

STATE AGRICULTURE DEVELOPMENT COMMITTEE
Regular Meeting

March 26, 2026

Secretary Wengryn called the meeting to order at 9:09 a.m.

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

Roll call indicated the following:

Members Present

Secretary Wengryn, Chairman
Martin Bullock
Scott Ellis
Jess Niederer
Richard Norz
Charles Rosen
Ryan Feeney
Brian Schilling (arrived at 9:25)
Judeth Yeany

Members Absent

Tiffany Bohlin
Gina Fischetti

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

Minutes

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

It was moved by Mr. Norz and seconded by Mr. Ellis to approve the SADC Open and Closed Session Minutes of February 26, 2026. The motion was unanimously approved.

Report of the Chairman

Secretary Wengryn stated he has been visiting County Boards of Agriculture across the state. He also stated the department is working on the development of a

coalition to address the need for urban agriculture in certain areas. He reported the department will be in front of the budget committees in April.

Report of the Executive Director

Mr. Roohr announced there were no bidders for the [REDACTED] auction. Staff will review the auction packet for potential adjustments. A new auction will be scheduled in the future. The Patricelli Farm auction will take place in April.

Mr. Roohr stated staff outreach since last month has included the Monmouth Farm Summit, Mercer County Farm Summit, two local working groups in Salem and Somerset, and the NJ Forestry Association. SADC staff are looking to attend the Conservation Planning Fair hosted by Audubon in April.

Staff are meeting with the Future Program subcommittee to discuss the Woodland Preservation program after today's meeting and will start to develop an outreach schedule to meet with stakeholders and local interest groups.

Mr. Roohr announced Ms. Ally Slotkin has officially joined the SADC staff as a Program Specialist to the Administrative and Fiscal team, and Mr. Bryan Marco has been hired as a part-time attorney to assist with rule writing. Mr. Roohr introduced the Committee to Governor's Authority Unit representatives Ms. Blair Gerold and Mr. Azeem Chaudry.

Public Comment

Mr. Yash Patel from Somerset County implored the SADC to consider Hügelskultur as a successful alternative farming method which could produce high crop yields and have positive effects to soil conditions.

Ms. Patricia Springwell from Hunterdon County stressed the importance of food production on preserved lands. Additionally, she encouraged the committee to prioritize the preservation of large parcels and cautioned the committee about soil disturbance on smaller farms.

Old Business

A. Stewardship

1. Resolution: Delegation for SOE Violation Negotiations

Mr. Roohr reminded the committee of the Special Occasion Events violations discussion from the February meeting and how the law permits those put on notice of a violation to request a hearing. He stated the hearing would be held in

compliance with the Administrative Procedure Act. Mr. Roohr stated the SOE law outlines the penalties associated with violations and recommends delegating the authority of assessing violations and penalties to staff. If a penalty is agreed upon by all parties, staff will bring the agreement to the committee for final approval. If a resolution cannot be negotiated by staff the Committee will have the option to hold the hearing or transfer it to the Office of Administrative Law.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve Resolution FY2026R3(1) as presented. The motion was unanimously approved. A copy of Resolution FY2026R3(1) is attached to and is a part of these minutes.

New Business

A. FY26 Appropriation

Mr. Distaulo presented the recommended FY 2026 appropriations request. The SADC's funding availability includes \$66.3 million of FY25 CBT collections and \$54.3 million of FY26 CBT collections. The SADC is electing to withhold the FY26 collections and only allocate the FY25 collections at this time. This decision is based on the agency continuing to monitor the impact of the Statewide Formula to determine which programs require additional funds. The total appropriation request is \$78.266M, which includes \$11.876M in reallocations of existing funds.

Of the \$78.266M requested, Mr. Distaulo stated \$56.63M is being allocated to the State Acquisition program, which does incorporate the \$11.87M in fund reallocations. This is a result of increased values in landowner offers based on the Statewide Formula as well as additional fee simple transactions. This will also allow the SADC to strategically target larger properties throughout the state.

The SADC is requesting the maximum 4% of CBT funds, consisting of \$2.655M, for stewardship programs, as well as a new \$10M competitive round for the Municipal PIG program. Each active partner will be eligible for up to \$2 million.

Mr. Distaulo stated the reallocation of \$11.876M to the State Acquisition program is a result of the 2023 audit performed by the Office of Legislative Services. The audit recommended that the agency shift money from grant allocations that had not been utilized over a multi-year period. Grant awards were also reallocated from townships that expressed their PIG program was no longer active.

This year's administrative appropriation of \$5.5M consists of \$2M for closing costs associated with Direct Easement Purchase, \$500K for legal expenses and

enforcement issues, and \$3M for future Township and County partner reimbursements associated with farm closings.

Currently, the agency provides ancillary reimbursement to partners for costs incurred in carrying out appraisals, survey, and title services on a farm application. In January 2026, a bill was signed into law directing the SADC to expand on those eligible costs by authorizing a payment of up to 3% of the total farmland easement transaction cost for administrative expenses carried out by the partner.

If the recommended appropriations request is adopted, 14% of the requested funds will be allocated to Municipal PIG program, 5% for Nonprofits, and 81% for State Acquisition. In developing a recommended allocation for FY26 program funding, all acquisition programs were reviewed and analyzed for programmatic needs. The County PIG program received the majority of last year's appropriation and does not require additional funds.

It was moved by Dr. Schilling and seconded by Mr. Rosen to approve FY26 Appropriations. The motion was unanimously approved. A copy of FY26 Appropriations is attached to and is a part of these minutes.

B. Resolution: A59901 Installation of Transmission and Distribution Infrastructure Across Preserved Farmland

Mr. Bruder presented Resolution FY2026R3(2), which proposes SADC's process for review and approval of applications for utility projects involving installations of electric transmission and distribution wires across preserved farmland.

In January 2026, a law was passed that permits private energy generation facilities to locate transmission or distribution wires across preserved farmland if required to connect to, or from, an electric distribution or transmission system and establishes a process to apply to the SADC for approval of the proposed project.

Mr. Bruder provided the specifics of the new law and the application requirements. He also described the different review and approval processes, which are dependent on the project's scope and agencies involved, as well as the reimbursement potential to the committee and its funding partners for such projects.

It was moved by Ms. Niederer and seconded by Mr. Norz to approve Resolution FY2026R3(2) granting final approval, as presented, subject to any condition of said resolution. The motion was unanimously approved. A copy of Resolution FY2026R3(2) is attached to and is a part of these minutes.

C. Resolutions: Final Approval – County Planning Incentive Grant

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

It was moved by Mr. Norz and seconded by Mr. Bullock to approve Resolutions FY2026R3(3) through and FY2026R3(6) granting final approval, as presented, subject to any condition of said resolutions.

1. [REDACTED] SADC ID#08-0244-PG, FY2026R3(3), Block 18, Lots 1.03 & 1.04, South Harrison Township, Gloucester County, 76.86 acres.
2. [REDACTED] SADC ID#15-0025-PG, FY2026R3(4), Block 77, Lot 38.02, Plumsted Township, Ocean County, 99.33 acres.
3. [REDACTED] SADC ID#15-0026-PG, FY2026R3(5), Block 82, Lot 1.12, Plumsted Township, Ocean County, 95.71 acres.
4. [REDACTED] SADC ID#10-0450-PG, FY2026R3(6), Block 25, Lots 16.05 & 16.06, Delaware Township, Hunterdon County, 22.13 acres.

The motion was approved. A copy of resolutions FY2026R3(3) through FY2026R3(6) is attached to and part of these minutes.

D. Resolutions: Final Approval – Municipal Planning Incentive Grant

Ms. Kreiser referred the committee to two requests for final approval under the Municipal PIG program. She 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. Rosen and seconded by Ms. Niederer to approve Resolutions FY2026R3(7) through FY2026R3(8) granting final approval, as presented, subject to any condition of said resolutions.

- 1) [REDACTED] SADC ID#17-0267-PG, FY2026R3(7), Block 13, Lots 27 & 27.01, Upper Pittsgrove Township, Salem County, 54.85 acres.
- 2) [REDACTED] SADC ID#17-0274-PG, FY2026R3(8), Block 2201, Lot 1, Pittsgrove Township, Salem County, 7.87 acres.

The motion was unanimously approved. A copy of resolutions FY2026R3(7) through FY2026R3(8) is attached to and part of these minutes.

E. Resolutions: Final Approval – Nonprofit Grant Program

Ms. Kreiser referred the committee to five requests for final approval under the Nonprofit Grant program. She 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 FY2026R3(9) through FY2026R3(13) granting final approval, as presented, subject to any condition of said resolutions.

1. [REDACTED] SADC ID#21-0059-NP, FY2026R3(9), Block 902, Lots 4, 9.06, and 12, Frelinghuysen Township, Warren County, 333.91 net acres.
2. [REDACTED] SADC ID#21-0061-NP, FY2026R3(10), Block 902, Lots 2 & 3, Frelinghuysen Township, Warren County, 38.45 net acres.
3. [REDACTED] SADC ID#21-0060-NP, FY2026R3(11), Block 902, Lots 7 & 7.03, Frelinghuysen Township, Warren County, 65.23 net acres.
4. [REDACTED] SADC ID#21-0064-NP, FY2026R3(12), Block 48, Lot 81, Washington Township, Warren County, 27.12 gross acres.
5. [REDACTED] SADC ID#21-0062-NP, FY2026R3(13), Block 45, Lots 3.05, 3.06, 3.07, 3.08, 3.09, and 3.10, Franklin Township, Warren County, 41.33 gross acres.

The motion was unanimously approved. A copy of resolutions FY2026R3(9) through FY2026R3(13) are attached to and part of these minutes.

F. Resolutions: Final Approval- Direct Easement Purchase Program

Ms. Bacon referred the committee to two requests for final approval under the Direct Easement Purchase program. She 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 FY2026R3(14) through FY2026R3(15) granting final approval, as presented, subject to any condition of said resolutions.

1. [REDACTED] SADC ID#10-0317-DE, FY2026R3(14), Block 17, Lot 24, Holland Township, Hunterdon County, 102.26 gross acres.
2. [REDACTED] SADC ID#10-0312-DE, FY2026R3(15), Block 6, Lot 17, Kingwood Township, Hunterdon County, 113.72 gross acres.

The motion was unanimously approved. A copy of resolutions FY2026R3(14) through FY2026R3(15) is attached to and part of these minutes.

G. Resolutions: Preliminary Approval – Direct Easement Purchase Program

Ms. Kreiser referred the committee to three requests 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 Dr. Schilling to approve Resolution FY2026R3(16) granting final approval, as presented, subject to any condition of said resolution.

1. [REDACTED] SADC ID#17-0420-DE, FY2026R3(16), Block 4701, Lots 18 and 20, Pennsville Township, Salem County, 111.69 gross acres.

The motion was unanimously approved. A copy of resolution FY2026R3(16) is attached to and part of these minutes.

It was moved by Dr. Schilling and seconded by Ms. Niederer to approve Resolution FY2026R3(17) to FY2026R3(18) granting final approval, as presented, subject to any condition of said resolution.

2. [REDACTED] SADC ID#17-0422-DE, FY2026R3(17), Block 4701, Lot 24, Pennsville Township, Salem County, 92.78 gross acres.

3. [REDACTED] SADC ID#17-0409-DE, FY2026R3(18), Block 4701, Lots 27 & 28, Pennsville Township, Salem County, 43.50 gross acres.

The motion was unanimously approved. A copy of resolution FY2026R3(17) to FY2026R3(18) is attached to and part of these minutes.

H. Draft Exception Area Guidance Document

Ms. Kreiser presented a draft Exception Area guidance document which aims to assist future preservation applicants in understanding the general premise of exception areas, location considerations, and reasons why an applicant may take one.

The Committee suggested providing location examples on the guidance document and emphasizing the flexibility exception areas offer for future landowners.

Public Comment

Ms. Patricia Springwell from Hunterdon County commends members of the committee for questioning the topics presented to them and encourages them to continue to scrutinize the details of each application.

CLOSED SESSION

At 11:38 p.m. Mr. Roohr read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss: the certification of value for the acquisition of a development easement on property in Franklin Township, Somerset County under the municipal planning incentive grant program; fee simple or development easement acquisition on property in Hopewell Township, Mercer County under the state acquisition program; and any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Mr. Ellis and seconded by Dr. Schilling to go into closed session. The motion was unanimously approved.

Action as a Result of Closed Session

A. Real Estate Matters – Certification of Values

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

ADJOURNMENT

The meeting was adjourned at 12:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Charles Roohr".

Charles Roohr, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R3(1)

Delegation for Staff to Engage in Special Occasion Event Violation Penalty/Suspension Negotiations

MARCH 26, 2026

WHEREAS, the Special Occasion Event (SOE) law, P.L. 2023, c. 9, authorizes the owner or operator of farmland preserved pursuant to N.J.S.A. 4:C-11, et seq. to hold SOEs in accordance with the provisions of P.L. 2023, c. 9 (N.J.S.A. 4:1C-32.15, et seq.);

WHEREAS, N.J.S.A. 4:1C-32.19a. provides that a permittee who violates the SOE law shall be liable to a civil administrative penalty of up to \$1,000 for the first offense, up to \$2,500 for the second offense, or up to \$5,000 for a third and subsequent offense; and

WHEREAS, N.J.S.A. 4:1C-32.19b. provides that the State Agriculture Development Committee (Committee) shall suspend a permittee who violates the SOE law from holding SOEs as follows: (1) up to a six-month suspension for a second offense; (2) six month to one year suspension for a third offense; (3) for a period of at least one year, or permanent suspension for a fourth or subsequent offense; and

WHEREAS, N.J.S.A. 4:1C-32.19c. provides that none of the aforementioned penalties or suspensions shall be imposed until after the permittee has been notified of the alleged violation in accordance with that section of the SOE law; and

WHEREAS, N.J.S.A. 4:1C-32.19d. provides the permittee served with such notice shall have 20 days after the receipt of the notice to request a hearing before the Committee, which may be retained by the Committee or transmitted to the Office of Administrative Law in accordance with the Administrative Procedure Act (N.J.S.A. 52:14B-1, et seq.); and

WHEREAS, N.J.S.A. 4:1C-32.17h.(1) provides that in addition to any other penalties provided by law, a person who commits a second or subsequent violation of N.J.S.A. 4:1C-32.17b.(5)(b)(i) [use of structures less than five years old for SOEs on wineries] shall be liable for double the maximum civil administrative penalty that may be assessed for any second or subsequent violation under N.J.S.A. 4:1C-32.19; and

WHEREAS, N.J.S.A. 4:1C-32.17h.(2) provides that in addition to any other penalties provided by law, a person who commits a violation of N.J.S.A. 4:1C-32.17b.(5)(b)(ii) [use of structures less than five years old for SOEs by commercial farms where the total amount of revenue to be earned from all approved SOEs will not exceed 10 percent of the total revenues accruing to the farm in that calendar year] shall be liable for forfeiture of revenues earned from SOEs that exceed 10 percent of the farm's total annual revenues accruing to the farm in that calendar year, which penalty shall be collected and enforced pursuant to N.J.S.A. 4:1C-32.19; and

WHEREAS, pursuant to N.J.S.A. 4:1C-5e. and g., and Article IV, Section 3 of Committee bylaws, the Committee possesses the authority to delegate, by resolution, authority or discretion

to the Executive Director, in appropriate circumstances, to carry out the purposes of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq.; and

WHEREAS, in an effort to encourage efficiency in the aforementioned procedures, the Committee finds it appropriate to delegate to the Executive Director the authority to determine and negotiate penalties and suspensions against permittees that violate the SOE law in accordance with the law.

NOW, THEREFORE, BE IT RESOLVED that:

1. The WHEREAS paragraphs above are incorporated by reference.
2. The Committee hereby delegates the following authority to the Executive Director in relation to the determination and negotiation of penalties and suspensions against permittees and persons that violate the SOE law in accordance with the law:
 - a. Determine whether an SOE permittee or a person has violated the SOE law; and
 - b. Determine, based on the nature of the violation and the number of offenses the SOE permittee or person has committed, the amount of the penalty and length of the suspension, as appropriate, within the limits set forth in the SOE law; and
 - c. Engage in negotiations with the permittee or person on the final penalty amount and/or suspension length after the permittee or person requests a hearing to contest the penalty or suspension pursuant to N.J.S.A. 4:1C-32.19d.; and
3. Such negotiations may occur without the further approval of the Committee unless deemed necessary or appropriate by the Executive Director
4. In the event that the permittee or person and the Executive Director agree on the final penalty and/or suspension, the Executive Director shall bring the agreement to the Committee for final approval.
5. In the event that the permittee or person and the Executive Director do not agree on the final penalty and/or suspension, the matter will be transmitted to the Office of Administrative Law or retained by the Committee for a hearing in accordance with N.J.S.A. 4:1C-32.19d.
6. This Resolution shall not be effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26
Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

**REVIEW OF PROJECTS INVOLVING INSTALLATION OF ELECTRIC
TRANSMISSION AND DISTRIBUTION WIRES ACROSS PRESERVED FARMLAND**

RESOLUTION FY2026R3(2)

March 26, 2026

WHEREAS, P.L. 2025 c.390, enacted on January 20, 2026, permits private energy generation facilities to locate transmission or distribution wires across preserved farmland if required to connect to, or from, an electric distribution or transmission system and establishes a process to apply to the State Agriculture Development Committee (SADC or committee) for approval of the proposed project; and

WHEREAS, prior to this legislation, pursuant to N.J.S.A. 4:1C-25, only public bodies had the authority to conduct non-agricultural development on a preserved farm through the exercise of the power of eminent domain if the Governor declared that the action is necessary for the public health, safety and welfare and that there is no immediately apparent feasible alternative; and

WHEREAS, an application submitted by the owner of the electric generation facility shall contain, at a minimum, the following:

- The name, address, and telephone number of the company or organization that owns or operates the proposed project and the name of the contact person.
- Information related to the location and land use of the proposed project, including:
 1. The block and lot number(s) impacted by the proposed project.
 2. A map identifying the proposed route of transmission or distribution wires to and from the proposed project.
 3. Description of the land use adjacent to the project site, including identification of any preserved farmland that would be impacted.
- A description of the proposed project including:
 1. The type and purpose of the proposed project.
 2. The phases of the proposed project.
 3. Submission of a site plan.
 4. An analysis of alternatives that does not require use of preserved farmland, including:

- a. A description of why there is no practical alternative to the use of preserved farmland.
 - b. An explanation of alternatives considered and why they were rejected.
- Written approval from the owner of the preserved farmland impacted by the project.
- In addition, the committee may reasonably request additional information on the proposed project to assess overall impacts to preserved farmland; and

WHEREAS, upon receipt of an application from the owner of the energy generation facility, the committee's staff shall review the application and, if any of the above required information necessary for the committee's review is not included, a letter of deficiency requesting such information shall be sent to the owner of the energy generation facility; and

WHEREAS, if the committee issued a letter of deficiency requesting additional information necessary to complete its application evaluation and the owner of the energy generation facility fails to submit the requested information within the 60-day timeframe provided by the statute, the application may be determined incomplete by the committee; and

WHEREAS, upon receipt of the requested additional information from the owner of the energy generation facility, the 60-day timeframe for committee review shall restart; and

WHEREAS, if the preserved farm development easement is owned by a county agriculture development board, or qualifying organization, the committee shall forward the application to those entities, as appropriate within 5 days of receipt of an application or the requested additional information; and

WHEREAS, if the farm was preserved with any U.S. Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS) funding, then USDA-NRCS's requisite approval is independent of committee review and the committee shall forward the application to USDA-NRCS within 5 days of receipt of an application or the requested additional information; and

WHEREAS, where no New Jersey Board of Public Utilities (BPU) letter or order is received, the committee, in consultation with the entity or entities having interest in the development easement, shall render a decision on the application within 60 days of receiving an application or the requested additional information; and

WHEREAS, where no BPU letter or order is received and the committee, in consultation with the entity or entities having interest in the development easement, determines that the application's required alternatives analysis is insufficient or that there is a practical alternative, the committee may deny the application; and

