ac); &
P/O 42.02-EN (non-severable exception - 0.50 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 2025"

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12/22/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Three Little Birds Farm, LLC
Block 14 Lots P/O 42.02 (35.47 ac); & P/O 42.02-EN (non-severable exception - 0.50 ac)
Gross Total = 35.97 ac
Hopewell Twp., Mercer County

Estimated Easement Acres: 35.47
Total Disturbance Acres (Does not include exception areas): 0.43
Percent of Disturbance: 1.21%

150 75 0 150 300 Feet

Extent of Disturbance
Easement Area
Exception Area

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

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

12/23/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Three Little Birds Farm, LLC**		
SADC ID:	**11-0061-DE**	**Total Score**	**35.07**
Farm Address:	**Hopewell, Mercer**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	14.79
Natural Resource Factors - Max Add-on % =		**10**	5.28
Local Importance Factors - Max Add-on %=		**15**	5.00
Max Allowable Score of all of the above		***30***	*25.07*
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		9.08
Size		6.00
Tillability		7.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	22.08
		Agricultural Resource %
		14.79

Natural Resource Factors		**Points**
Groundwater Recharge Capability		8.00
Upland Forest		2.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		6.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	16.00
		Natural Resource %
		5.28

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$24,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$18,017**
Per Acre Value of Voluntary Deed Restrictions (each)	**$1,200**
Per Acre Value after Voluntary Deed Restrictions	**$20,417**
Net Pay Acres (35.47 acres minus +/-15 acre conservation easement	**20.47**
Estimated Easement Values	
Estimated Unadjusted Total	**$368,808**
Plus: Adjustment for Voluntary Restrictions (+)	**$49,128**
Estimated offer before Residential Opportunities reduction	**$417,936**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$417,936**

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R6(12)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

JUNE 25, 2026

Subject Property: **Siano, Erik K. & Tadd A.**
Block 30, Lots 2 and 2.01 - Kingwood Township, Hunterdon County
SADC ID#: 10-0319-DE

WHEREAS, on November 20, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Erik K. and Tadd A. Siano, hereinafter "Owners," identified as Block 30, Lots 2 and 2.01, Kingwood Township, Hunterdon County, hereinafter "the Property," totaling approximately 73.86 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes two (2) exception areas, one (1), approximately 2.5-acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses; and one (1), approximately 2-acre severable exception area for a future single-family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 69.37 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 2.5-acre non-severable exception area (Block 30, Lot 2):

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 2-acre severable exception area (Block 30, Lot 2.01):

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

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities outside the exception areas
2) Zero (0) agricultural labor units
3) The following nonagricultural use: a licensed grass airstrip.
   No other non-agricultural uses exist at this time, and none will be allowed in the future, except on the exception area. Any non-agricultural uses on the exception area would need to be compliant with applicable municipal, county, state, and federal laws and regulation; and

WHEREAS, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots being consolidated (Block 30, Lots 2 and 2.01) simultaneously or immediately after closing on the easement to the extent possible;

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .01 acres .01%) of existing soil disturbance on the Premises (Schedule B); and

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on June 1, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $5,500 per acre based on zoning and environmental regulations in place as of the current valuation date April 7, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $11,500 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $5,750 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $8,810 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $8,810 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $8,810 per acre for a total of approximately $611,149.70.

3. This final approval is conditioned on all contiguous lots being consolidated (Block 30, Lots 2 and 2.01) simultaneously or immediately after closing on the easement to the extent possible.

4. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or

otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

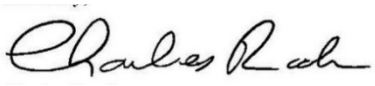
5. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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