WHEREAS, if the BPU submits a letter explaining the need for the proposed project and finding that the project is necessary to serve the State's energy needs, this determination shall be given deference by the committee; and

WHEREAS, if the BPU has issued a board order designating the proposed project as eligible to receive incentives in one of the State's incentive programs, the BPU may file the order with the committee in place of the letter; and

WHEREAS, within 30 days of the committee's receipt of a BPU letter or order, the Secretary of Agriculture, in the secretary's capacity as chair of the committee, and in consultation with the committee, shall grant approval of the application; and

WHEREAS, if the secretary finds there will be a substantial disruption to the preserved farmland resulting from the proposed project, the secretary, in consultation with the committee, shall require modifications to the project as a condition of granting approval; and

WHEREAS, such modifications shall be required as may be necessary and reasonably achievable to allow the proposed project to proceed without undue disruption to the preserved farmland; and

WHEREAS, where the owner of the preserved farmland enters into an agreement with the owner of the proposed project, a portion of any net proceeds or income may be subject to distribution among the committee and the entity or entities having interest in the development easement pursuant to N.J.A.C. 2:76-6.15(a) and paragraph 23 of the preserved farmland deed restriction, where such provision was agreed upon in the subject development easement; and

WHEREAS, N.J.A.C. 2:76-6.15(a) and paragraph 23 of the preserved farmland development easement state:

"23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award **or other disposition of the Premises** following termination of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, shall be distributed among the Grantor and the Grantee in shares in proportion to the fair market value of their interests in the Premises on the date of execution of this Deed of Easement. For this purpose, the Grantee's allocable share of the proceeds shall be the net proceeds multiplied by a fraction, the numerator of which is the fair market value of the development easement as certified by the Committee at the time of the initial acquisition and the denominator of which is the full fair market value of the unrestricted Premises as certified by the Committee at the time of the initial acquisition, which is identified as (/). Furthermore, the Grantee's proceeds shall be distributed among the Grantee and the Committee in shares in proportion to their respective cost share grants on the date of execution of this Deed of Easement. The Grantee shall use its share of the proceeds in a manner consistent with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32."; and

WHEREAS, the committee and its funding partners, if applicable, shall be reimbursed in proportion to the respective cost share outlined in paragraph 23 of the deed of easement

with the total value determined by the agreement between the owner of the energy generation facility and owner of the preserved farmland; and

NOW, THEREFORE, BE IT RESOLVED that the SADC has established the above procedures for review and approval of applications from private energy generation facilities to locate transmission or distribution wires across preserved farmland if required to connect to, and from, an electric distribution or transmission system pursuant to P.L. 2025 c.390; and

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

3/26/26
Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (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/ADAs/Impact Reviews \(Sections 19 and 25 and A5901\)/A5901 Energy Transmission Across Preserved Farmland/SADC Resolution - A5901 Procedures.docx](https://sonj.sharepoint.com/sites/AG/SADC/ADAs/Impact%20Reviews%20(Sections%2019%20and%2025%20and%20A5901)/A5901%20Energy%20Transmission%20Across%20Preserved%20Farmland/SADC%20Resolution%20-%20A5901%20Procedures.docx)

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R3(3)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
GLOUCESTER COUNTY**

**for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of [REDACTED] ("Owners")
SADC ID# 08-0244-PG
South Harrison Township, Gloucester County
N.J.A.C. 2:76-17 et seq.**

MARCH 26, 2026

WHEREAS, on September 3, 2025 the application for the sale of a development easement for the subject farm identified as Block 18, Lot 1.03 & 1.04, South Harrison Township, Gloucester County, totaling approximately 76.86 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

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

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

WHEREAS, the Property includes one (1), approximately .5-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 76.36 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 further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the .5-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one 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 (Block 18, Lots 1.03 & 1.04) simultaneously or immediately after closing on the easement to the extent possible; 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 .50 acres (.65%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 62.33 which exceeds 45, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on December 19, 2025, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of \$52,700 per acre based on zoning and environmental regulations in place as of the current valuation date September 30, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$58,500 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 \$28,250 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, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$41,675 per acre; and

WHEREAS, the Owners accepted the County's offer of \$52,700 per acre, based on the appraised current market value for the purchase of the development easement on the Premises; and

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

WHEREAS, South Harrison Township, the County Agriculture Development Board and the 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 76.36 acres

	Total	Per/acre
SADC	\$2,404,194.60	(\$31,485.00/acre)
Township	\$809,989.00	(\$10,607.50/acre)
County	\$809,989.00	(\$10,607.50/acre)
Total Purchase	\$4,024,172.00	(\$52,700.00/acre)

WHEREAS, the SADC will encumber a 3% buffer in acreage (78.651 acres) to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of \$2,476,326.74; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$803,902.38 in base grant and \$1,672,424.36 in competitive grant funding which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 78.651 net easement acres, at a State cost share of \$31,485.00 per acre, for a total grant of approximately \$2,476,326.74 pursuant to N.J.A.C. 2:76-26.12.
3. This final approval is conditioned on all contiguous lots being consolidated (Block 18, Lots 1.03 & 1.04) simultaneously or immediately after closing on the easement to the extent possible.

4. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.
5. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
6. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
7. The SADC'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.
8. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
9. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
10. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
11. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
12. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26
Date

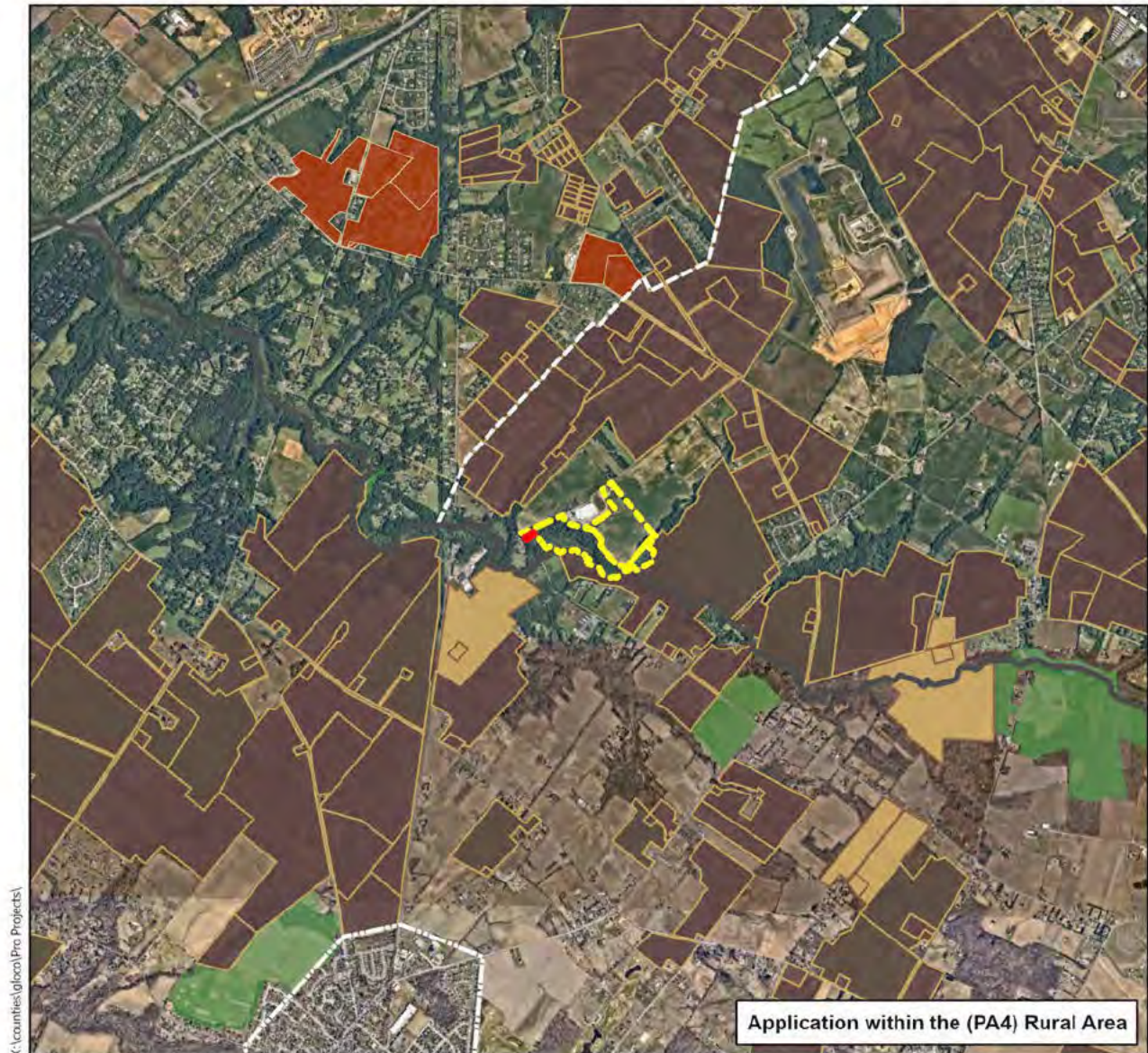


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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



X:\counties\glouc\Pro Projects\

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Block 18 Lots 1.03 (37.92 ac); P/O 1.04 (38.44 ac);
& P/O 1.04-EN (non-severable exception - 0.5 ac)
Gross Total = 76.86 ac
South Harrison Twp., Gloucester County

0 1250 2500 5000 7500
Feet



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

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

Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

4 ac);
& P/O 1.04-EN (non-severable exception - 0.5 ac)
Gross Total = 76.86 ac
South Harrison Twp., Gloucester County

0 250 500 1,000 1,500 Feet

Sources:
NJ Farmland Preservation Program
NJOT "Parcels and MOD-IV Composite of New Jersey"
parcels edited from survey deed & adjacent survey data
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ: Hdsheet: 3424"
Neemap "Vertical Aerial Imagery 2025"

Tidelands Disclaimer:
The Tidelands depicted on this map were derived from NJDEP's Tidelands claim downloadside file hosted on NGLIN. 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 georeferenced 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.

	Gross %	Net %
Freshwater Wetlands (F)	20	20
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	79	79
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	1	1



N

8/8/2025

Preliminary Soil Disturbance Map



X:\counties\global\Pro Projects\Marino, Joseph M and Marino, Russell J.aprx

FARMLAND PRESERVATION PROGRAM
N.J. State Agriculture Development Committee

[REDACTED] ac);
& P/O 1.04-EN (non-severable exception - 0.5 ac)
Gross Total = 76.86 ac
South Harrison Twp., Gloucester County

- Extent of Disturbance
- Easement Area
- Exception Area

Estimated Easement Acres: 76.36
Total Disturbance Acres (Does not include exception areas): 0.50
Percent of Disturbance: 0.65%



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

SCHEDULE D

SADC County Planning Incentive Grant Financial Status

Gloucester County

SADC		Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds												
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 20	Fiscal Year 21	Fiscal Year 22	Fiscal Year 25	Maximum Grant		Fund Balance							
																		Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance
08-0209-PG		West Greenwich	20.116	20.036	11,800.00	7,080.00	237,368.80	141,854.88					141,854.88	141,854.88	141,854.88	6,492,742.72											
08-0210-PG		Weymouth	35.738	35.042	7,800.00	4,800.00	278,756.40	168,201.60					168,201.60	168,201.60	168,201.60	6,324,541.12											
08-0214-PG		Weymouth	19.753	19.753	9,250.00	5,550.00	182,715.25	109,629.15					109,629.15	109,629.15	109,629.15	6,214,911.97											
08-0203-PG		South Harrison	7.870	7.870	12,000.00	7,200.00	94,440.00	56,664.00					56,664.00	56,664.00	56,664.00	6,158,247.97											
08-0221-PG		West Greenwich	37.045	36.945	11,100.00	6,660.00	411,089.50	246,053.70					246,719.70	246,053.70	246,053.70	5,912,194.27											
08-0232-PG		Weymouth	15.285	15.285	12,250.00	7,350.00	187,241.25	112,344.75					115,711.05	112,344.75	112,344.75	5,799,849.52											
08-0235-PG		Franklin	17.484	17.484	7,000.00	4,400.00	122,388.00	76,929.60					76,929.60	76,929.60	76,929.60	5,722,919.92											
08-0233-PG		West Greenwich	57.116	52.369	40,900.00	24,540.00	2,141,892.10	1,285,135.26					1,478,780.40	1,285,135.26	1,285,135.26	4,437,784.66											
08-0231-PG		Greenwich	57.250	56.036	41,000.00	24,600.00	2,347,250.00	1,378,485.60					1,450,607.88	1,378,485.60	1,378,485.60	3,059,299.06											
08-0238-PG		West Greenwich	60.424	59.157	12,200.00	7,320.00	737,172.80	433,029.24					448,569.60	433,029.24	433,029.24	2,626,269.82											
08-0237-PG		West Greenwich	20.996	20.996	58,000.00	34,400.00	1,217,768.00	722,262.40					750,264.00	722,262.40	722,262.40	1,904,007.42											
08-0239-PG		West Greenwich	43.161	42.525	54,500.00	32,475.00	2,352,274.50	1,380,999.38					876,005.82	876,005.82	876,005.82	1,028,001.60	504,993.56	504,993.56	504,993.56				1,049,521.33				
08-0240-PG		Weymouth	29.516	29.516	18,314.00	14,651.20	540,556.02	432,444.82					28,001.60	28,001.60	28,001.60	1,000,000.00	434,714.24	404,443.22	404,443.22				645,078.11				
08-0242-PG		Antonia	12.385	12.122	22,300.00	13,380.00	276,185.50	162,192.36									170,688.66	162,192.36	162,192.36				482,885.75				
08-0241-PG		Antonia	13.4800	13.8840	10,500.00	14,124.00	220,086.00	190,097.62					190,097.62			803,902.38											
08-0244-PG		South Harrison	76.360	78.651	52,700.00	31,485.00	4,144,907.70	2,476,326.74					803,902.38			-	1,672,424.36						-		810,461.40		
Closed			2,771.039	2,690.447			41,911,117.47	24,037,017.89																			
Encumbered			89.8400	92.5350			4,373,993.700	2,672,424.351																			
											Encumber/Expended FY09				-	-	-	-	-	-	-	-	-	-	-	-	-
											Encumber/Expended FY11				-	-	1,500,000.00	-	-	-	3,000,000.00	-	-	-	-	-	-
											Encumber/Expended FY13				-	-	1,000,000.00	-	-	-	5,000,000.00	-	-	-	-	-	-
											Encumber/Expended FY17				-	-	1,000,000.00	-	-	-	5,000,000.00	-	-	-	-	-	-
											Encumber/Expended FY18				-	-	-	-	-	-	5,000,000.00	-	-	-	0.00	-	-
											Encumber/Expended FY20				-	-	2,000,000.00	-	-	-	1,517,114.25	-	-	-	-	-	-
											Encumber/Expended FY21				-	-	2,000,000.00	-	-	-	-	-	-	-	-	-	-
											Encumber/Expended FY22				-	-	2,000,000.00	-	-	-	-	-	-	-	-	-	-
											Encumber/Expended FY25				1,000,000.00	-	-	-	-	-	-	-	-	-	-	-	-
											Total						0.00				0.00	0.00	-	0.00	810,461.40		

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R3(4)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
OCEAN COUNTY**

**for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of [REDACTED] (“Owners”)**

**SADC ID# 15-0025-PG
Plumsted Township, Ocean County
N.J.A.C. 2:76-17 et seq.**

MARCH 26, 2026

WHEREAS, on February 11, 2022, the County of Ocean acquired Block 77, Lot 38.02 (“[REDACTED]”) and Block 82, Lot 1.12 [REDACTED] in Plumsted Township in fee for \$3,340,000; and

WHEREAS, on December 16, 2022 the application for the sale of a development easement for [REDACTED] totaling approximately 99.329 gross surveyed acres hereinafter referred to as “the Property” (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

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

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

WHEREAS, the Property includes 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 98.329 net surveyed 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 field crop production; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0.5 acres (.51%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 77.45 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 N.J.A.C. 2:76-11.8, on April 13, 2023, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of \$13,800 per acre based on zoning and environmental regulations in place as of the current valuation date February 27, 2023; 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, via email dated June 6, 2025 Ocean County staff advised SADC staff that they would be utilizing the traditional easement valuation methodology, not the Statewide Formula, as the value basis for the development easement (Schedule C); and

WHEREAS, on September 4, 2025 Ocean County recorded a deed of easement using the appraised current market value as the fair market value of the development easement (Schedule C); and

WHEREAS, since the County paid \$3,340,000 for both [REDACTED], the SADC will establish the "purchase price of the Property paid by the County" for each separate lot by calculating as a percentage, each lot's value compared to the overall total certified "before" value of both farms combined (i.e., the certified before value of each Property divided by the sum of CMV before values) and multiplying that percentage by \$3,340,000 resulting in the following purchase prices paid by the county:

- the [REDACTED], with a certified before value of \$22,500, is 59.66% of the sum of the certified before values (\$3,771,128), resulting in a purchase price of \$19,927.72 per acre

- the [REDACTED], with a certified before value of \$16,000, is 42.43% of the sum of the certified before values (\$3,771,128), resulting in a purchase price of \$14,170.83 per acre; and

WHEREAS, on February 12, 2026, Ocean County auctioned the [REDACTED] selling the [REDACTED] for \$7,550.66 per acre (\$750,000 for 99.329 acres), the deed for which will be recorded prior to the SADC cost share grant to the County; and

WHEREAS, N.J.A.C. 2:76-6.23(c) provides that when a government entity has acquired fee simple title to a property and resold the restricted premises prior to the Committee providing its cost share grant, the Committee shall base its cost share grant on:

- the development easement value determined pursuant to N.J.A.C. 2:76-10 and certified by the Committee; or
- the purchase price of the premises paid by the board and/or county or municipality minus the certified "after" value of the restricted premises; or
- the purchase price paid by the government entity less the payment received for the resale of the restricted premises, whichever is less; and

WHEREAS, the per acre cost share comparison is as follows:

N.J.A.C. 2:76-6.23(c)	Before Value / purchase price	After Value / resale price	Easement Value
a) SADC certified values	\$22,500.00	\$8,700.00	\$13,800.00
b) Ocean Co. purchase minus SADC Certified after value	\$19,927.72	\$8,700.00	\$11,227.72
c) Ocean Co. purchase minus Ocean Co. resale price	\$19,927.72	\$7,550.66	\$12,377.06

WHEREAS, the SADC shall base its cost share grant on \$11,227.72 per acre which is the purchase price of the premises paid by the county minus the certified "after" value of the restricted premises; and

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

WHEREAS, on August 5, 2020, the Plumsted Township Committee approved the application for the sale of development easement but is not participating financially in the easement purchase; and

WHEREAS, on July 8, 2020, the Ocean County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on March 25, 2026, the County Board of Commissioners passed a resolution authorizing the sale of the preserved property; and

WHEREAS, the estimated cost share breakdown is as follows (based on 99.329 acres)

	Total	Per/acre
SADC	\$ 669,142.92	(\$ 6,736.63/acre)
Ocean County	\$ 446,194.81	(\$ 4,491.09/acre)
Total Purchase	\$1,115,238.20	(\$11,227.72/acre)

WHEREAS, the SADC will utilize a 3% buffer in acreage (102.309 acres) to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of \$689,217.88; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$689,217.88 in base grant funding which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 102.309 net easement acres, at a State cost share of \$6,736.63 per acre, for a total grant of approximately \$689,217.88 pursuant to 2:76-6.11 and 2:76-6.23(c).
3. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.

6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26
Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

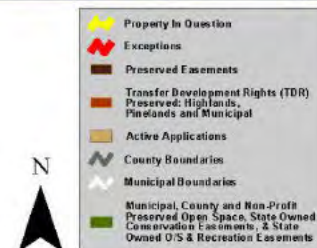


FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Block 77 Lots 170-38.02 (38.02 ac)
& P/O 38.02-EN (non-severable exception - 1.0 ac)
Gross Total = 100.9 ac
Plumsted Twp., Ocean County

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

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



Sources:
NJ Farmland Preservation Program
NJDOT Parcels Edited from Survey
NJDEP Conservation/Open Space Easement Data
NJDOT Road Data
NJ Pinelands Commission POC Data
NJOT/OGIS 2020 Digital Aerial Image

August 17, 2022

Wetlands



X:\counties\ocsc\projects\Ocean County (Hule North) fww.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

[Redacted]
& P/O 38.02-EN (non-severable exception - 1.0 ac)
Gross Total = 100.9 ac
Plumsted Twp., Ocean County



Sources:
NJ Farmland Preservation Program
NJDOT Parcel Edited from Survey Data
Green Acres Conservation Easement Data
NJDEP Open Space
NJDOT Road Data
NJOT/OGIS 2020 Digital Aerial Image

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



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

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

August 17, 2022

Baseline Soil Disturbance Map



C:\GIS\Projects\Projects\Mapping\Map

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Parcel ID: [REDACTED]
Gross Total = 99.33
Permitted Twp., Ocean County

	Extent of Disturbance
	Easement Area
	Exception Area

Estimated Easement Acres: 98.33
Total Disturbance Acres (Does not include exception areas): 0.50
Percent of Disturbance: 0.51%

150 75 0 75 150 300 Feet

DISCLAIMER: This parcel was mapped using the most current available mapping. The accuracy of the mapping is not guaranteed. The purpose of this map is to provide a general representation of the location of the disturbance and physical features. It should not be used for any other purpose without the approval of the State Agriculture Development Committee.

Source:
Farmland Preservation Program Data
NJ State Agriculture Development Committee
Mapping: 2011 Digital Data

SCHEDULE C

SADC Statewide Formula Value Calculation			
Farm Name: [REDACTED]			
SADC ID:	15-0025-PG	Total Score	30.00
Farm Address:	Plumsted	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	18.84
Natural Resource Factors - Max Add-on % =		10	6.67
Local Importance Factors - Max Add-on % =		15	5.00
Max Allowable Score of all of the above		30	30.00
Additional Restrictions - Max Add-on % =		10	0.00
Agricultural Resource Factors		Points	
Soils		9.12	
Size		10.00	
Tillability		9.00	
Contiguity to Preserved Farms		9.00	
Agricultural Water Availability (Y/N)		5.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.67	28.12
		Agricultural Resource %	
		18.84	
Natural Resource Factors		Points	
Groundwater Recharge Capability		7.21	
Upland Forest		0.00	
Wetland & Open Water/Flood Hazard Mitigation		6.00	
Contiguity to Preserved Open Space		7.00	
Surface Water Quality Classification		5.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	20.21
		Natural Resource %	
		6.67	
Local Importance Factors		Percent	
Risk of Conversion		0	
Buffer to Critical Infrastructure		5	
Property of Unique Importance		0	
		Local Importance %	
		5	
Voluntary Deed Restrictions		Percent	
Impervious Cover Limit (10%)		0	
House Size Limit (2,500 sqft)		0	
		Additional Restrictions %	
		0	
Landowner Formula Offer Calculations		Value	
Per Acre Values			
Certified Market Value Unrestricted, per acre		\$22,500	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$18,000	
Per Acre Value of Voluntary Deed Restrictions (each)		\$1,125	
Per Acre Value after Voluntary Deed Restrictions		\$18,000	
Net Acres		99.92	
Estimated Easement Values			
Estimated Unadjusted Total		\$1,798,560	
Plus: Adjustment for Voluntary Restrictions (+)		\$0	
Estimated offer before Residential Opportunities reduction		\$1,798,560	
Less: Adjustment for Residential Opportunities (-)		\$0	
Estimated Total Offer After Reduction for Residential Opportunities		\$1,798,560	

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. 2:78-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:78-6 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 FY2026R3(5)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
OCEAN COUNTY**

**for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of [REDACTED] (“Owners”)**

**SADC ID# 15-0026-PG
Plumsted Township, Ocean County
N.J.A.C. 2:76-17 et seq.**

MARCH 26, 2026

WHEREAS, on February 11, 2022, the County of Ocean acquired Block 77, Lot 38.02 [REDACTED] and Block 82, Lot 1.12 [REDACTED] in Plumsted Township in fee for \$3,340,000; and

WHEREAS, on December 16, 2022 the application for the sale of a development easement for [REDACTED] totaling approximately 95.71 gross surveyed acres hereinafter referred to as “the Property” (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

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

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

WHEREAS, the Property includes 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 94.71 net surveyed 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 field crop production; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0.32 acres (.34%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 77.45 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 N.J.A.C. 2:76-11.8, on April 13, 2023, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of \$8,300 per acre based on zoning and environmental regulations in place as of the current valuation date February 27, 2023; 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, via email dated June 6, 2025 Ocean County staff advised SADC staff that they would be utilizing the traditional easement valuation methodology, not the Statewide Formula, as the value basis for the development easement (Schedule C); and

WHEREAS, on September 4, 2025 Ocean County recorded a deed of easement using the appraised current market value as the fair market value of the development easement (Schedule C); and

WHEREAS, since the County paid \$3,340,000 for both [REDACTED], the SADC will establish the "purchase price of the Property paid by the County" for each separate lot by calculating as a percentage, each lot's value compared to the overall total certified "before" value of both farms combined (i.e., the certified before value of each Property divided by the sum of CMV before values) and multiplying that percentage by \$3,340,000 resulting in the following purchase prices paid by the county:

- [REDACTED] with a certified before value of \$22,500, is 59.66% of the sum of the certified before values (\$3,771,128), resulting in a purchase price of \$19,927.72 per acre

- [REDACTED] with a certified before value of \$16,000, is 42.43% of the sum of the certified before values (\$3,771,128), resulting in a purchase price of \$14,170.83 per acre; and

WHEREAS, on February 12, 2026, Ocean County auctioned the [REDACTED] selling the [REDACTED] for \$7,574.97 per acre (\$725,000 for 95.71 acres), the deed for which will be recorded prior to the SADC cost share grant to the County; and

WHEREAS, N.J.A.C. 2:76-6.23(c) provides that when a government entity has acquired fee simple title to a property and resold the restricted premises prior to the Committee providing its cost share grant, the Committee shall base its cost share grant on:

- a) the development easement value determined pursuant to N.J.A.C. 2:76-10 and certified by the Committee; or
- b) the purchase price of the premises paid by the board and/or county or municipality minus the certified "after" value of the restricted premises; or
- c) the purchase price paid by the government entity less the payment received for the resale of the restricted premises, whichever is less; and

WHEREAS, the per acre cost share comparison is as follows:

N.J.A.C. 2:76-6.23(c)	Before Value / purchase price	After Value / resale price	Easement Value
a) SADC certified values	\$16,000.00	\$7,700.00	\$8,300.00
b) Ocean Co. purchase minus SADC Certified after value	\$14,170.83	\$7,700.00	\$6,470.83
c) Ocean Co. purchase minus Ocean Co. resale price	\$14,170.83	\$7,574.97	\$6,595.86

WHEREAS, the SADC shall base its cost share grant on \$6,470.83 per acre which is the purchase price of the premises paid by the county minus the certified "after" value of the restricted premises; and

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

WHEREAS, on August 5, 2020, the Plumsted Township Committee approved the application for the sale of development easement but is not participating financially in the easement purchase; and

WHEREAS, on July 8, 2020, the Ocean County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on March 25, 2026, the County Board of Commissioners passed a resolution authorizing the sale of the preserved property; and

WHEREAS, the estimated cost share breakdown is as follows (based on 94.71 acres)

	Total	Per/acre
SADC	\$391,665.15	(\$ 4,135.42/acre)
Ocean County	\$221,187.16	(\$ 2,335.42/acre)
Total Purchase	\$612,852.31	(\$6,470.83/acre)

WHEREAS, the SADC will utilize a 3% buffer in acreage (97.551 acres) to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of \$403,413.87; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$403,413.87 in base grant funding which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 97.551 net easement acres, at a State cost share of \$4,135.42 per acre, for a total grant of approximately \$403,413.87 pursuant to 2:76-6.11 and 2:76-6.23(c).
3. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.

6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26
Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

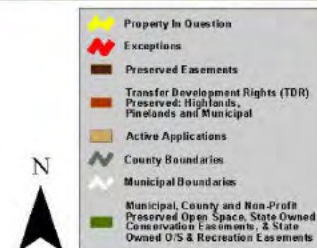


FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Block 62 Lots 1 & 2 (66.5 ac)
& P/O 1.12-EN (non-severable exception - 1.0 ac)
Gross Total = 96.5 ac
Plumsted Twp., Ocean County

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

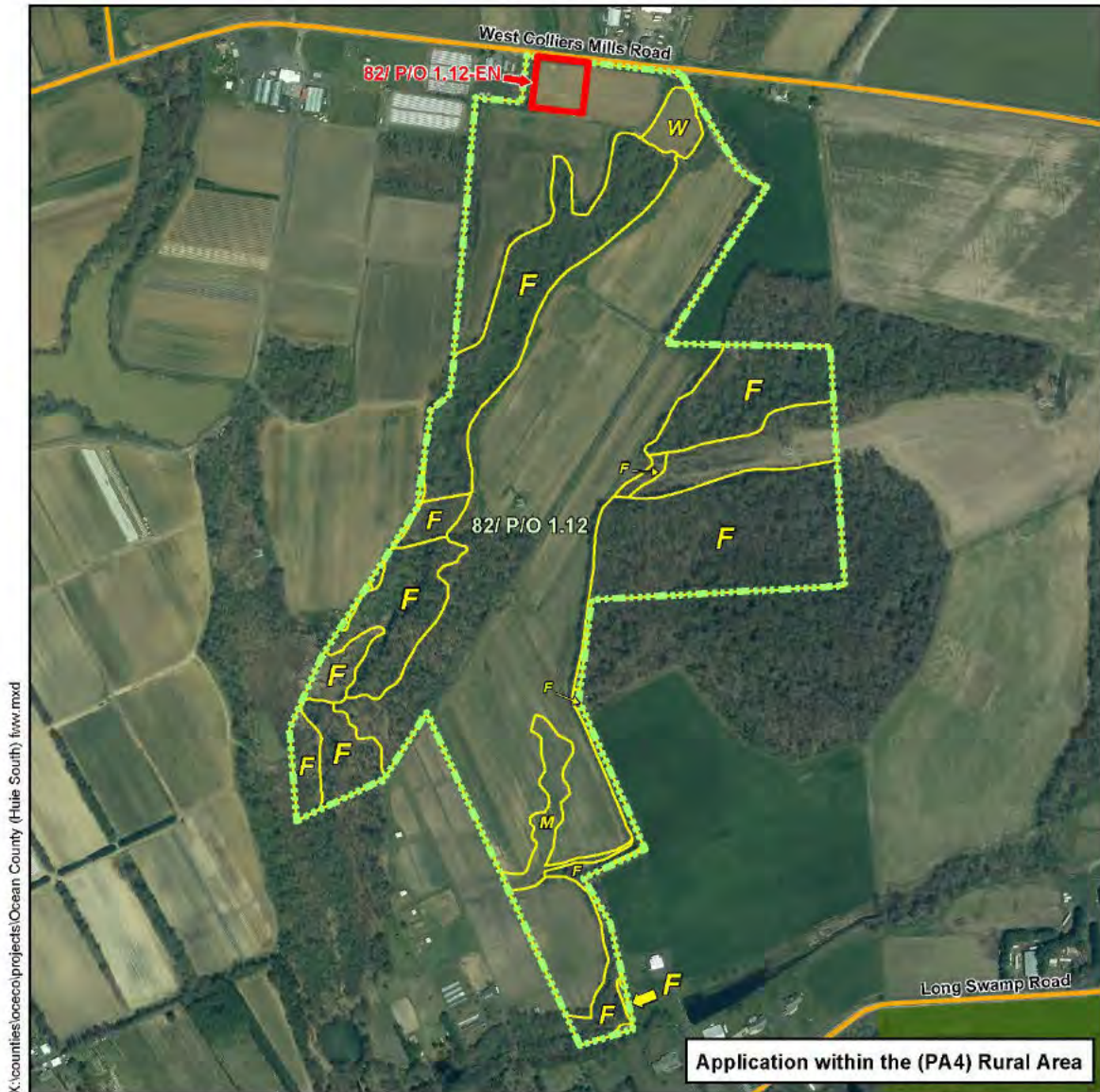
NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



Sources:
NJ Farmland Preservation Program
NJDOT Parcels Edited from Survey
NJDEP Conservation/Open Space Easement Data
NJDOT Road Data
NJ Pinelands Commission POC Data
NJOT/OGIS 2020 Digital Aerial Image

August 19, 2022

Wetlands



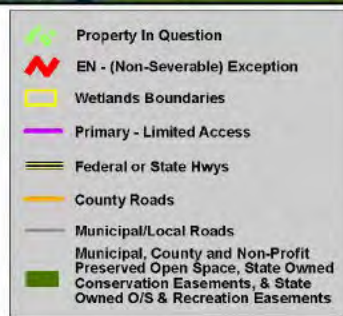
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

& P/O 1.12-EN (non-severable exception - 1.0 ac)
Gross Total = 96.5 ac
Plumsted Twp., Ocean County



Sources:
NJ Farmland Preservation Program
NJOT Parcel Edited from Survey Data
Green Acres Conservation Easement Data
NJDEP Green Acres
NJDOT Road Data
NJOTROGIS 2023 Digital Aerial Image

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

August 19, 2022

Baseline Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

0.00010001 = 95.71

Plymouth Twp., Ocean County

Estimated Easement Acres: 94.71
Total Disturbance Acres (Does not include exception areas): 0.32
Percent of Disturbance: 0.34%

150 75 0 150 300 Feet

DISCLAIMER: This map was created using data from the NJ State Agriculture Development Committee. The accuracy of the map is not guaranteed. The map is for informational purposes only and should not be used for any other purpose. The map is not a substitute for a professional survey. The map is not a substitute for a professional survey.

Source:
Farmland Preservation Program Data
NJ State Agriculture Development Committee
Map Date: 01/11/2011

SCHEDULE C

SADC Statewide Formula Value Calculation			
Farm Name:			
SADC ID:		28.25	
Farm Address:	PLUmsted	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	17.35
Natural Resource Factors - Max Add-on % =		10	5.90
Local Importance Factors - Max Add-on % =		15	5.00
Max Allowable Score of all of the above		30	28.25
Additional Restrictions - Max Add-on % =		10	0.00
Agricultural Resource Factors		Points	
Soils		6.89	
Size		10.00	
Tillability		6.00	
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	25.89
		Agricultural Resource %	
		17.35	
Natural Resource Factors		Points	
Groundwater Recharge Capability		4.87	
Upland Forest		0.00	
Wetland & Open Water/Flood Hazard Mitigation		8.00	
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	17.67
		Natural Resource %	
		5.90	
Local Importance Factors		Percent	
Risk of Conversion		0	
Buffer to Critical Infrastructure		5	
Property of Unique Importance		0	
		Local Importance %	
		5	
Voluntary Deed Restrictions		Percent	
Impervious Cover Limit (10%)		0	
House Size Limit (2,500 sqft)		0	
		Additional Restrictions %	
		0	
Landowner Formula Offer Calculations		Value	
Per Acre Values			
Certified Market Value Unrestricted, per acre		\$16,000	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$12,520	
Per Acre Value of Voluntary Deed Restrictions (each)		\$800	
Per Acre Value after Voluntary Deed Restrictions		\$12,520	
Net Acres		95.50	
Estimated Easement Values			
Estimated Unadjusted Total		\$1,195,660	
Plus: Adjustment for Voluntary Restrictions (+)		\$0	
Estimated offer before Residential Opportunities reduction		\$1,195,660	
Less: Adjustment for Residential Opportunities (-)		\$0	
Estimated Total Offer After Reduction for Residential Opportunities		\$1,195,660	

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. 2:78-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:78-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

SCHEDULE D

SADC County Planning Incentive Grant Financial Status

Ocean County

													Base Grant				Competitive Funds						
													Fiscal Year 09		Maximum Grant		Fund Balance						
													Fiscal Year 11	1,500,000.00	Fiscal Year 11	3,000,000.00	Fiscal Year 11	0.00	Fiscal Year 13	0.00	Fiscal Year 17	0.00	Fiscal Year 18
												Fiscal Year 10	702,398.00										
												Fiscal Year 13	-										
												Fiscal year 17	-										
												-	-										
												Fiscal Year 20	-										
												Fiscal Year 21	-										

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R3(6)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
HUNTERDON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property [REDACTED] ("Owner")
SADC ID# 10-0450-PG
Delaware Township, Hunterdon County
N.J.A.C. 2:76-17 et seq.**

MARCH 26, 2026

WHEREAS, on August 4, 2025, the application for the sale of a development easement for the subject farm identified as [REDACTED] Delaware Township, Hunterdon County, totaling approximately 22.13 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

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

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

WHEREAS, the Property includes zero of exception areas, resulting in approximately 22.13 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

WHEREAS, the Premises includes:

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

WHEREAS, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots being consolidated (Block 25, Lots 16.05 & 16.06) simultaneously or immediately after closing on the easement to the extent possible; and

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

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

WHEREAS, the Property has a quality score of 70.31 which exceeds 46, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on January 15, 2026, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of \$23,200 per acre based on zoning and environmental regulations in place as of the current valuation date September 24, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$30,000 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 \$15,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$20,637 per acre; and

WHEREAS, the Owners accepted the Hunterdon County's offer of \$23,200 per acre, based on the appraised current market value for the purchase of the development easement on the Premises; and

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

WHEREAS, on March 10, 2026, the Delaware Township Committee approved the application for the sale of development easement and a funding commitment of \$4,640 per acre;; and

WHEREAS, on March 10, 2026, the Hunterdon County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 22.13 acres)

	Total	Per/acre
SADC	\$308,049.60	(\$13,920/acre)
Delaware Township	\$102,683.20	(\$4,640/acre)
<u>Hunterdon County</u>	<u>\$102,683.20</u>	<u>(\$4,640/acre)</u>
Total Purchase	\$513,416.00	(\$23,200/acre)

WHEREAS, the SADC will encumber an additional 3% buffer in acreage (22.794 acres) to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of \$317,292.48; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$317,292.48 in base grant funding which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 22.794 net easement acres, at a State cost share of \$13,920 per acre, for a total grant of approximately \$317,292.48 pursuant to N.J.A.C. 2:76-26.12.
3. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises