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

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

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

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



06/25/2026

Date

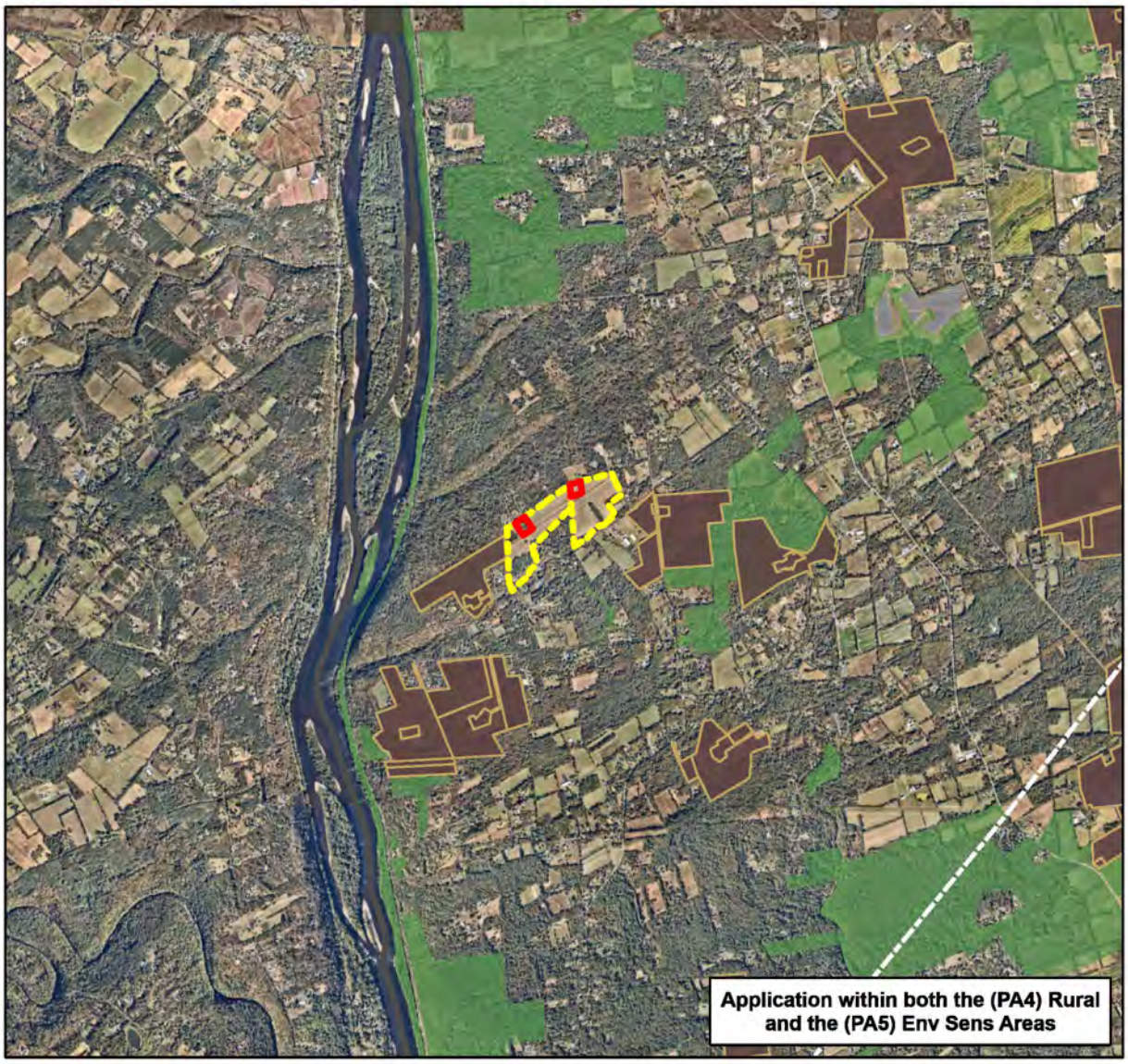
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	NO
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
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

Siano, Erik K. & Tadd A.
Block 30 Lots P/O 2 (37.43 ac);
P/O 2-EN (non-severable exception - 2.5 ac);
& P/O 2.01 (31.93 ac) &
P/O 2.01-ES (severable exception - 2.0 ac)
Gross Total = 73.86 ac
Kingwood Twp., Hunterdon County

0 1250 2500 5000 7500 Feet

N

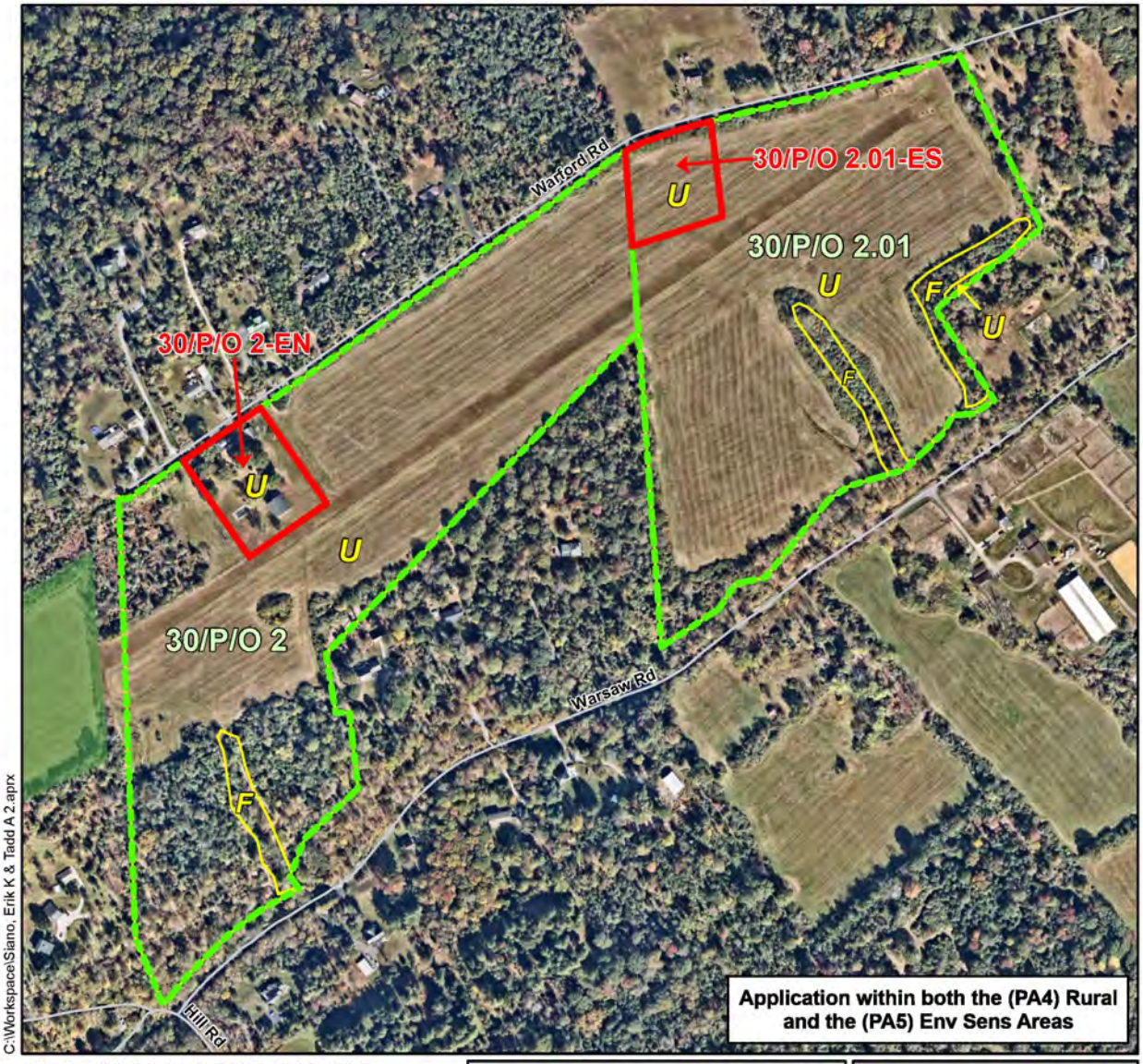
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

2/10/2026

Wetlands



C:\Workspace\Siano, Erik K & Tadd A 2.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Siano, Erik K. & Tadd A.
Block 30 Lots P/O 2 (37.43 ac);
P/O 2-EN (non-severable exception - 2.5 ac);
& P/O 2.01 (31.93 ac) &
P/O 2.01-ES (severable exception - 2.0 ac)
Gross Total = 73.86 ac
Kingwood Twp., Hunterdon County