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

7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26
Date

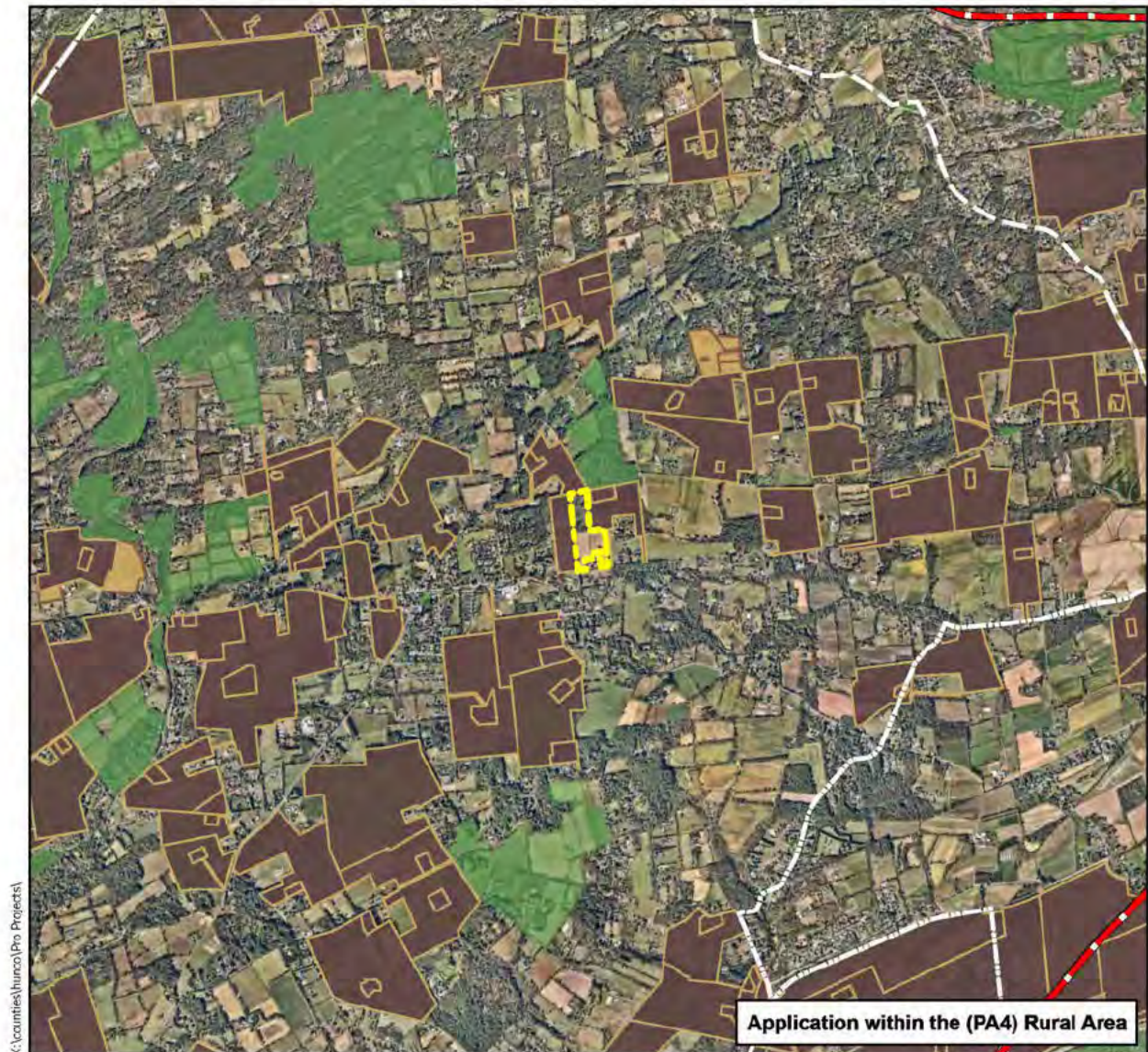


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

6.05 (1.56 ac); &
16.06 (20.57 ac);
Gross Total = 22.13 ac
Delaware Twp., Hunterdon County

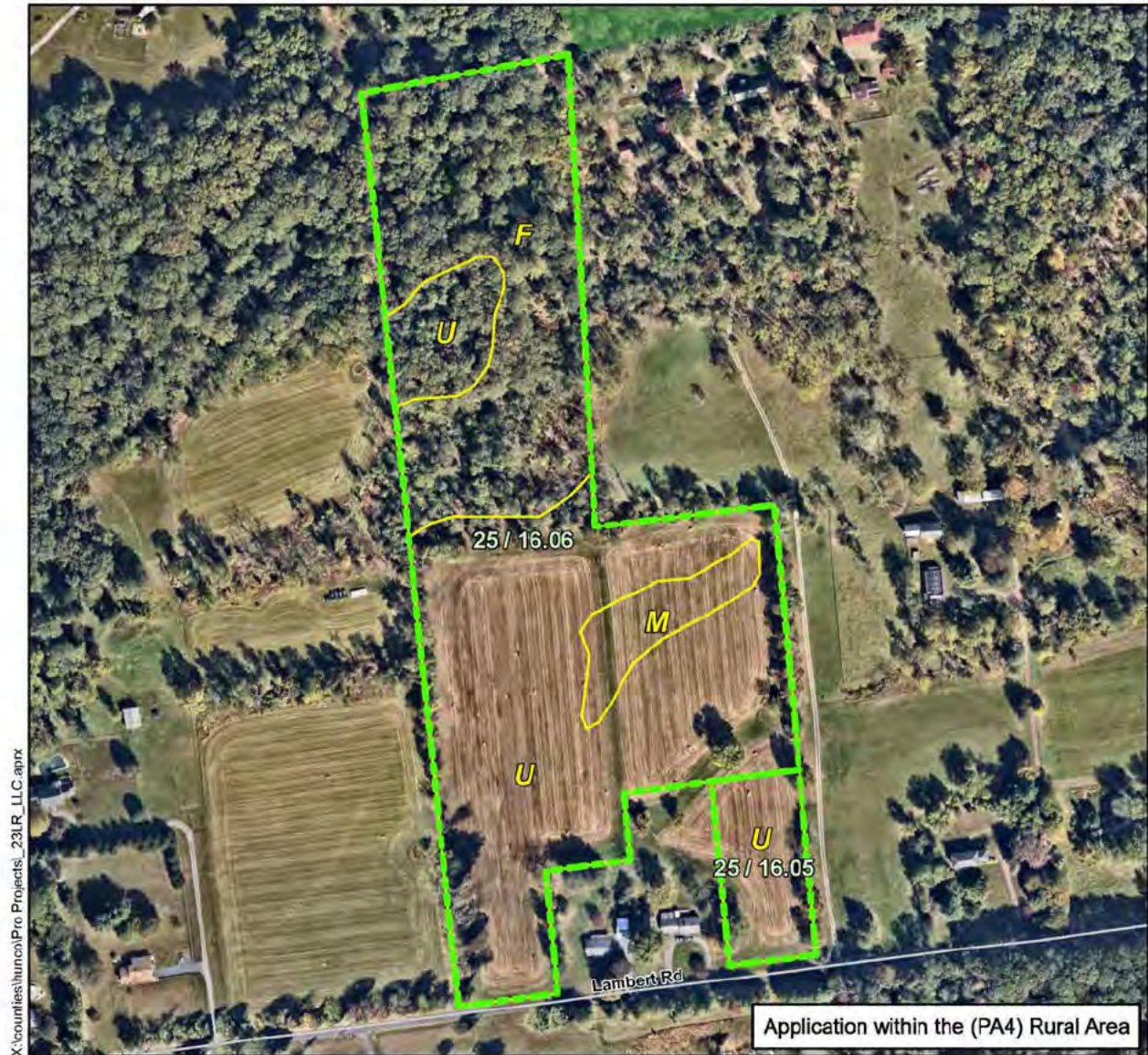
0 1250 2500 5000 7500
Feet



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

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

Wetlands



X:\counties\huncos\Pro Projects_23\IR_ILC.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

05 (1.56 ac); &
16.06 (20.57 ac);
Gross Total = 22.13 ac
Delaware Twp., Hunterdon County

0 100 200 400 600 Feet

Sources:
NJ Farmland Preservation Program
NUOT "Parcels and MOD-A" Composite of New Jersey
- edited to adjacent parcel data
NJDEP "Wetlands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Projected, 5424"
Near Map "Vertical Aerial Imagery 2024"

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial 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.

	Gross %	Net %
Freshwater Wetlands (F)	32	32
Modified Ag (M)	5	5
Upland/Non-Wetlands (U)	63	63
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0



Preliminary Soil Disturbance Map



X:\couni\shuncol\Pro Projects\ 23\LR_LLC.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

05 (1.56 ac); & 16.06 (20.57 ac);
Gross Total = 22.13 ac
Delaware Twp., Hunterdon County

Estimated Easement Acres: 22.13
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

-  Extent of Disturbance
-  Easement Area
-  Exception Area



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 2024 Digital Aerial

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name: [REDACTED]			
SADC ID: [REDACTED]	Total Score		23.79
Farm Address: Delaware	Maximum Score	Farm Score	
Agricultural Resource Factors - Max Add-on % =	20	14.44	
Natural Resource Factors - Max Add-on % =	10	4.35	
Local Importance Factors - Max Add-on % =	15	0.00	
Max Allowable Score of all of the above	30	18.79	
Additional Restrictions - Max Add-on % =	10	5.00	

Agricultural Resource Factors			Points
Soils			8.55
Size			4.00
Tillability			6.00
Contiguity to Preserved Farms			7.00
Agricultural Water Availability (Y/N)			0.00
Top 3 Scores Max=	30	Top 3 Scores	
Each Point = %	0.67	21.55	
			Agricultural Resource %
			14.44

Natural Resource Factors			Points
Groundwater Recharge Capability			4.18
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			3.00
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	13.18	
			Natural Resource %
			4.35

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		\$30,000
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$20,537
Per Acre Value of Voluntary Deed Restrictions (each)		\$1,500
Per Acre Value after Voluntary Deed Restrictions		\$22,137
Net Acres		22.14
Estimated Easement Values		
Estimated Unadjusted Total		\$456,903
Plus: Adjustment for Voluntary Restrictions (+)		\$33,210
Estimated offer before Residential Opportunities reduction		\$490,113
Less: Adjustment for Residential Opportunities (-)		\$0
Estimated Total Offer After Reduction for Residential Opportunities		\$490,113

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 this scoring template or the data upon which it is based should be forwarded to SADC staff.

Hunterdon County

								Base Grant				Competitive Funds									
												Maximum Grant			Fund Balance						
								Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	-	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 18	Fiscal Year 20	Fiscal Year 21	Fiscal Year 22	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17
Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance	FY25 Balance	
											7,500,000.00										
	43.7990	43.7680	13,000.00	9,000.00	636,520.00	393,912.00	196,936.00	398,610.00	393,912.00	393,912.00	7,106,088.00										
	35.0080	35.0080	6,200.00	4,000.00	217,049.60	140,032.00		140,080.00	140,032.00	140,032.00	6,966,056.00										
	42.5280	42.5280	7,100.00	4,450.00	301,948.80	189,249.60		191,090.50	189,249.60	189,249.60	6,776,808.40										
	47.1070	15,800.00	9,480.00		444,290.60	446,574.36		428,542.92	386,897.28	386,897.28	6,389,909.12										
	57.5090	57.5090	7,700.00	4,750.00	442,819.30	273,167.75	224,285.10	283,765.00	218,534.20	218,534.20	6,171,374.92										
	47.4380	47.4380	8,200.00	4,750.00	381,350.20	221,121.25						241,200.00	236,355.00	236,355.00	2,763,443.00						
	90.3690	89.8710	17,000.00	10,200.00	1,527,807.00	916,684.20	404,419.50	956,046.00	916,684.20	916,684.20	5,254,690.72										
	81.9810	81.9810	12,000.00	5,000.00	983,772.00	409,905.00		215,328.92	215,328.92	215,328.92	5,039,361.80										
	44.1960	44.0510	9,300.00	5,580.00	409,674.30	245,804.58						374,934.28	374,934.28	374,934.28	2,388,510.72						
	65.3400	65.3400	9,000.00	5,400.00	588,060.00	352,836.00						252,885.60	70,357.67	70,357.67	2,318,153.05						
	26.3173	26.3173	7,400.00	4,600.00	194,748.02	121,059.58						378,216.00	352,836.00	352,836.00	1,965,317.05						
	24.4022	24.4022	7,500.00	4,875.00	193,997.49	118,960.73						127,926.00	121,059.58	121,059.58	1,844,257.47						
	183.1620	183.1520	8,700.00	5,250.00	1,393,422.40	961,548.00						120,510.00	118,960.73	118,960.73	1,725,296.74						
	19.4160	19.4160	16,300.00	9,780.00	316,480.80	189,888.48						978,757.50	961,548.00	961,548.00	962,537.79	4,801,210.95					
	85.0060	85.0060	9,100.00	5,460.00	773,554.60	464,132.76		39,361.80	39,361.80	39,361.80	5,000,000.00	172,179.60	150,526.68	150,526.68	812,011.11	4,801,210.95					
	45.0640	44.4330	10,500.00	6,300.00	466,546.50	279,927.90		456,090.18	464,132.76	464,132.76	4,535,867.24										
	44.8150	44.8150	24,800.00	14,880.00	1,111,412.00	666,847.20		291,356.10	279,927.90	279,927.90	4,255,939.34										
	41.0240	41.0240	7,900.00	4,850.00	324,089.60	198,966.40		244,511.14	244,511.14	244,511.14	4,011,428.20	422,336.06	422,336.06	422,336.06	4,378,874.89						
	71.5300	71.5300	5,887.50	3,650.00	406,826.88	261,084.50						209,311.45	198,966.40	198,966.40	4,179,908.49						
	71.8890	71.8890	4,327.50	2,960.00	311,099.65	203,602.54		11,428.20	11,428.20	11,428.20	4,000,000.00	303,303.80	249,656.30	249,656.30	4,043,103.96	4,887,148.23					
	70.5220	70.5220	8,762.50	5,150.00	617,949.03	363,188.30						294,357.95	203,602.54	203,602.54	4,881,545.69						
	76.8360	76.8360	8,225.00	4,900.00	631,976.10	376,496.40						465,445.20	363,188.30	363,188.30	4,318,357.39						
	33.7640	33.7640	6,300.00	4,050.00	212,725.80	136,752.30						461,016.00	376,496.40	376,496.40	3,941,860.99						
	35.3270	35.3270	8,500.00	5,150.00	300,279.50	181,934.05						144,613.38	136,752.30	136,752.30	3,805,108.69						
	78.6840	77.1490	8,500.00	5,100.00	655,766.50	393,459.90						193,614.25	181,934.05	181,934.05	3,623,174.64						
	45.6100	45.5200	3,500.00	1,171.57	159,635.00	53,330.00	106,305.00	51,664.80	53,330.00	53,330.00	3,946,670.00	413,329.50	393,459.90	393,459.90	3,229,714.74						
	50.3990	50.3990	11,500.00	6,900.00	579,588.50	347,753.10		366,893.70	347,753.10	347,753.10	3,598,916.90										
	29.4340	29.3780	7,000.00	4,400.00	205,646.00	129,263.20		135,053.60	129,263.20	129,263.20	3,469,653.70										
	20.0860	20.0860	5,000.00	3,400.00	100,430.00	34,000.00	66,430.00	33,495.00	34,000.00	34,000.00	3,435,653.70										
	42.6460	42.6460	5,700.00	3,750.00	243,082.20	159,922.50		166,462.50	159,922.50	159,922.50	3,275,731.20										
	15.8590	15.8520	10,800.00	6,480.00	171,201.60	102,720.96		110,795.04	102,720.96	102,720.96	3,173,010.24										
	31.7500	32.7030	11,977.00	10,252.31	301,883.83	335,281.29		335,281.29			2,837,728.95										
	22.1300	22.7940	23,200.00	13,920.00	628,820.80	317,292.48		317,292.48			2,520,436.47										
	1,661,334.00	1,663,939.00			10,830,349.96	9,338,731.54	998,395.60	149,395.95													
	53.8800	55.4970			920,504.63	652,973.77															
								Encumber/Expended FY09	-	-	-	-									
								Encumber/Expended FY11	-	-	1,500,000.00	-			2,187,988.89	812,011.11					
								Encumber/Expended FY13	-	-	1,000,000.00	-			956,896.04		4,043,103.96				
								Encumber/Expended FY17	-	-	1,000,000.00	-			1,770,285.26			3,229,714.74			
								Encumber/Expended FY18	-	-	-	-			-						
								Encumber/Expended FY20	173,010.24	-	826,989.76	-			-						
								Encumber/Expended FY21	479,563.53	-	-	520,436.47			-						
								Encumber/Expended FY22	-	-	-	2,000,000.00			-						
								Encumber/Expended FY25	-	-	-	-			-						
								Total			2,520,436.47					812,011.11	4,043,103.96	3,229,714.74	2,000,000.00	2,000,000.00	7,500,000.00

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R3(7)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
UPPER PITTSBGROVE TOWNSHIP**

**for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of [REDACTED] ("Owners")
SADC ID#17-0267-PG
Upper Pittsgrove Township, Salem County
N.J.A.C. 2:76-17A.1, et seq.**

MARCH 26, 2026

WHEREAS, on March 17, 2025 the application for the sale of a development easement for the subject farm identified as [REDACTED] Upper Pittsgrove Township, Salem County, totaling approximately 54.85 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

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

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

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

WHEREAS, the Property includes, one (1), approximately 2-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 52.85 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

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

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

WHEREAS, the Premises includes:

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

WHEREAS, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots (Block 13, Lots 27 and 27.01) 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 and Christmas tree production; and

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on October 9, 2025, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of \$7,000 per acre based on zoning and environmental regulations in place as of the current valuation date of September 24, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$12,000 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 limit the size of the residential unit 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 \$10,327 per acre; and

WHEREAS, the Owners accepted the Township's offer of \$10,327 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

WHEREAS, on March 11, 2026, the Upper Pittsgrove Township Committee approved the application for the sale of development easement and a funding commitment of \$1,032.70 per acre; and

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

WHEREAS, on March 4, 2026, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$1,032.70 per acre to cover the local cost share, but is not participating financially in the easement purchase due to the anticipated receipt of ALE funds; and

WHEREAS, the estimated cost share breakdown is as follows (based on 50.85 acres)

	Total	Per/acre
SADC	\$420,102.36	(\$8,261.60/acre)
Upper Pittsgrove Township	\$52,512.80	(\$1,032.70/acre)
<u>Salem County</u>	<u>\$52,512.80</u>	<u>(\$1,032.70/acre)</u>
Total Purchase	\$525,127.95	(\$10,327.00/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the Statewide Formula calculation and utilize a 3% buffer in acreage to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of \$462,999.13; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting \$462,999.13 in base grant funding which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(b), the SADC may approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the

purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds, provided the Township's request for reimbursement is submitted within 120 days of the purchase of the development easement;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 52.376 net easement acres, at a State cost share of \$8,839.91 per acre, for a total grant of approximately \$462,999.13 pursuant to N.J.A.C. 2:76-26.12.
3. This final approval is conditioned on all contiguous lots (Block 13, Lots 27 and 27.01) being consolidated simultaneously or immediately after closing on the easement to the extent possible.
4. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.
5. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
6. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
7. The SADC will be providing its grant directly to the County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to relevant provisions in N.J.A.C. 2:76-6.18 and 6.18A.
8. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
9. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
10. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

11. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
12. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26

Date

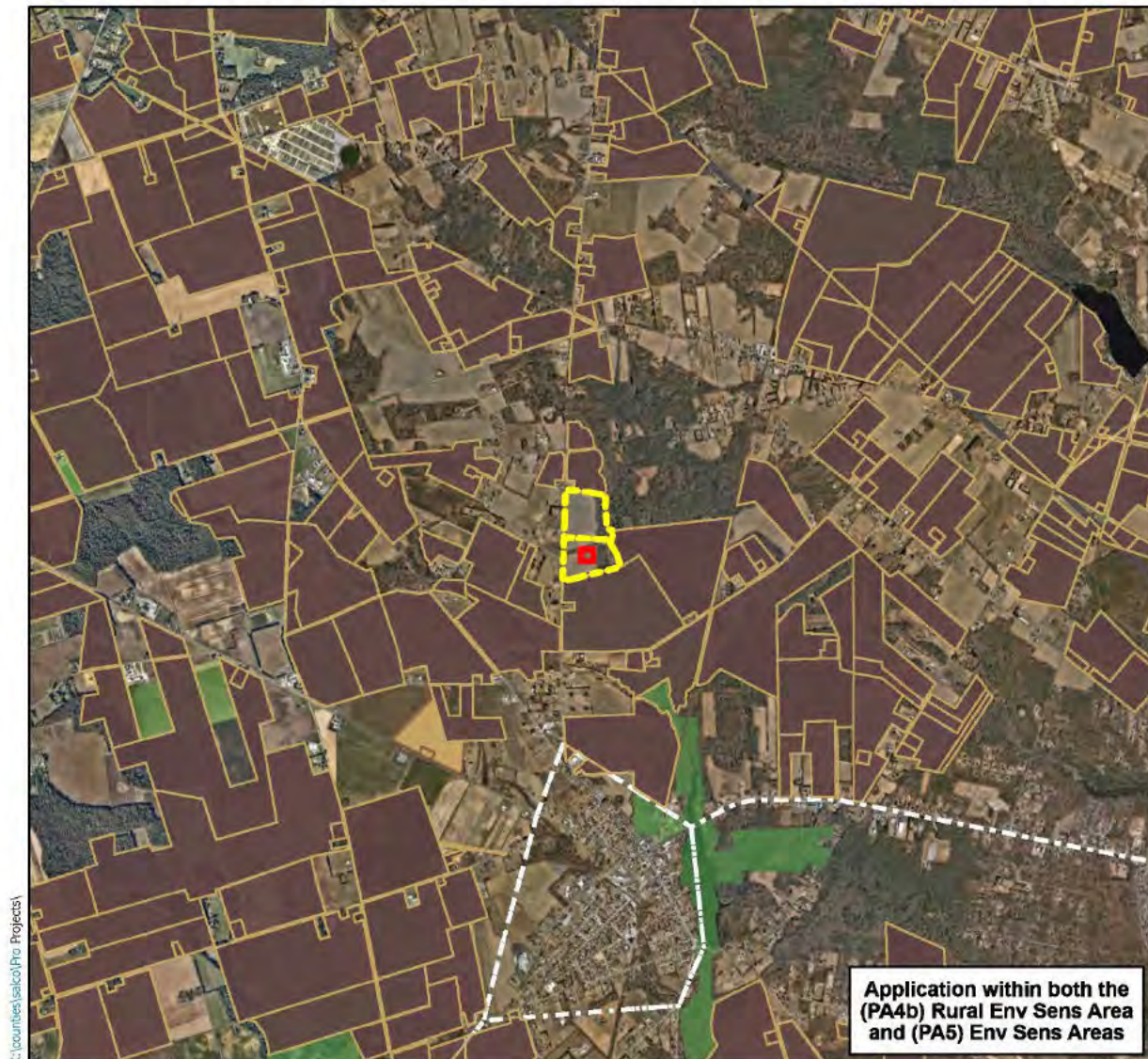
Charles Rich

Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

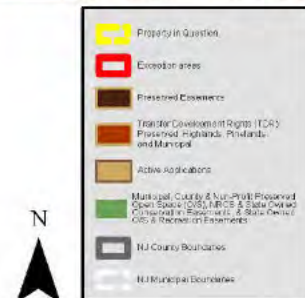


X:\counties\salem\Pro Projects\

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

27.01 (24.78 ac); &
Exception - 2.0 ac)
Gross Total = 54.85 ac
Upper Pittsgrove Twp., Salem County