	Gross %	Net %
Freshwater Wetlands (F)	4	4
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	96	96
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

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

0 125 250 500 750 1,000 1,250 Feet

N

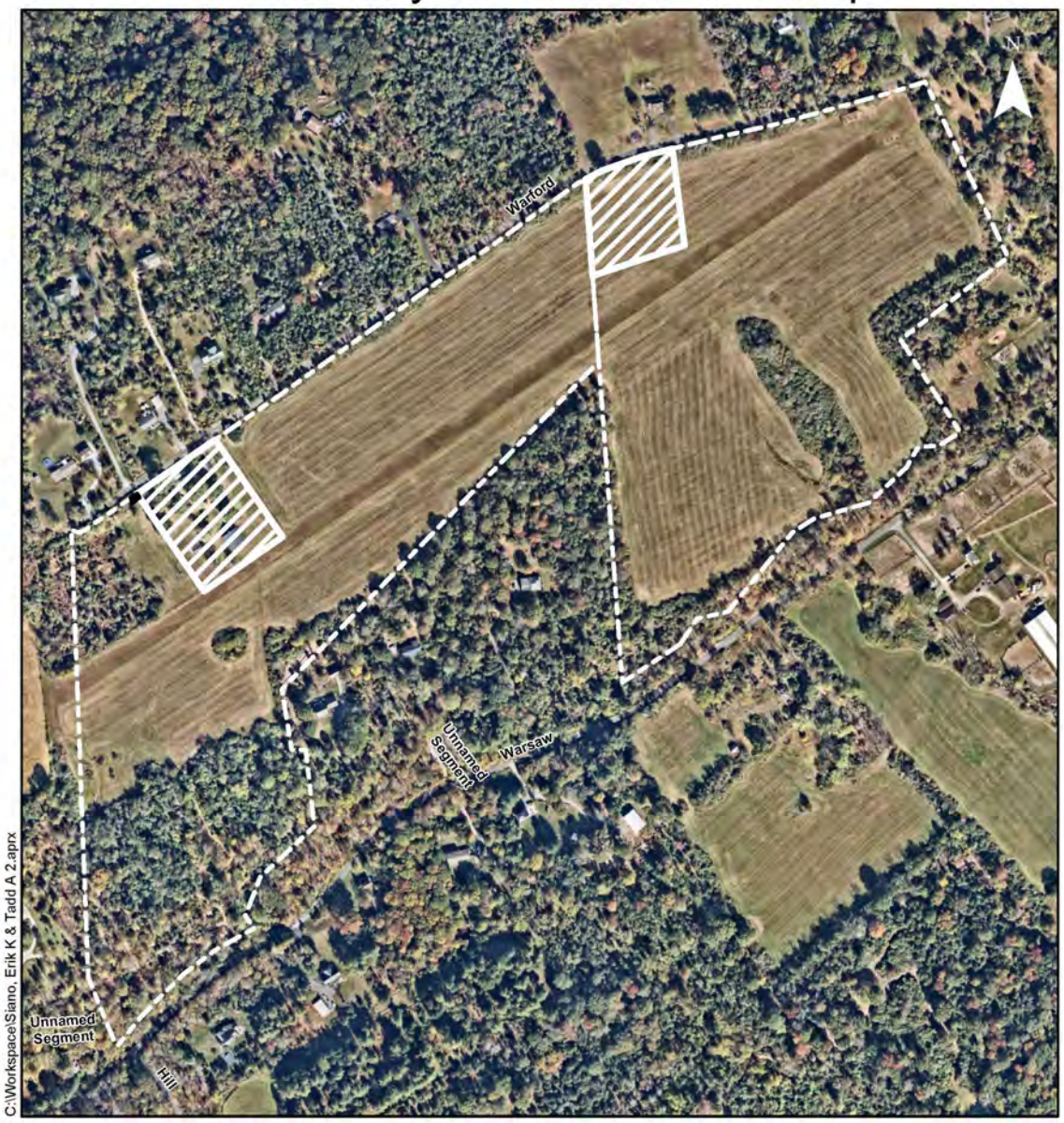
Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