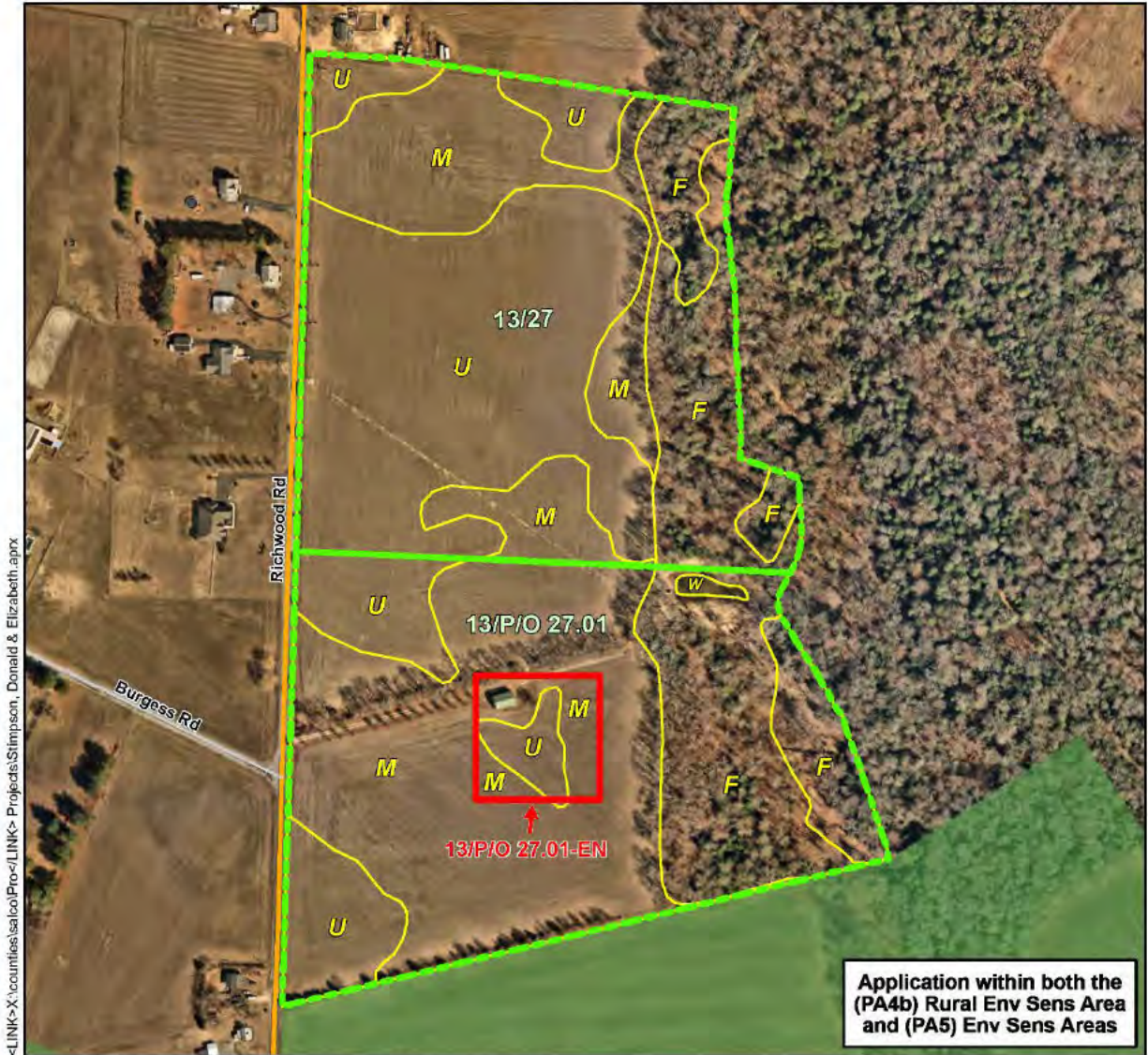
0 1250 2500 5000 7500
Feet



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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial 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



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

(24.78 ac); &
P/O 27.01-EN (non-severable exception - 2.0 ac)
Gross Total = 54.85 ac
Upper Pittsgrove Twp., Salem County

0 100 200 400 600
Feet

	Gross %	Net %
Freshwater Wetlands (F)	24	25
Modified Ag (M)	40	39
Upland/Non-Wetlands (U)	36	36
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0



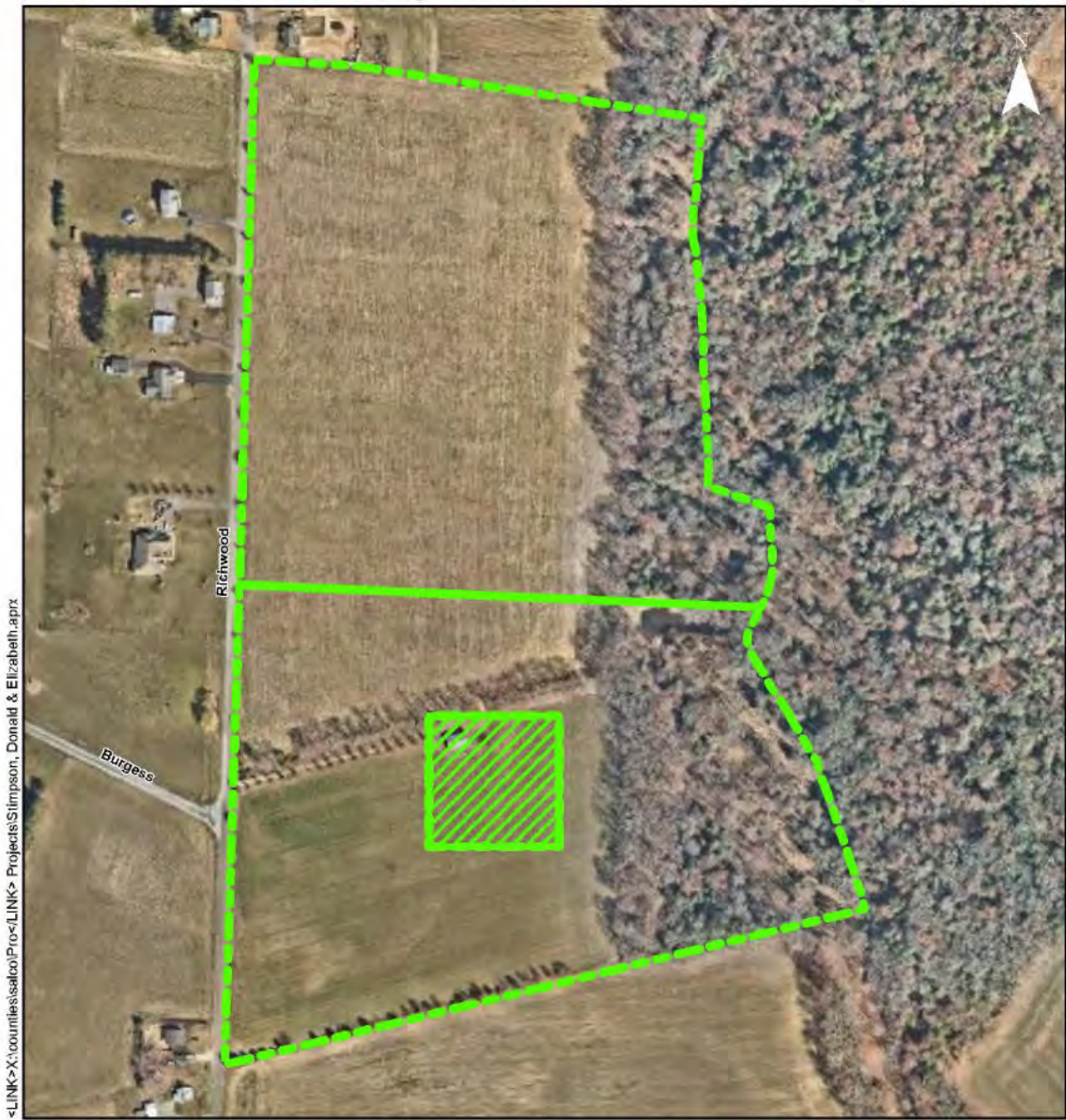
Sources:
NJ Farmland Preservation Program
NJDOT "Canals and MCDs" Composite of New Jersey
NJDEP "Landuse/Landcover of New Jersey 2000"
NJDEP "New Guidelines of Rd. Frontage 2024"
New Map "Vertical Aerial Imagery 2024"

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

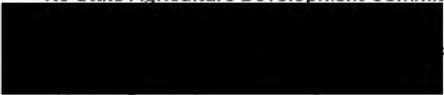


8/4/2020

Preliminary Soil Disturbance Map



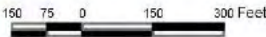
FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



P/O 27.01-EN (non-severable exception - 2.0 ac)

- Extent of Disturbance
- Easement Area
- Exception Area

Estimated Easement Acres: 52.85
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%



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 2024 Digital Aerial

SCHEDULE C

SADC Statewide Formula Value Calculation		
Farm Name:		
SADC ID:		36.06
Farm Address:		Farm Score
Agricultural Resource Factors - Max Add-on % =	20	16.94
Natural Resource Factors - Max Add-on % =	10	4.12
Local Importance Factors - Max Add-on % =	15	5.00
Max Allowable Score of all of the above	30	26.06
Additional Restrictions - Max Add-on % =	10	10.00

Agricultural Resource Factors			Points
Soils			8.28
Size			4.00
Tiltability			8.00
Contiguity to Preserved Farms			9.00
Agricultural Water Availability (Y/N)			0.00
Top 3 Scores Max=		30	<u>Top 3 Scores</u>
Each Point = %		0.67	25.28
			Agricultural Resource %
			16.94

Natural Resource Factors			Points
Groundwater Recharge Capability			2.47
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			5.00
Contiguity to Preserved Open Space			0.00
Surface Water Quality Classification			5.00
Top 3 Scores Max= Each Point = % 30 0.33			Top 3 Scores 12.47
			Natural Resource % 4.12

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	\$12,000
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$9,127
Per Acre Value of Voluntary Deed Restrictions (each)	\$600
Per Acre Value after Voluntary Deed Restrictions	\$10,327
Net Acres	52.85
Estimated Easement Values	
Estimated Unadjusted Total	\$482,362
Plus: Adjustment for Voluntary Restrictions (-)	\$63,420
Estimated offer before Residential Opportunities reduction	\$545,782
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$545,782

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement value's using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 27:26-26. Please note that the final development easement consideration will be based upon N.J.A.C. 27:26-26.1 through 27:26-26.4, 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.

Pittsgrove Township, Salem County

	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant			
				Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance
											5,250,000.00
0	20.4630	6,200.00	3,055.69	126,870.60	62,528.60	45,018.60	19,323.40	59,280.00	62,528.60	62,528.60	2,537,030.26
0	19.3410	6,300.00	4,050.00	121,848.30	78,331.05			81,344.25	78,331.05	78,331.05	2,458,699.21
										4,452.50	2,454,246.71
0	33.9690	6,000.00	3,900.00	203,814.00	132,479.10			136,968.00	132,479.10	132,479.10	2,321,767.61
0	42.3520	5,900.00	3,850.00	249,876.80	163,055.20			165,742.50	163,055.20	163,055.20	2,158,712.41
										4,181.50	2,154,530.91
0	19.2370	6,700.00	4,250.00	128,887.90	81,757.25			88,867.50	82,220.50	81,757.25	2,072,773.66
0	23.2370	6,500.00	4,150.00	151,040.50	96,433.55			99,600.00	96,433.55	96,433.55	1,976,340.11
0	25.6080	3,700.00	2,620.00	94,749.60	67,092.96			68,539.00	67,092.96	67,092.96	1,909,247.15
0	21.5570	5,000.00	3,400.00	107,785.00	73,293.80			77,044.00	73,293.80	73,293.80	1,835,953.35
										10,192.50	1,825,760.85
0	33.2310	4,100.00	2,860.00	136,247.10	95,040.66			97,800.56	95,040.66	95,040.66	1,730,720.19
										4,574.50	1,726,145.69
										14,956.00	1,711,189.69
										5,209.00	1,705,980.69
U	36.3080	10,341.00	8,851.90	375,461.03	321,394.79			321,394.79			1,384,585.90
0	21.4550	11,096.00	9,498.18	238,064.68	203,783.45			203,783.45			1,180,802.45
0	20.3630	13,808.00	11,819.65	281,172.30	240,683.53			240,683.53			940,118.92
0	52.3760	10,327.00	8,839.91	540,886.95	462,999.13			462,999.13			477,119.79
0	1,002.8750			5,612,712.55	3,536,438.68	804,487.67	269,065.25				
0	130.5020			1,435,584.96	1,228,860.90						
						Encumber/Expended FY09	-	750,000.00	-		
						Encumber/Expended FY11	-	500,000.00	-		
						Encumber/Expended FY13	-	500,000.00	-		
						Encumber/Expended FY17	-	500,000.00	-		
						Encumber/Expended FY19	-	1,000,000.00	-		
						Encumber/Expended FY20					
						Encumber/Expended FY21	705,980.69	-	294,019.31	-	
						Encumber/Expended FY22	522,880.21	-	-		477,119.79
						Total					477,119.79

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R3(8)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
PITTSBORO TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of [REDACTED] ("Owner")
SADC ID# 17-0274-PG
Pittsboro Township, Salem County
N.J.A.C. 2:76-17A.1, et seq.

MARCH 26, 2026

WHEREAS, on September 10, 2025 the application for the sale of a development easement for the subject farm identified as [REDACTED], Pittsboro Township, Salem County, totaling approximately 7.87 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

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

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

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

WHEREAS, the 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 6.87 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

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

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

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities outside the exception
- 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, pursuant to P.L. 2023, c.245, landowners shall be presented with development easement offers based on the following valuation methodologies as applicable:

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on January 22, 2026, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of \$10,500 per acre based on zoning and environmental regulations in place as of the current valuation date October 15, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$19,000 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$8,500 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$14,704 per acre; and

WHEREAS, the Owners accepted the Township's offer of \$14,704 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

WHEREAS, on February 25, 2026, the Pittsgrove Township Committee approved the application for the sale of development easement and a funding commitment of \$1,470.40 per acre; and

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

WHEREAS, on March 4, 2026, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$1,470.40 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 6.87 acres)

	Total	Per/acre
SADC	\$80,813.18	(\$11,763.20/acre)
Pittsgrove Township	\$10,101.65	(\$1,470.40/acre)
Salem County	\$10,101.65	(\$1,470.40/acre)
Total Purchase	\$101,016.48	(\$14,704.00/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the Statewide Formula calculation and utilize a 3% buffer in acreage to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of \$89,062.92; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting \$89,062.92 in base grant funding which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(b), the SADC may approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11; and

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

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

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC grants final approval to provide a buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 7.076 net easement acres, at a State cost share of \$12,586.62 per acre, for a total grant of approximately \$89,062.92 pursuant to N.J.A.C. 2:76-26.12.
3. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. The SADC will be providing its grant directly to the County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to relevant provisions in N.J.A.C. 2:76-6.18 and 6.18A.
7. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26
Date



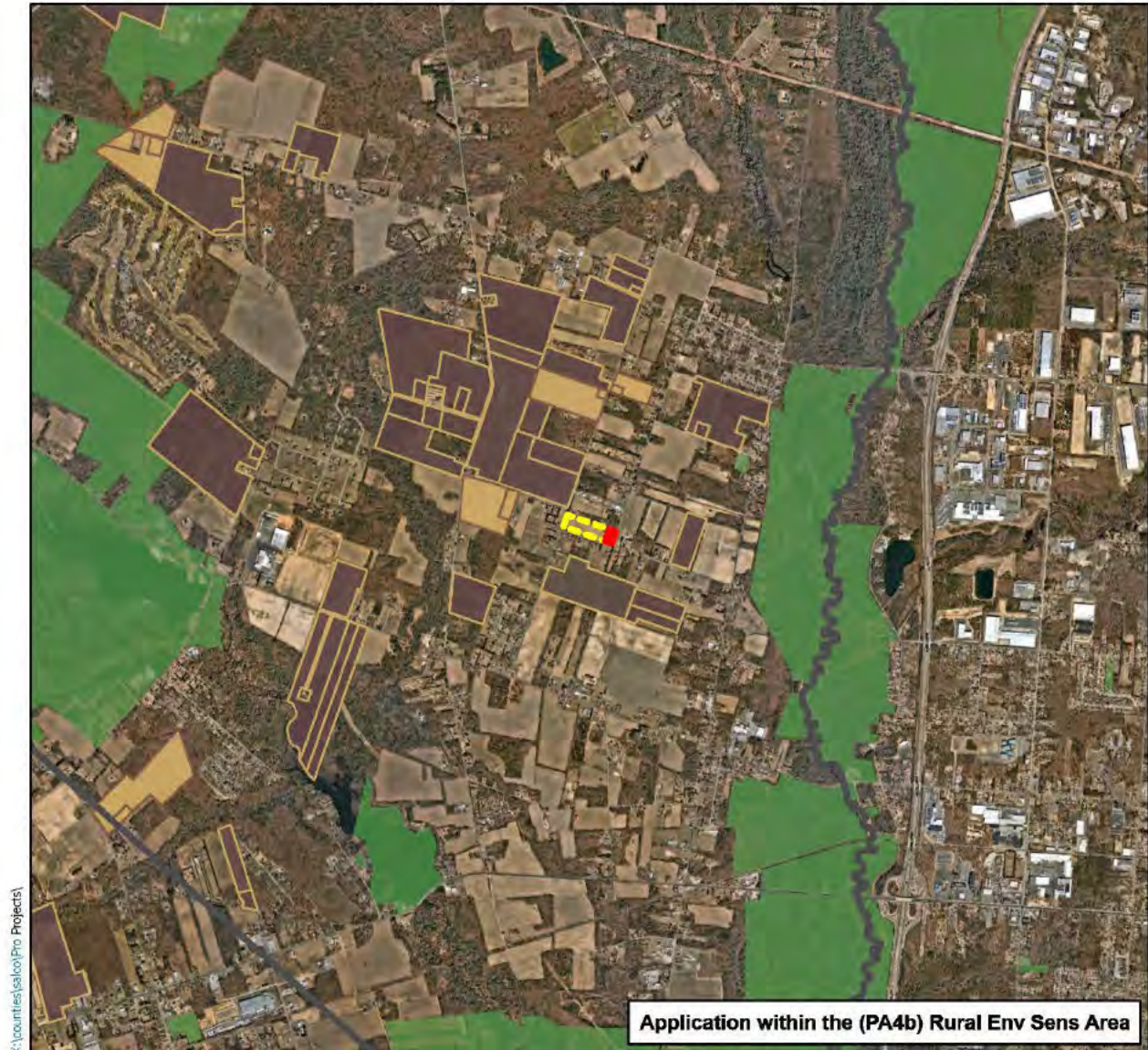
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

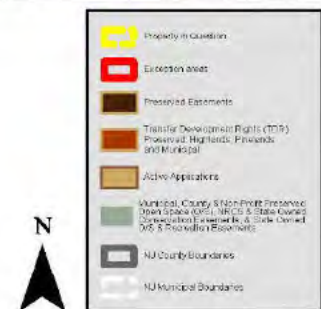
Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

[REDACTED] (7.87 ac); &
 P/O 1-EN (non-severable exception - 1.0 ac)
 Gross Total = 7.87 ac
 Pittsgrove Twp., Salem County

0 1250 2500 5000 7500 Feet



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

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9/9/2025

Wetlands



X:\You\GIS\GIS\Pro Projects\Aversa, Jeannie Mary.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

7 ac); &
P/O 1-EN (non-severable exception - 1.0 ac)
Gross Total = 7.87 ac
Pittsgrove Twp., Salem County

0 75 150 300 450 Feet

Sources:
NJ Farmland Preservation Program
NJDOT, Farmland and MU Data Composite of New Jersey
NJDOT, Land Use/Landcover of New Jersey 2020
NJDOT, Road Centerline of NJ, H-2020, 2024
Nearmap, "Aerial Aerial Imagery 2020"

DISCLAIMER: Any use of this product with regard to accuracy and/or validity shall be the sole responsibility of the user. The configuration and/or reference location of parcels shown in this data are for informational purposes only and are not intended for planning purposes. The geographic accuracy and precision of the GIS data contained in this file and map shall not be used for any purpose other than the intended purpose of the data. The data is provided as is and without any warranty, express or implied. The user shall be responsible for obtaining any necessary permits and/or approvals from the appropriate authorities before using the data for any purpose other than the intended purpose of the data. The user shall be responsible for obtaining any necessary permits and/or approvals from the appropriate authorities before using the data for any purpose other than the intended purpose of the data.

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



9/20/2025

Preliminary Soil Disturbance Map



X:\counties\sale\Pro Projects\Aversa, Jeannie Mary.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

P/O 1-EN (non-severable exception - 1.0 ac)
Gross Total = 7.87 ac
Pittsgrove Twp., Salem County

Estimated Easement Acres: 6.87
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

	Extent of Disturbance
	Easement Area
	Exception Area



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

SCHEDULE C

SADC Statewide Formula Value Calculation			
Farm Name:			
SADC ID:		Score	27.39
Farm Address:	Pittsgrove	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	15.41
Natural Resource Factors - Max Add-on % =		10	1.98
Local Importance Factors - Max Add-on % =		15	0.00
Max Allowable Score of all of the above		30	17.39
Additional Restrictions - Max Add-on % =		10	10.00

Agricultural Resource Factors		Points
Soils		10.00
Size		0.00
Fertility		10.00
Contiguity to Preserved Farms		3.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max= 30 Each Point = % 0.67		Top 3 Scores 23.00
		Agricultural Resource % 15.41

Natural Resource Factors	Points
Groundwater Recharge Capability	6.00
Upland Forest	0.00
Wetland & Open Water/Flood Hazard Mitigation	0.00
Contiguity to Preserved Open Space	0.00
Surface Water Quality Classification	0.00
Top 3 Scores Max= 30 Each Point = % 0.33	Top 3 Scores 6.00 Natural Resource % 1.98

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	\$19,000
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$12,804
Per Acre Value of Voluntary Deed Restrictions (each)	\$950
Per Acre Value after Voluntary Deed Restrictions	\$14,704
Net Acres	6.88
Estimated Easement Values	
Estimated Unadjusted Total	\$89,082
Plus: Adjustment for Voluntary Restrictions (+)	\$13,072
Estimated offer before Residential Opportunities reduction	\$101,154
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$101,154

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

SCHEDULE D

SADC Municipal Pig Financial Status
Pittsgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant				Competitive Funds					
						Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 09	750,000.00	Maximum Grant			Competitive Fund Balance				
										Fiscal Year 11	500,000.00	Fiscal Year 13	500,000.00	Fiscal Year 17	500,000.00	Fiscal Year 19	1,000,000.00	Fiscal Year 21	500,000.00
Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY 20 Balance	FY 21 Balance											
17-0219-PG		90	28.565	4,400.00	2,620.00	125,686.00	74,840.30			76,111.00	74,840.30		2,123,419.95				500,000.00	500,000.00	
												10,519.00	2,112,900.95						
17-0216-PG		80	35.457	7,486.00	5,988.80	265,431.10	212,344.88			234,110.60	212,344.88		1,900,556.07						
17-0227-PG		67	21.467	5,100.00	3,450.00	109,481.70	74,061.15			75,384.00	74,061.15	74,061.15	1,826,494.92						
17-0238-PG		24	19.732	5,700.00	3,750.00	112,472.40	73,995.00			75,337.50	73,995.00		1,752,499.92						
												4,667.00	1,747,832.92						
17-0261-PG		72	11.349	6,500.00	4,150.00	73,768.50	47,098.35			49,592.50	47,098.35	47,098.35	1,700,734.57						
												4,622.00	1,696,112.57						
17-0268-PG		80	9.352	14,189.00	12,145.78	132,695.53	113,587.33			113,587.33			1,582,525.24						
17-0274-PG		70	7.076	14,704.00	12,586.62	104,045.50	89,062.92			89,062.92			1,493,462.32						
Closed	19	701.160	701.158			4,608,007.15	2,923,868.36	360,083.22	241,848.22										
Encumbered	4	80.020	80.450			627,858.13	489,835.44												
										Encumber/Expended FY09	-	-	750,000.00	-					
										Encumber/Expended FY11	-	-	500,000.00	-					
										Encumber/Expended FY13	-	-	500,000.00	-					
										Encumber/Expended FY17	-	-	500,000.00	-					
										Encumber/Expended FY19	196,112.57	287,185.18	516,702.25	-					
										Encumber/Expended FY20					-	-	-	500,000.00	
										Encumber/Expended FY21	6,537.68	-	-	493,462.32	-	-	-		500,000.00
										Encumber/Expended FY22	-	-	-	1,000,000.00					
										Total				1,493,462.32				500,000.00	500,000.00

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R3(9)
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO
THE LAND CONSERVANCY OF NEW JERSEY (TLC-NJ)
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of [REDACTED] ("Owners")
FY2025 Non-Profit Round – SADC #21-0059-NP**

MARCH 26, 2026

WHEREAS, on June 15, 2024, the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from TLC-NJ for the [REDACTED] [REDACTED] farm identified as [REDACTED], Frelinghuysen Township, Warren County, totaling approximately 333.91 gross acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, an approximately 17-acre portion of Lot 4 is being apportioned to the [REDACTED] [REDACTED] and

WHEREAS, the [REDACTED] applications, certification of easement values, and this Final Approval are conditioned upon the landowners completing an unconditional subdivision of Lot 4 prior to closing; and

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

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

WHEREAS, the Property includes:

- a 2.5-acre nonseverable exception areas for an existing single-family residential unit;
- a 1-acre nonseverable exception areas for an existing single-family residential unit and apartment; and
- a 1-acre nonseverable exception areas to afford future flexibility for nonagricultural uses and restricted to zero (0) single family residential units; resulting in approximately 329.41 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, Exception C1, the 2.5-acre non-severable exception area:

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

WHEREAS, Exception C2, the 1-acre non-severable exception area:

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

WHEREAS, Exception C3, 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 and one (1) apartment
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Three (3) existing single family residential units
- 2) Zero (0) Residual Dwelling Site Opportunities (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

WHEREAS, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots being consolidated (Block 902, Lots 4, 9.06 and 12) simultaneously or immediately after closing on the easement to the extent possible; and

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

WHEREAS, the pending SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 3.72 acres (1.13%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, on September 26, 2024, the SADC granted preliminary approval by Resolution #FY2025R9(9) to TLC-NJ FY2025 Nonprofit application and appropriated \$5,372,390 for the acquisition of development easement on 6 farms including the Carson #1 farm; and

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

WHEREAS, the Property has a quality score of 56 which is greater than 70% of the County average quality score of 45 as determined by the SADC, at the time the application was submitted; and

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

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

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

WHEREAS, the Owner has held title to Lots 4 and 9.06 since 2002 as of 01/01/2004, making the lots eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on September 22, 2025, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of \$2,800 per acre based on zoning and environmental regulations in place as of the current valuation date April 24, 2025 and \$3,700 per acre based on zoning and environmental regulations in place as of January 1, 2004; and

WHEREAS, the SADC certified the market value unrestricted of \$9,000 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 \$4,500 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$7,341 per acre; and

WHEREAS, the Owners accepted TLC-NJ's offer of \$7,341 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-15.2, TLC-NJ informed the SADC that it will accept the SADC cost share of \$7,341 per acre; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 329.41 acres):

	Total	Per/acre
SADC	\$1,209,099.41	(\$3,670.50/acre)
Warren County	\$1,209,099.40	(\$3,670.50/acre)
Total Purchase	\$2,418,198.81	(\$7,341.00/acre)

WHEREAS, concurrently \$2,144,181 is being encumbered for 5 farms from the Nonprofit FY2025 appropriation, including the SADC cost share grant for the Carson #1 farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to TLC-NJ for up to 50% of the eligible ancillary costs which will be deducted from its FY25 appropriation and subject to the availability of funds; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the TLC-NJ for the purchase of a development easement on the Premises, comprising approximately 329.41 net easement acres, at a State cost share of \$3,670.50 per acre, for a total grant of approximately \$1,209,099.41 pursuant to N.J.A.C. 2:76-26.12.
3. This final approval is conditioned on the landowners completing an unconditional subdivision of Lot 4 prior to closing to effectuate the transfer of acreage between the [REDACTED] application and [REDACTED] application and all contiguous lots being consolidated (Block 902, Lots 4, 9.06 and 12) simultaneously or immediately after closing on the easement to the extent possible.
4. The SADC approves the assignment of the Deed of Easement from TLC-NJ to Warren County provided the SADC reviews and approves in advance all documentation to accomplish the assignment including, but not limited to, review of survey, title, and assignment document.

5. The SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1.
6. The SADC's cost share grant to TLC-NJ for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
8. The SADC authorizes the Chairman or Executive Director to execute all documents necessary to provide a grant for the acquisition of a development easement on the Property.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26
Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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



1,000,000 1,000,000 Feet

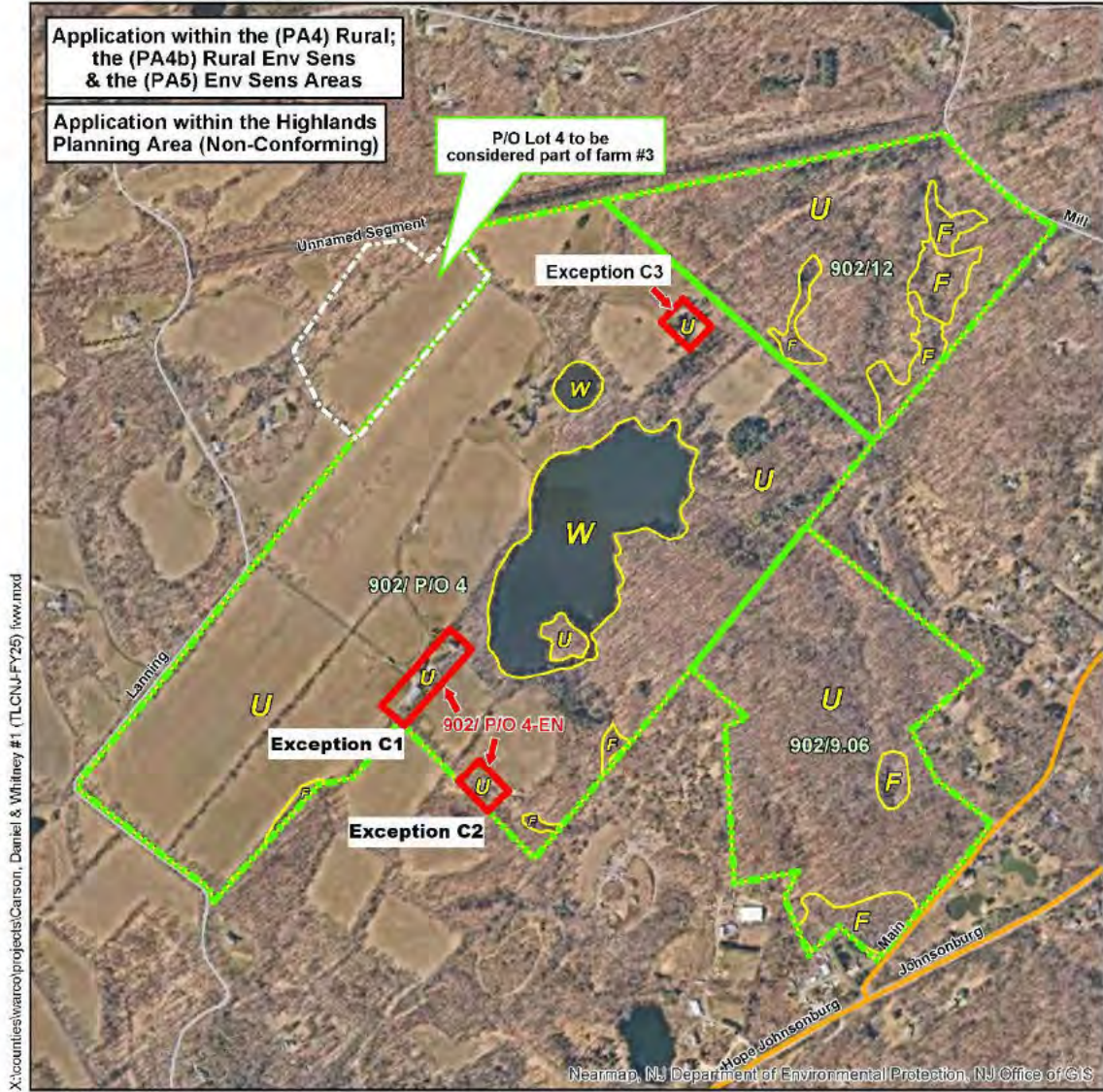
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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



Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MCO-V Composite of New Jersey"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
NJOT/Near Map "Basemap/Orthos Natural 2023 NJ"

July 9, 2024

Wetlands



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee



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

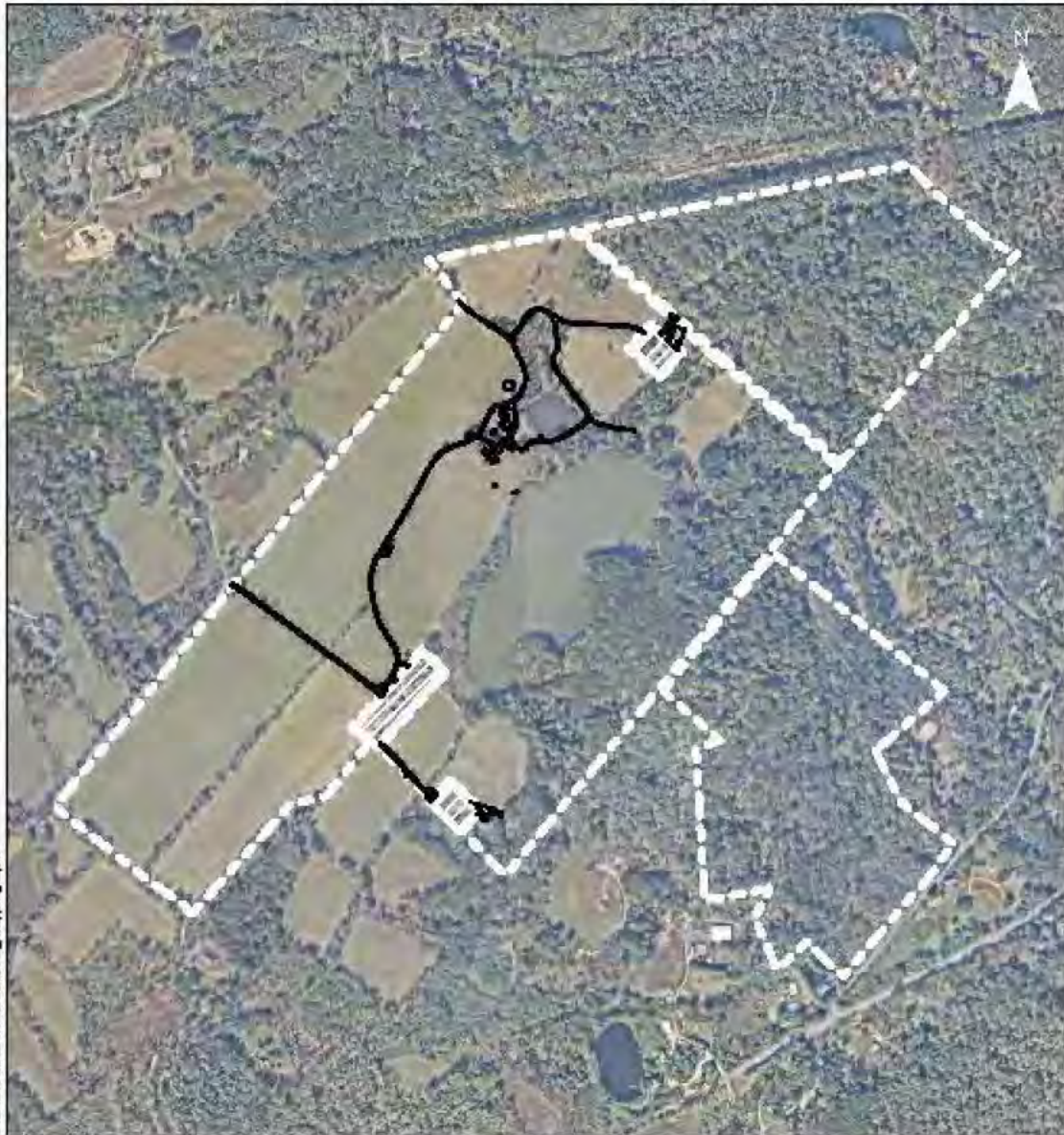
Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MCOV" Composites of New Jersey"
NJDOT "Land Use/Land Cover of New Jersey 2020"
NJDOT "Open Space (Various Layers)"
NJDOT "Road Centerlines (7.1)", Revised, 3/4/24
NJ Highlands Council "Preservation and Planning Area"
NJDOT "Road Map" (Based on 2020 National 2022 NJP)

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 geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

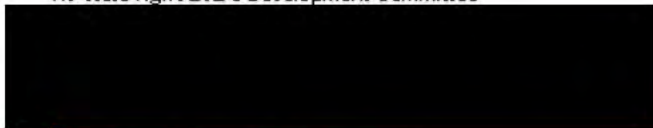
June 27, 2024

Preliminary Soil Disturbance Map



C:\GIS\Projects\Projects\GIS\Maping.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



	Extent of Disturbance
	Easement Area
	Exception Area

Estimated Easement Acres: 329.41
Total Disturbance Acres (Does not include exception areas): 3.72
Percent of Disturbance: 1.13%

15000 150 500 Feet

DISCLAIMER: This product was created using the most current available mapping. The accuracy of the mapping data contained in this product shall not be taken to be a representation of the accuracy of the data. The user shall be responsible for ensuring the accuracy of the data. The user shall be responsible for ensuring the accuracy of the data.