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2/10/2026

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Siano, Erik K. & Tadd A.
Block 30 Lots P/O 2 (37.43 ac); P/O 2-EN (non-severable exception - 2.5 ac);
& P/O 2.01 (31.93 ac) & P/O 2.01-ES (severable exception - 2.0 ac)
Gross Total = 73.86 ac
Kingwood Twp., Hunterdon County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 70.12
Total Disturbance Acres (Does not include exception areas): 0.01
Percent of Disturbance: 0.01%

500 250 0 500 1,000 Feet

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

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

2/19/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Siano, Erik K. & Tadd A**		
SADC ID:	**10-0319-DE**	**Total Score**	**26.61**
Farm Address:	**Kingwood**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.42**
Natural Resource Factors - Max Add-on % =		**10**	**4.19**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***21.61***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		8.00
Size		10.00
Tillability		8.00
Contiguity to Preserved Farms		7.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	26.00
		Agricultural Resource %
		17.42

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.20
Upland Forest		1.50
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	12.70
		Natural Resource %
		4.19

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$11,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,235**
Per Acre Value of Voluntary Deed Restrictions (each)	**$575**
Per Acre Value after Voluntary Deed Restrictions	**$8,810**
Net Acres	**69.37**
Estimated Easement Values	
Estimated Unadjusted Total	**$571,262**
Plus: Adjustment for Voluntary Restrictions (+)	**$39,888**
Estimated offer before Residential Opportunities reduction	**$611,150**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$611,150**

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

Report Date
6/10/2026
10:03 AM

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R6(13)

Preliminary Approval of SADC Easement Purchase on an "ALTERNATE" FARM on the Property of

McArdle, Ellen C. & Schmidt, Mary Hugh Nugent - SADC ID#: 10-0322-DE

WHEREAS, on January 22, 2026, the State Agriculture Development Committee ("SADC") received a development easement sale application from Ellen C. McArdle and Mary Hugh Nugent Schmidt, hereinafter "Owners," identified as Block 6, Lot 12, Alexandria Township, Hunterdon County, hereinafter "the Property," totaling approximately 31.73 gross acres, identified in Schedule A; and

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

WHEREAS, the Property includes one (1), approximately .5-acre non-severable exception area for future flexibility of uses resulting in approximately 31.23 net acres to be preserved; and

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

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

WHEREAS, staff evaluated the Owners' application in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on September 15, 2025, which categorize applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, at 31.23 acres and a quality score of 52.65 meets the criteria for an "Alternate" farm in Hunterdon County (Schedule B), requiring SADC preliminary approval; and

WHEREAS, the property is not currently in the Hunterdon County Agricultural Development Area (ADA); and

WHEREAS, the Hunterdon CADB provided notice dated June 11, 2026 that it does not support adding the farm to the ADA because it does not meet the County's size criteria (Schedule C); and

WHEREAS, preliminary approval of the McArdle & Schmidt farm as a direct easement acquisition is being presented to the Committee due to the County's lack of support for adding the Property to its ADA.

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC approves selecting the Property for processing as an "Alternate" farm, pursuant to N.J.A.C. 2:76-11.5 (a), (b) and (c)2 because the farm:
   a. has a quality score of 52.65, which is above minimum ranking criteria for a "Alternate" farm in Hunterdon County;
   b. has approximately 16% Prime and 60% soils of Statewide Importance; and
   c. received 69.5% of the Agricultural Resource Factors and 65.8% of the Natural Resource Factors pursuant to the Statewide Formula.
   d. located in the Conservation Zone of the Highlands Land Use Capability Map where the preservation of agriculture is encouraged, and development potential is limited.
3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
   a. Enter into a 120-day option agreement with the Landowner;
   b. Secure two independent appraisals to estimate the fair market value of the Property;
   c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