Source:
Farmland Preservation Program Data
NJ State Agriculture Development Committee
Map Date: 05/01/2001

SADC Statewide Formula Value Calculation			
Farm Name: [REDACTED]			
SADC ID:	21-0059-NP	Total Score	31.57
Farm Address:	Frelinghuysen	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	14.74
Natural Resource Factors - Max Add-on % =		18	6.83
Local Importance Factors - Max Add-on % =		15	5.00
Max Allowable Score of all of the above		30	26.57
Additional Restrictions - Max Add-on % =		10	5.00
Agricultural Resource Factors		Points	
Soils		0.01	
Size		10.00	
Tillability		5.00	
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	22.00
		Agricultural Resource %	
		14.74	
Natural Resource Factors		Points	
Groundwater Recharge Capability		7.70	
Upland Forest		3.00	
Wetland & Open Water/Flood Hazard Mitigation		2.50	
Contiguity to Preserved Open Space		1.00	
Surface Water Quality Classification		10.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point =%		0.53	20.70
		Natural Resource %	
		6.83	
Local Importance Factors		Percent	
Risk of Conversion		5	
Buffer to Critical Infrastructure		0	
Proximity of Unique Importance		0	
		Local Importance %	
		5	
Voluntary Deed Restrictions		Percent	
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		0	
		Additional Restrictions %	
		5	
Landowner Formula Offer Calculations		Value	
Per Acre Values			
Certified Market Value Unrestricted, per acre		\$9,000	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$6,891	
Per Acre Value of Voluntary Deed Restrictions (each)		\$450	
Per Acre Value after Voluntary Deed Restrictions		\$7,341	
Net Acres:		329.40	
Estimated Easement Values			
Estimated Unadjusted Total		\$2,269,895	
Plus: Adjustment for Voluntary Restrictions (+)		\$148,230	
Estimated offer before Residential Opportunities reduction		\$2,418,125	
Less: Adjustment for Residential Opportunities (-)		\$0	
Estimated Total Offer After Reduction for Residential Opportunities		\$2,418,125	

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. 2:26-28. Please note that the final development easement consideration will be based upon N.J.A.C. 2:26-6 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 FY2026R3(10)
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO
THE LAND CONSERVANCY OF NEW JERSEY (TLCNJ)
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of [REDACTED] TLCNJ-FY25) ("Owners")
FY2025 Non-Profit Round - SADC #21-0061-NP**

MARCH 26, 2026

WHEREAS, on June 15, 2024, the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from TLC-NJ for the [REDACTED] farm identified as [REDACTED], Frelinghuysen Township, Warren County, totaling approximately 38.45 gross acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, an approximately 17-acre portion of Lot 4 is being apportioned to the [REDACTED]; and

WHEREAS, the [REDACTED] applications, certification of easement values, and this Final Approval are conditioned upon the landowners completing an unconditional subdivision of Lot 4 prior to closing; and

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

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

WHEREAS, the Premises includes zero (0), exception areas resulting in approximately 38.45 net acres to be preserved, hereinafter referred to as "the Premises"; 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, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots being consolidated (Block 902, Lots 2 and 3) simultaneously or immediately after closing on the easement to the extent possible; and

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

WHEREAS, the pending SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .43 acres (1.12%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, on September 26, 2024, the SADC granted preliminary approval by Resolution #FY2025R9(9) to TLC-NJ FY2025 Nonprofit application and appropriated \$5,372,390 for the acquisition of development easement on 6 farms including the Carson #3 farm; and

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

WHEREAS, the Property has a quality score of 60.83 which is greater than 70% of the County average quality score of 45 as determined by the SADC, at the time the application was submitted; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on September 22, 2025, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of \$5,400 per acre based on zoning and environmental regulations in place as of the current valuation date April 24, 2025 and \$5,700 per acre based on zoning and environmental regulations in place as of January 1, 2004; and

WHEREAS, the SADC certified the market value unrestricted of \$11,700 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$5,850 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 \$8,542 per acre; and

WHEREAS, the Owners accepted TLC-NJ's offer of \$8,542 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-15.2, TLC-NJ informed the SADC that it will accept the SADC cost share of \$4,271 per acre; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 38.45 acres):

	Total	Per/acre
SADC	\$164,219.95	(\$4,271.00/acre)
<u>Warren County</u>	<u>\$164,219.95</u>	<u>(\$4,271.00/acre)</u>
Total Purchase	\$328,439.90	(\$8,542.00/acre)

WHEREAS, concurrently \$2,144,181 is being encumbered for 5 farms from the Nonprofit FY2025 appropriation, including the SADC cost share grant for the [REDACTED]; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to TLC-NJ for up to 50% of the eligible ancillary costs which will be deducted from its FY2025 appropriation and subject to the availability of funds; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the TLC-NJ for the purchase of a development easement on the Premises, comprising approximately 38.45 net easement acres, at a State cost share of \$4,271 per acre, for a total grant of approximately \$164,219.95 pursuant to N.J.A.C. 2:76-26.12.
3. This final approval is conditioned on the landowners completing an unconditional subdivision of Lot 4 prior to closing to effectuate the transfer of acreage between the [REDACTED] and all contiguous lots being consolidated (Block 902, Lots 2 and 3) simultaneously or immediately after closing on the easement to the extent possible.
4. The SADC approves the assignment of the Deed of Easement from TLC-NJ to Warren County provided the SADC reviews and approves in advance all documentation to accomplish the assignment including, but not limited to, review of survey, title, and assignment document.
5. The SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1.
6. The SADC's cost share grant to TLC-NJ for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments,

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

7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
8. The SADC authorizes the Chairman or Executive Director to execute all documents necessary to provide a grant for the acquisition of a development easement on the Property.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26
Date

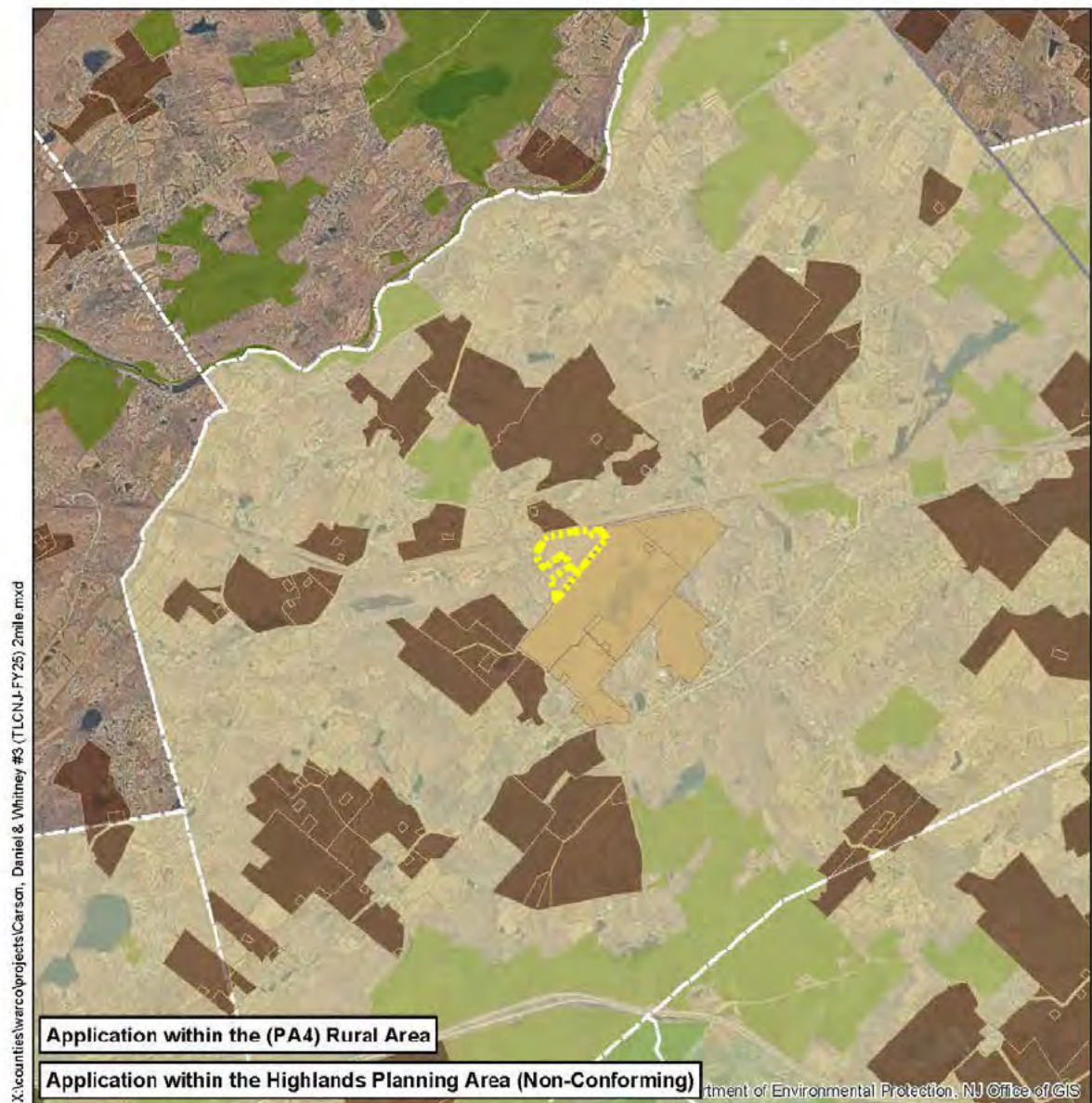


Charles Roohr, Executive Director
State Agriculture Development Committee

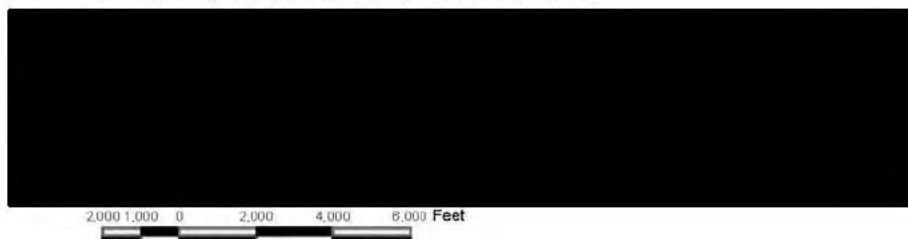
VOTE WAS RECORDED AS FOLLOWS:

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

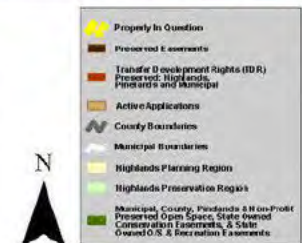
Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



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



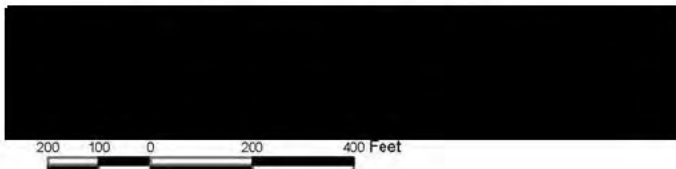
Sources:
NJ Farm and Preservation Program
NJOT "Parcels and MOD-IV Composite of New Jersey"-
edited for lot 4 line adjustment
Green Acres Conservation Easement Data
NJDEP Open Space (Various Layers)
NJ Highlands Council "Preservation and Planning Area"
NJOT/Near Map "Basemap/Orthos Natural 2023 NJ"

June 28, 2024

Wetlands



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee



Sources:
NJ Farmland Preservation Program
NJOTI "Parcels and MCO-IN Composite of New Jersey"
- edited for lot 4 line adjustment
NJDOT "Road Centerlines of NJ, Hosted, 1424"
NJ Highlands Council "Preservation and Planning Area"
NJOTI Near Map "Basemap/Orthos Natural 2023.tif"

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 geospatial 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.

- Property In Question
- Wetlands Boundaries
- Limited Access Hwys
- Federal or State Hwys
- County Roads
- Municipal/Local Roads



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

June 28, 2024

Preliminary Soil Disturbance Map



C:\D\B\Projects\Photocopies\Map\Map.apr

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

- | | |
|--|-----------------------|
| | Extent of Disturbance |
| | Easement Area |
| | Exception Area |

Estimated Easement Acres: 38.45
Total Disturbance Acres (Does not include exception areas): 0.43
Percent of Disturbance: 1.12%

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 is not guaranteed, nor is it intended to be relied upon for purposes requiring representation of the location of the disturbance and product outside. It may be obtained from a survey performed by a State-licensed land surveyor.

Source:
Farmland Preservation Program Data
National Resources Data
FarmMap 2000 Digital Data

7/20/2009

SADC Statewide Formula Value Calculation

Farm Name:		
------------	--	--

SADC ID:	21-0061-NP	Total Score	23.01
Farm Address:	Frelinghuysen	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20	9.55	
Natural Resource Factors - Max Add-on % =	10	3.46	
Local Importance Factors - Max Add-on % =	15	5.00	
Max Allowable Score of all of the above	30	18.01	
Additional Restrictions - Max Add-on % =	10	5.00	

Agricultural Resource Factors		Points
Soils		3.25
Size		4.00
Tillability		7.00
Contiguity to Preserved Farms		3.00
Agricultural Water Availability (Y/N)		0.00
	Top 3 Scores: Max = 30 Each Point = % 0.57	Top 3 Scores: 14.25
		Agricultural Resource % 9.55

Natural Resource Factors		Points
Groundwater Recharge Capability		7.99
Upland Forest		1.50
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		0.00
Top 3 Scores Max= 30		Top 3 Scores
Each Point = % 0.33		10.49
		Natural Resource %
		3.46

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

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

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$11,700
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$7,957
Per Acre Value of Voluntary Deed Restrictions (each)	\$585
Per Acre Value after Voluntary Deed Restrictions	\$8,542
Net Acres	38.48
Estimated Easement Values	
Estimated Unadjusted Total	\$306,028
Plus: Adjustment for Voluntary Restrictions (+)	\$22,499
Estimated offer before Residential Opportunities reduction	\$328,525
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$328,525

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Farmland Valuation methodology for farmland preservation set forth in N.J.A.C. 2:27-29. Please note that the final development easement compensation will be based upon N.J.A.C. 2:27-29 and -31 through -37A, 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 farmland 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 FY2026R3(11)
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO
THE LAND CONSERVANCY OF NEW JERSEY (TLC-NJ)
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property [REDACTED] (TLCNJ-FY25) ("Owners")**

FY 2025 Non-Profit Round – SADC #21-0060-NP

MARCH 26, 2026

WHEREAS, on June 15, 2024, the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from, TLC-NJ for the [REDACTED] [REDACTED] identified as [REDACTED], Frelinghuysen Township, Warren County, totaling approximately 65.23 gross acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is in Highlands Planning Area; and

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

WHEREAS, the Premises includes one (1), approximately 1.02-acre non-severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 64.21 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 1.02-acre non-severable exception area:

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

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities outside the exception
- 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 (Block 902, Lots 7 and 7.03) simultaneously or immediately after closing on the easement to the extent possible; and

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

WHEREAS, the pending SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .10 acres (.16%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, on September 26, 2024, the SADC granted preliminary approval by Resolution #FY2025R9(9) to TLC-NJ FY2025 Nonprofit application and appropriated \$5,372,390 for the acquisition of development easement on 6 farms including the Carson #2 farm; and

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

WHEREAS, the Property has a quality score of 50.83 which is greater than 70% of the County average quality score of 45 as determined by the SADC, at the time the application was submitted; and

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

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

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

WHEREAS, since the landowner acquired title in 2016 the property is not eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76 15(b) 2., If two appraisals have been obtained on a parcel, and the difference between the two appraisal values is 10% of the higher appraisal value or less, the eligible land cost shall be the average of the appraisal values; and

WHEREAS, on September 22, 2025, the SADC acknowledged the development easement value of the Premises to be \$5,275 per acre based on current zoning and environmental regulations in place as of April 24, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$10,775 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 \$5,387.50 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 \$8,354 per acre; and

WHEREAS, the Owners accepted TLC-NJ's offer of \$8,354 per acre, based on the Statewide Formula value of the easement for the purchase of the development easement on the Premises; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-15.2, TLC-NJ informed the SADC that it will accept the SADC cost share of \$4,177 per acre; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 64.21 acres):

	Total	Per/acre
SADC	\$268,205.17	(\$4,177.00/acre)
Warren County	\$268,205.17	(\$4,177.00/acre)
Total Purchase	\$536,410.34	(\$8,354.00/acre)

WHEREAS, concurrently \$2,144,181 is being encumbered for 5 farms from the Nonprofit FY2025 appropriation, including the SADC cost share grant for the [REDACTED]; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to TLC-NJ for up to 50% of the eligible ancillary costs which will be deducted from its FY2025 appropriation and subject to the availability of funds; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the TLC-NJ for the purchase of a development easement on the Premises, comprising approximately 64.21 net easement acres, at a State cost share of \$4,177 per acre, for a total grant of approximately \$268,205.17 pursuant to N.J.A.C. 2:76-26.12.
3. This final approval is conditioned on all contiguous lots being consolidated (Block 902, Lots 7 and 7.03) simultaneously or immediately after closing on the easement to the extent possible.
4. The SADC approves the assignment of the Deed of Easement from TLC-NJ to Warren County provided the SADC reviews and approves in advance all documentation to accomplish the assignment including, but not limited to, review of survey, title, and assignment document.
5. The SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1.
6. The SADC's cost share grant to TLC-NJ for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
8. The SADC authorizes the Chairman or Executive Director to execute all documents necessary to provide a grant for the acquisition of a development easement on the Property.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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

3/26/26

Date

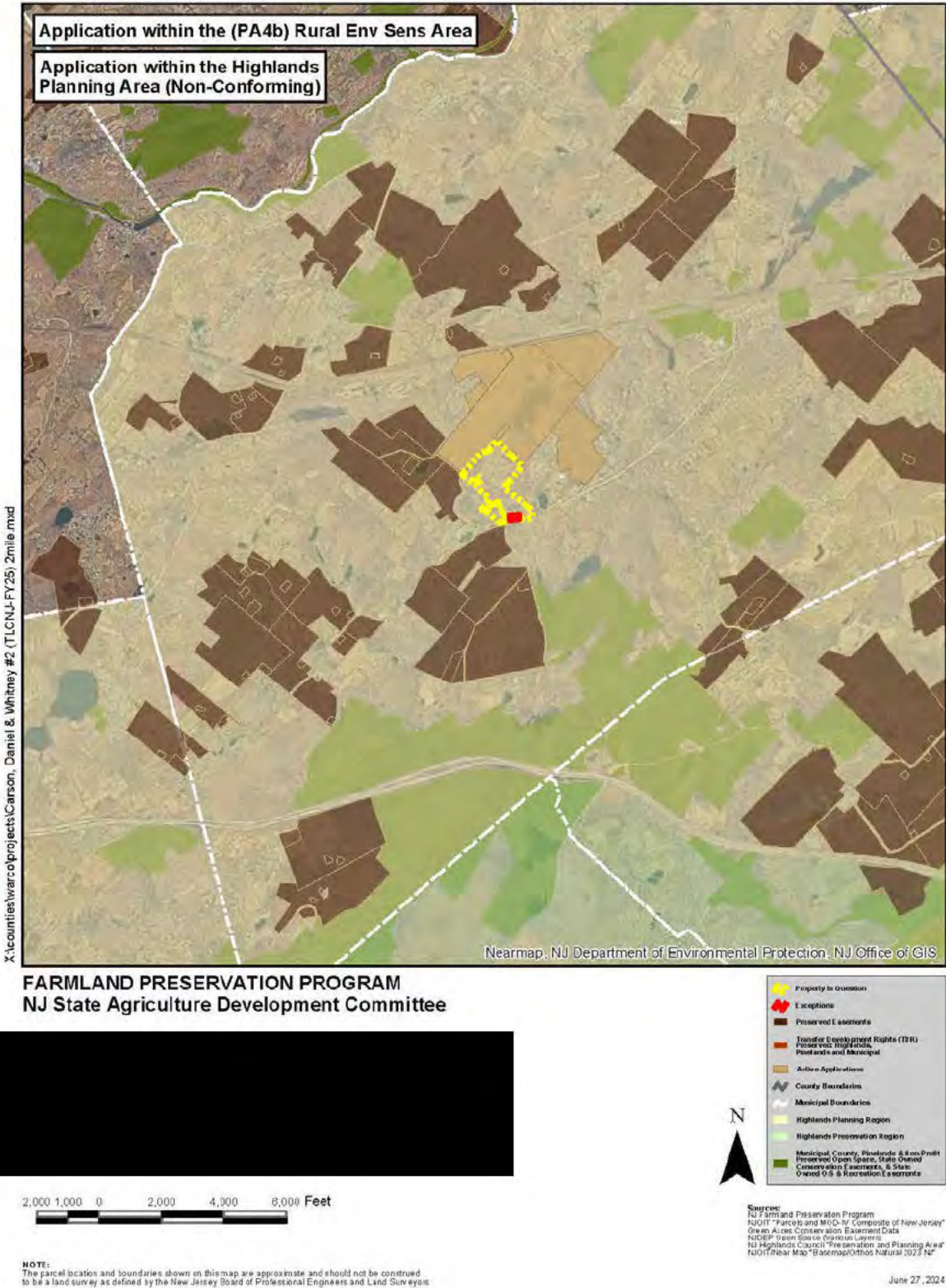


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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



Wetlands



Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM



-  Extent of Disturbance
 Easement Area
 Exception Area

Estimated Easement Acres: 64.21
Total Disturbance Acres (Does not include exception areas): 0.10
Percent of Disturbance: 0.16%

150 75 0 150 300 Feet

DISCLAIMER: This page was created using the most current available mapping. The accuracy of the mapping is not guaranteed. This page is not to be relied upon for making any representation of the location of the residence and physical features. It is recommended that any performance by a user and their family life manager.