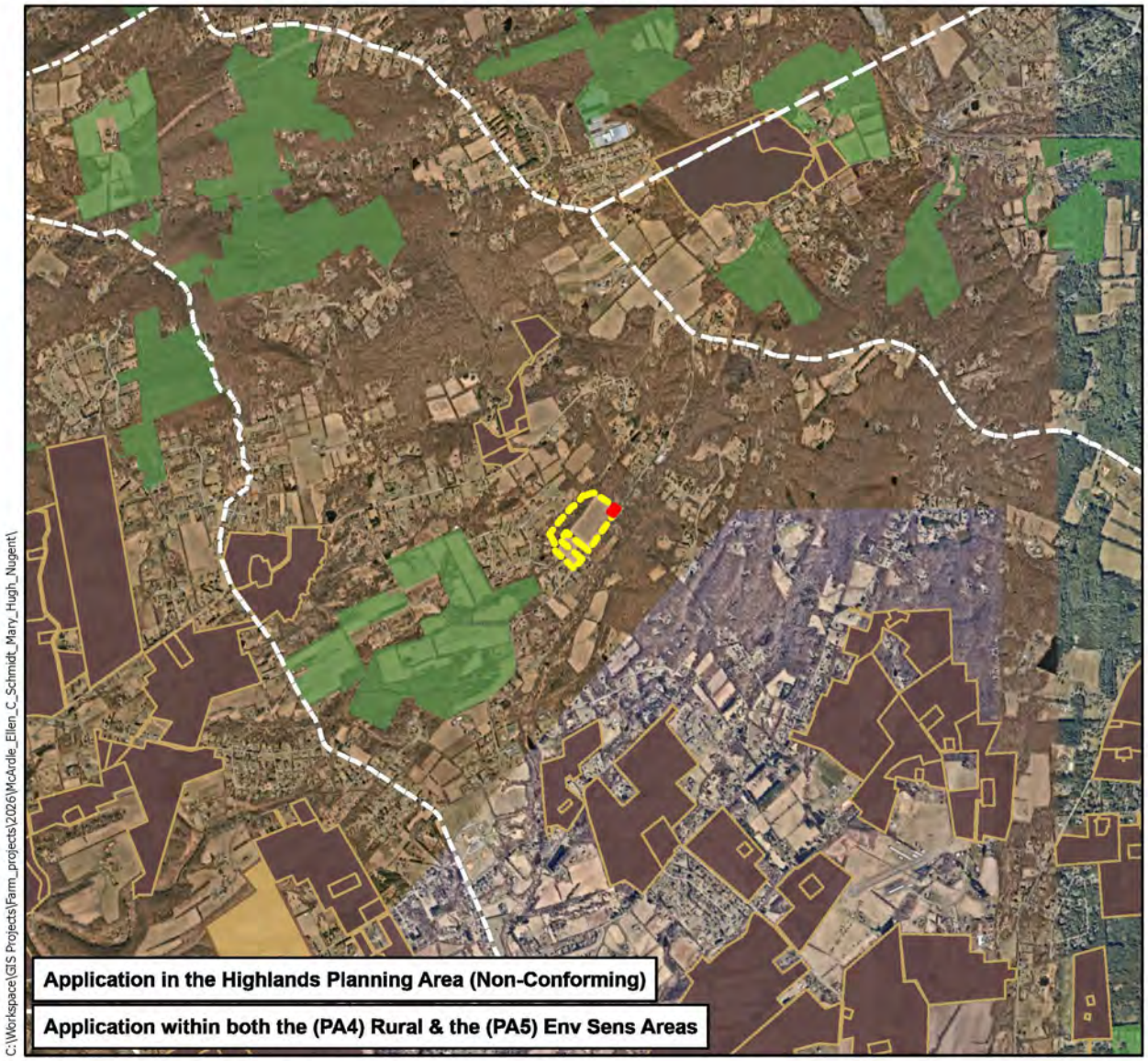
06/25/26

Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

McArdle, Ellen C. & Schmidt, Mary Hugh Nugent
Block 6 Lots P/O 12 (31.23 ac); &
P/O 12-EN (non-severable exception - 0.5 ac)
Gross Total = 31.73 ac
Alexandria Twp., Hunterdon County

0 1250 2500 5000 7500
Feet

N

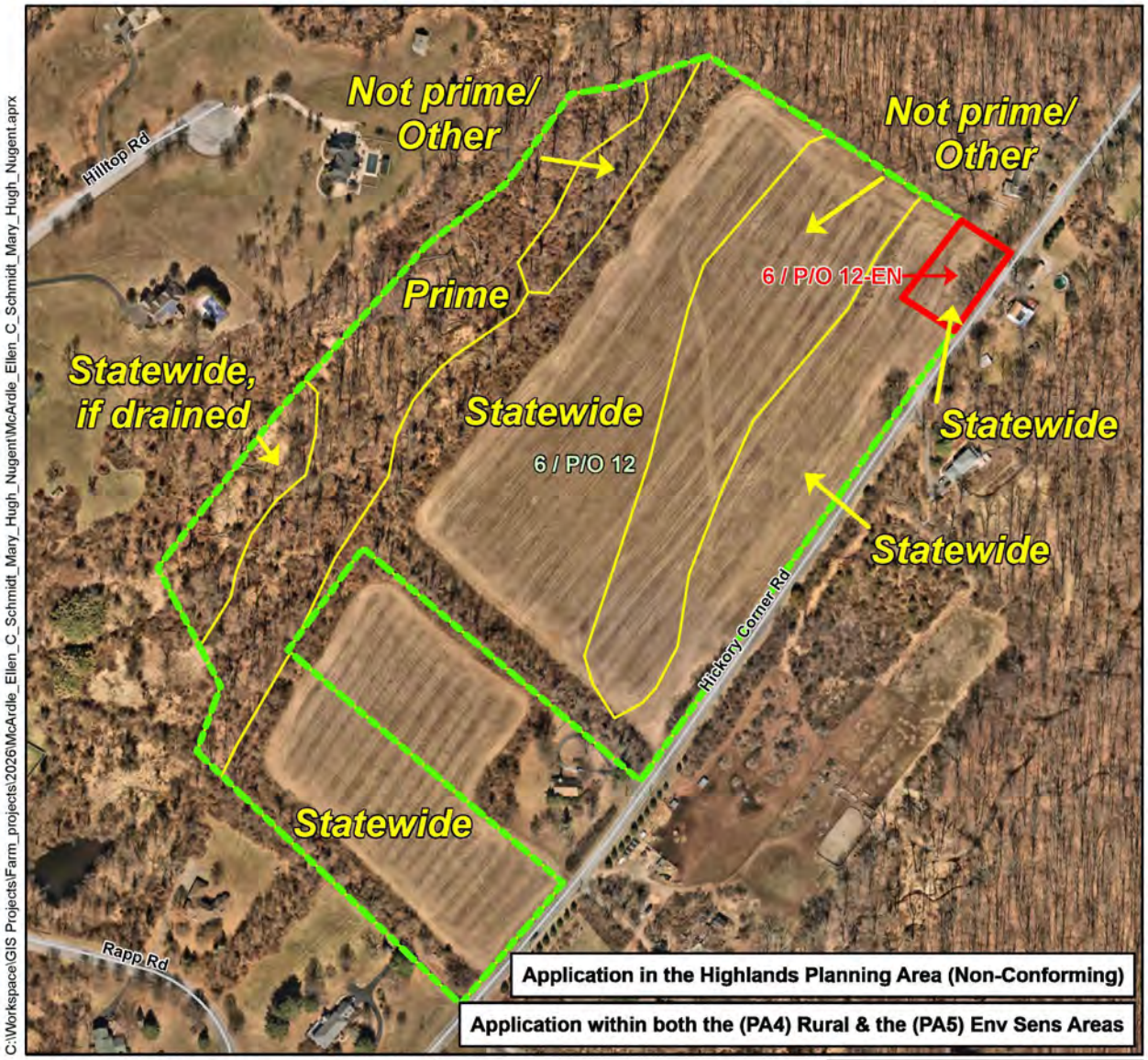
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

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

1/29/2026

Soils



C:\Workspace\GIS Projects\Farm_projects\2026\McArdle_Ellen_C_Schmidt_Mary_Hugh_Nugent\McArdle_Ellen_C_Schmidt_Mary_Hugh_Nugent.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

McArdle, Ellen C. & Schmidt, Mary Hugh Nugent
Block 6 Lots P/O 12 (31.23 ac); &
P/O 12-EN (non-severable exception - 0.5 ac)
Gross Total = 31.73 ac
Alexandria Twp., Hunterdon County

0 100 200 400 Feet

	Gross %	Net %
Prime	16	17
Local	0	0
Statewide	60	59
Statewide if Drained	4	4
Unique	0	0
Not Prime	20	20
Not Rated	0	0

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

N

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

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2/2/2026

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

GENERAL INFORMATION

COUNTY OF Hunterdon Alexandria Twp. 1001

APPLICANT McArdle, Ellen C. & Schmidt, Mary Hugh Nugent

PRIORITIZATION SCORE

SOILS:		Other	24% *	0	=	.00	
		Prime	17% *	.15	=	2.55	
		Statewide	59% *	.1	=	5.90	
					SOIL SCORE:		**8.45**
TILLABLE SOILS:		Cropland Harvested	61% *	.15	=	9.15	
		Wetlands/Water	6% *	0	=	.00	
		Woodlands	33% *	0	=	.00	
					TILLABLE SOILS SCORE:		**9.15**
BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)		32% *	.06	=	1.92	
	Residential Development		60% *	0	=	.00	
	Woodlands		8% *	.06	=	.48	
					BOUNDARIES AND BUFFERS SCORE:		**2.40**
CONTIGUOUS PROPERTIES / DENSITY:	McArdle, Ellen C. & Schmi	Restricted Farm or Current Application				2	
	Rosenthal, Daniel M. & We	Restricted Farm or Current Application				2	
	Bush, Edward	Restricted Farm or Current Application				2	
	Segreaves, Marvin	Restricted Farm or Current Application				2	
					DENSITY SCORE:		**8.00**
LOCAL COMMITMENT:			100% *	20	=	20.00	
					LOCAL COMMITMENT SCORE:		**20.00**
SIZE:						**SIZE SCORE:**	**2.79**
IMMIMENCE OF CHANGE:	SADC Impact factor = 1.86						
					IMMINENCE OF CHANGE SCORE:		**1.86**
COUNTY RANKING:							
EXCEPTIONS:						**EXCEPTION SCORE:**	**.00**

TOTAL SCORE: 52.65

ADC_FLP_score3b.rdf

Daphne Bacon, Preservation Coordinator
State Agriculture Development Committee
PO Box 330
Trenton, New Jersey 08625
daphne.bacon@ag.nj.gov

Re: Farmland Preservation Program – SADC ID# 10-0322-DE
McArdle, Ellen C. & Schmidt, Mary Hugh Nugent
Block 6, Lot 12, Alexandria Township, Hunterdon County

This is confirmation that we received notice from the State Agriculture Development Committee regarding the above-mentioned property for farmland preservation.

The effort to preserve this farm is ☐ supported ☒ not supported

☐ **Please check the box to indicate if the County will amend its Agricultural Development Area (ADA) if the landowner accepts the SADC's offer to proceed with preservation.**

Is this property of unique importance according to the following definition? If so, please include details if you think this is a property of unique importance.

"Property of unique importance" means Property that is significant because of its value to the municipality or local region due to its ● unique attributes, ● the preservation of which supports the local economy or ● the goals of the municipal or regional master plan. The Property will meet this definition if, at a minimum, its unique attributes are ● easily identifiable, ● supported by sufficient evidence, and such attributes are not assigned value in other Formula categories.

Examples of a "Property of unique importance" may include, but not be limited to, properties that have historical or cultural significance, properties that provide an important viewshed, or properties that produce a niche agricultural product or service.

Please provide any comments below and note that if the municipality or county does not support the preservation of this farm, it will have the opportunity to provide additional feedback at the next available public, monthly SADC meeting.

06/11/2026 Date

Robert Hoffman Jr. Name

CADB Chair Title

Comments:

DOES NOT MEET SIZE CRITERIA FOR PRESERVATION AND NOT IN ADA