Source:
Family Preservation Program Unit
NADOT Role Unit
Hartford-John Digital Unit

SADC Statewide Formula Value Calculation		
Farm Name:		
SADC ID:		
Farm Address:		
Agricultural Resource Factors - Max Add-on % =	20	13.40
Natural Resource Factors - Max Add-on % =	10	4.13
Local Importance Factors - Max Add-on % =	15	5.00
Max Allowable Score of all of the above	30	22.53
Additional Restrictions - Max Add-on % =	10	5.00
Agricultural Resource Factors		Points
Soils		0.51
Size		8.00
Tillability		4.00
Contiguity to Preserved Farms		8.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.57	20.00
		Agricultural Resource %
		13.40
Natural Resource Factors		Points
Groundwater Recharge Capability		7.02
Upland Forest		3.50
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		2.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	12.52
		Natural Resource %
		4.13
Local Importance Factors		Percent
Risk of Conversion		3
Buffer to Critical Infrastructure		0
Property of Unique Importance		0
		Local Importance %
		5
Voluntary Deed Restrictions		Percent
Impervious Cover Limit (10%)		5
House Size Limit (2,500 sqft)		0
		Additional Restrictions %
		5
Landowner Formula Offer Calculations		Value
Per Acre Values		
Certified Market Value Unrestricted, per acre		\$10,775
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$7,815
Per Acre Value of Voluntary Deed Restrictions (each)		\$539
Per Acre Value after Voluntary Deed Restrictions		\$8,354
Net Acres		64.22
Estimated Easement Values		
Estimated Unadjusted Total		\$501,879
Plus: Adjustment for Voluntary Restrictions (+)		\$34,615
Estimated offer before Residential Opportunities reduction		\$536,494
Less: Adjustment for Residential Opportunities (-)		\$0
Estimated Total Offer After Reduction for Residential Opportunities		\$536,494

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 in N.J.A.C. 2:76-23. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-4 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 FY2026R3(12)
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO
LAND CONSERVANCY OF NEW JERSEY (TLC-NJ)
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of [REDACTED] ("Owners")**

FY2025 Non-Profit Round – SADC 21-0064-NP

MARCH 26, 2026

WHEREAS, on June 15, 2024, the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from (TLC-NJ) for the [REDACTED]
[REDACTED] Washington Township, Warren County, totaling approximately 27.12 gross acres hereinafter referred to as "Property" (Schedule A); and

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

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

WHEREAS, the Premises includes zero (0), exception areas, resulting in approximately 27.12 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

WHEREAS, the Premises includes:

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

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

WHEREAS, the pending SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .38 acres (.85%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, on September 26, 2024 the SADC granted preliminary approval by Resolution #FY2025R9(9) to the TLC-NJ's FY2025 nonprofit application and appropriated

\$5,372,390 for the acquisition of development easement on 6 farms including the [REDACTED] farm; and

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

WHEREAS, the Property has a quality score of 50.34 which is greater than 70% of the County average quality score of 45 as determined by the SADC, at the time the application was submitted; and

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

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

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

WHEREAS, since the landowner acquired title in 2009 the property is not eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76 15(b) 2., If two appraisals have been obtained on a parcel, and the difference between the two appraisal values is 10% of the higher appraisal value or less, the eligible land cost shall be the average of the appraisal values; and

WHEREAS, on August 1, 2025 the SADC acknowledged the development easement value of the Premises to be \$6,850 per acre based on current zoning and environmental regulations in place as of April 24, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$13,350 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$6,675 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 \$11,055 per acre; and

WHEREAS, the Owners accepted TLC-NJ's offer of \$11,055 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-15.2, TLC-NJ informed the SADC that it will accept the SADC cost share of \$5,527.50 per acre; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 27.12 acres):

	Total	Per/acre
SADC	\$149,905.80	(\$5,527.50/acre)
Warren County	\$149,905.80	(\$5,527.50/acre)
Total Purchase	\$299,811.60	(\$11,055.00/acre)

WHEREAS, concurrently \$2,144,181 is being encumbered for 5 farms from the Nonprofit FY2025 appropriation, including the SADC cost share grant for the [REDACTED]; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to TLC-NJ for up to 50% of the eligible ancillary costs which will be deducted from its FY2025 appropriation and subject to the availability of funds; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the TLC-NJ for the purchase of a development easement on the Premises, comprising approximately 27.12 net easement acres, at a State cost share of \$5,527.50 per acre, for a total grant of approximately \$149,905.80 pursuant to N.J.A.C. 2:76-6.11 and subject to compliance with N.J.A.C. 2:76-16.
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. The SADC approves the assignment of the Deed of Easement from TLC-NJ to Warren County provided the SADC reviews and approves in advance all documentation to accomplish the assignment including, but not limited to, review of survey, title, and assignment document.
5. The SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1.
6. The SADC's cost share grant to TLC-NJ for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
8. The SADC authorizes the Chairman or Executive Director to execute all documents necessary to provide a grant for the acquisition of a development easement on the Property.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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

3/26/26

Date



Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

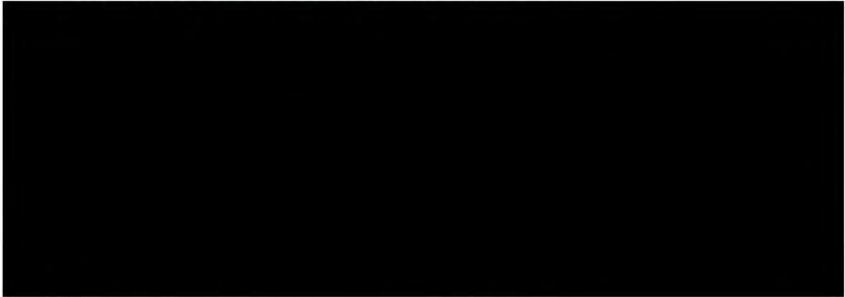
Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive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

[https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/21-0064-NP/Acquisition/Approvals & Agreements/](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/21-0064-NP/Acquisition/Approvals & Agreements/SADC Final Approval NonProfit 03.26.2026.docx) 
SADC Final Approval NonProfit 03.26.2026.docx

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



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



Sources:
NJ Farmland Preservation Program
NJOTF Parcels and MOA-IV Composite of New Jersey
Green Acres Conservation Easement Data
NJOTF Plans Unit, and Cover of New Jersey 2020
NJOTF Open Space (Various Layers)
NJ Highlands Council Preservation and Planning Area
NJOTF Near Map: 8/20/2019/2019 Natural 2023 NJ

July 3, 2024

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



Sources:
NJ Farmland Preservation Program
NJOT "Parcels and MOD-U Composite of New Jersey"
Green Acres Conservation Easement Data
NJDEP "Tidelands Cattle Line of NJ"
NJDEP "Land Use/Land Cover of New Jersey 2020"
NJDEP OpenSpace (Various Layers)
NJOT "Road Centelines of NJ, Hoded, 3/24"
NJ Highlands Council "Preservation and Planning Area"
NJOT/Near Map "Basemap/Orthos Natural 2023 NJ"

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 as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Property In Question

Wetlands Boundaries

Limited Access Hwys

Federal or State Hwys

County Roads

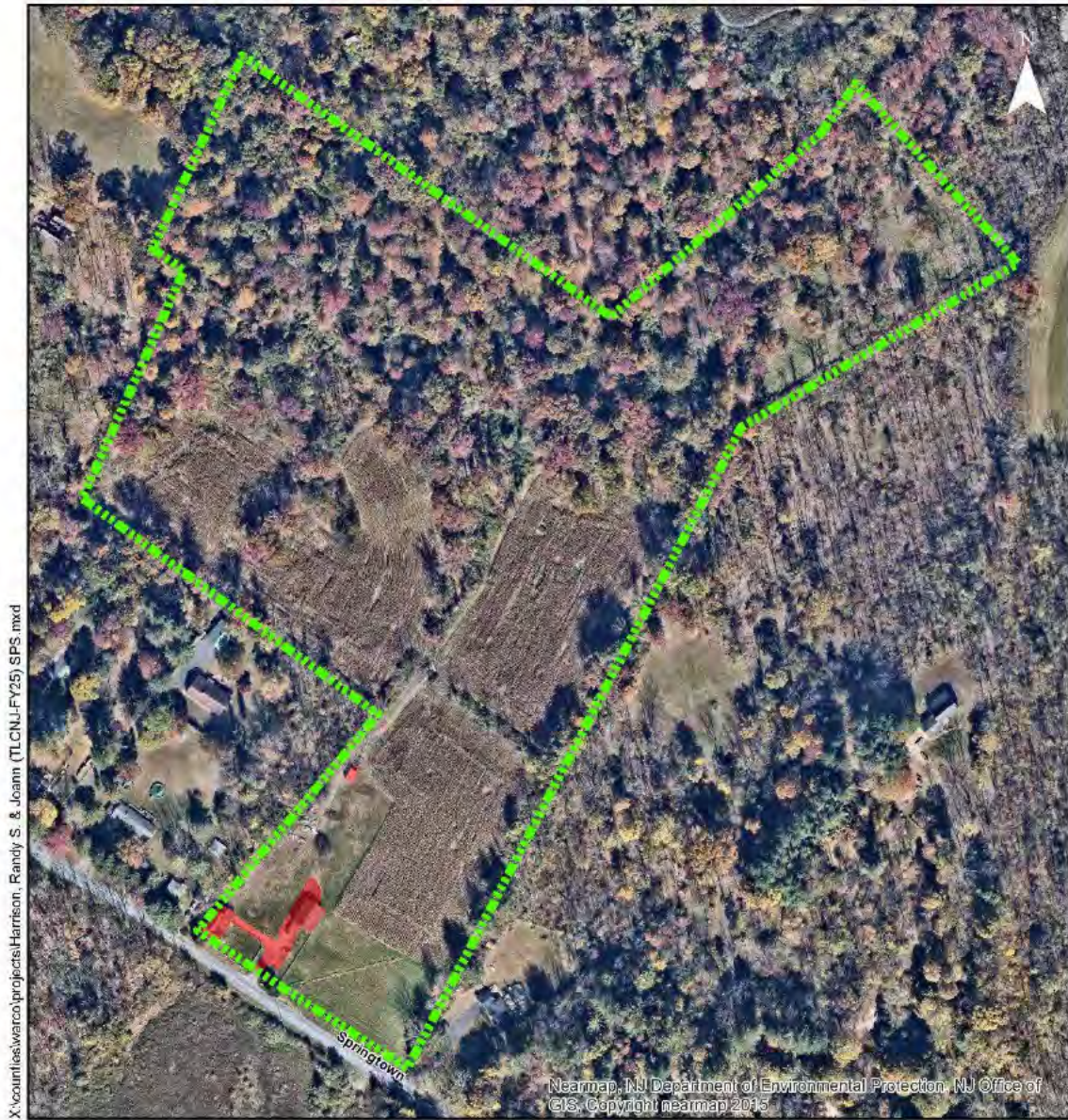
Municipal/Local Roads

Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, State Owned O/S & Recreation Easements, & Pinelands PDCs and Preserved Lands

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

July 3, 2024

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

- Extent of Disturbance
- Easement Area
- Exception Area

Estimated Easement Acres: 27.12
Total Disturbance Acres (Does not include exception areas): 0.23
Percent of Disturbance: 0.85%

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 base 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 2023 Digital Aerial

March 17, 2025

Schedule C

SADC Statewide Formula Value Calculation	
1	2010-2011 Statewide Formula Value
2	2011-2012 Statewide Formula Value
3	2012-2013 Statewide Formula Value
4	2013-2014 Statewide Formula Value
5	2014-2015 Statewide Formula Value
6	2015-2016 Statewide Formula Value
7	2016-2017 Statewide Formula Value
8	2017-2018 Statewide Formula Value
9	2018-2019 Statewide Formula Value
10	2019-2020 Statewide Formula Value
11	2020-2021 Statewide Formula Value
12	2021-2022 Statewide Formula Value
13	2022-2023 Statewide Formula Value
14	2023-2024 Statewide Formula Value
15	2024-2025 Statewide Formula Value
16	2025-2026 Statewide Formula Value
17	2026-2027 Statewide Formula Value
18	2027-2028 Statewide Formula Value
19	2028-2029 Statewide Formula Value
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87	2096-2097 Statewide Formula Value
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89	2098-2099 Statewide Formula Value
90	2099-2100 Statewide Formula Value
91	2100-2101 Statewide Formula Value
92	2101-2102 Statewide Formula Value
93	2102-2103 Statewide Formula Value
94	2103-2104 Statewide Formula Value
95	2104-2105 Statewide Formula Value
96	2105-2106 Statewide Formula Value
97	2106-2107 Statewide Formula Value
98	2107-2108 Statewide Formula Value
99	2108-2109 Statewide Formula Value
100	2109-2110 Statewide Formula Value
101	2110-2111 Statewide Formula Value
102	2111-2112 Statewide Formula Value
103	2112-2113 Statewide Formula Value
104	2113-2114 Statewide Formula Value
105	2114-2115 Statewide Formula Value
106	2115-2116 Statewide Formula Value
107	2116-2117 Statewide Formula Value
108	2117-2118 Statewide Formula Value
109	2118-2119 Statewide Formula Value
110	2119-2120 Statewide Formula Value
111	2120-2121 Statewide Formula Value
112	2121-2122 Statewide Formula Value
113	2122-2123 Statewide Formula Value
114	2123-2124 Statewide Formula Value
115	2124-2125 Statewide Formula Value
116	2125-2126 Statewide Formula Value
117	2126-2127 Statewide Formula Value
118	2127-2128 Statewide Formula Value
119	2128-2129 Statewide Formula Value

Farm Name:			
SADC ID:			32.80
Farm Address:	Washington	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		8.67
Natural Resource Factors - Max Add-on % =	10		4.13
Local Importance Factors - Max Add-on % =	15		10.00
Max Allowable Score of all of the above	30		22.80
Additional Restrictions - Max Add-on % =	10		10.00

Agricultural Resource Factors		Points
Soils		3.94
Size		4.00
Tillability		5.00
Contiguity to Preserved Farms		3.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max= 30		<u>Top 3 Scores</u>
Each Point = % 0.67		12.94
		Agricultural Resource %
		8.67

Natural Resource Factors			Points
Groundwater Recharge Capability			8.50
Upland Forest			3.00
Wetland & Open Water/Flood Hazard Mitigation			1.00
Contiguity to Preserved Open Space			1.00
Surface Water Quality Classification			0.00
Top 3 Scores Max= 30			<u>Top 3 Scores</u>
Each Point = % 0.33			12.50
			Natural Resource %
			4.13

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 sq/ft)	5
	Additional Restrictions % 10

Landowner Formula Offer Calculations	Value
Per Acre Values	
Certified Market Value Unrestricted, per acre	\$13,350
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$8,719
Per Acre Value of Voluntary Deed Restrictions (each)	\$868
Per Acre Value after Voluntary Deed Restrictions	\$11,055
Net Acres	27.12
Estimated Easement Values	
Estimated Unadjusted Total	\$263,579
Plus: Adjustment for Voluntary Restrictions (+)	\$38,232
Estimated offer before Residential Opportunities reduction	\$299,811
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer after Reduction for Residential Opportunities	\$299,811

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 in N.J.A.C. 2:27-20. Please note that the final development easement consideration will be based upon N.J.A.C. 2:27-6 (a) 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 presentation, 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 FY2026R3(13)
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO
LAND CONSERVANCY OF NEW JERSEY (TLCNJ)
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of [REDACTED] ("Owner")
FY2025 Non-Profit Round – SADC #21-0062-NP**

MARCH 26, 2026

WHEREAS, on June 15, 2024 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from non-profit name (TLC-NJ) for the [REDACTED] identified as Block [REDACTED], Franklin Township, Warren County, totaling approximately 41.33 gross acres hereinafter referred to as "Property" (Schedule A); and

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

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

WHEREAS, the Premises includes one (1), approximately 2.07-acre non-severable exception area for a future single-family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 39.26 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 2.07-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

WHEREAS, the Premises includes:

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

WHEREAS, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots (Block 45, Lots 3.05, 3.06, 3.07, 3.08, 3.09 and 3.10) being consolidated and in common ownership 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 pending SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .01 acres (.02%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, on September 26, 2024 the SADC granted preliminary approval by Resolution #FY2025R9(9) to the TLC-NJ's FY2025 nonprofit application and appropriated \$5,372,390 for the acquisition of development easement on 6 farms including the [REDACTED] and [REDACTED]

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

WHEREAS, the Property has a quality score of 48.28 which is greater than 70% of the County average quality score of 45 as determined by the SADC, at the time the application was submitted; and

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

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

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

WHEREAS, since the landowner acquired title in 2018 the property is not eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on September 16, 2025, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of \$6,100 per acre based on zoning and environmental regulations in place as of the current valuation date April 24, 2025; and

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

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$8,969 per acre; and

WHEREAS, the Owners accepted TLC-NJ offer of \$8,969 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-15.2, TLC-NJ informed the SADC that it will accept the SADC cost share of \$4,484.50 per acre; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 39.26 acres):

	Total	Per/acre
SADC	\$176,106.47	(\$4,484.50/acre)
<u>Warren County</u>	<u>\$176,106.47</u>	<u>(\$4,484.50/acre)</u>
Total Purchase	\$352,122.94	(\$8,969.00/acre)

WHEREAS, concurrently \$2,144,181 is being encumbered for 5 farms from the Nonprofit FY2025 appropriation, including the SADC cost share grant for the [REDACTED]; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to TLC-NJ for up to 50% of the eligible ancillary costs which will be deducted from its FY2025 appropriation and subject to the availability of funds; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the TLC-NJ for the purchase of a development easement on the Premises, comprising approximately 39.26 net easement acres, at a State cost share of \$4,484.50 per acre, for a total grant of approximately \$176,061.47 pursuant to N.J.A.C. 2:76-6.11 and subject to compliance with N.J.A.C. 2:76-16.
3. This final approval is conditioned on all contiguous lots (Block 45, Lots 3.05, 3.06, 3.07, 3.08, 3.09 and 3.10) being consolidated and in common ownership simultaneously or immediately after closing on the easement to the extent possible.
4. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.
5. The SADC approves the assignment of the Deed of Easement from TLC-NJ to Warren County provided the SADC reviews and approves in advance all documentation to accomplish the assignment including, but not limited to, review of survey, title, and assignment document.
6. The SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1.
7. The SADC's cost share grant to TLC-NJ for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or

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

8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. The SADC authorizes the Chairman or Executive Director to execute all documents necessary to provide a grant for the acquisition of a development easement on the Property.
10. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
11. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
12. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26
Date

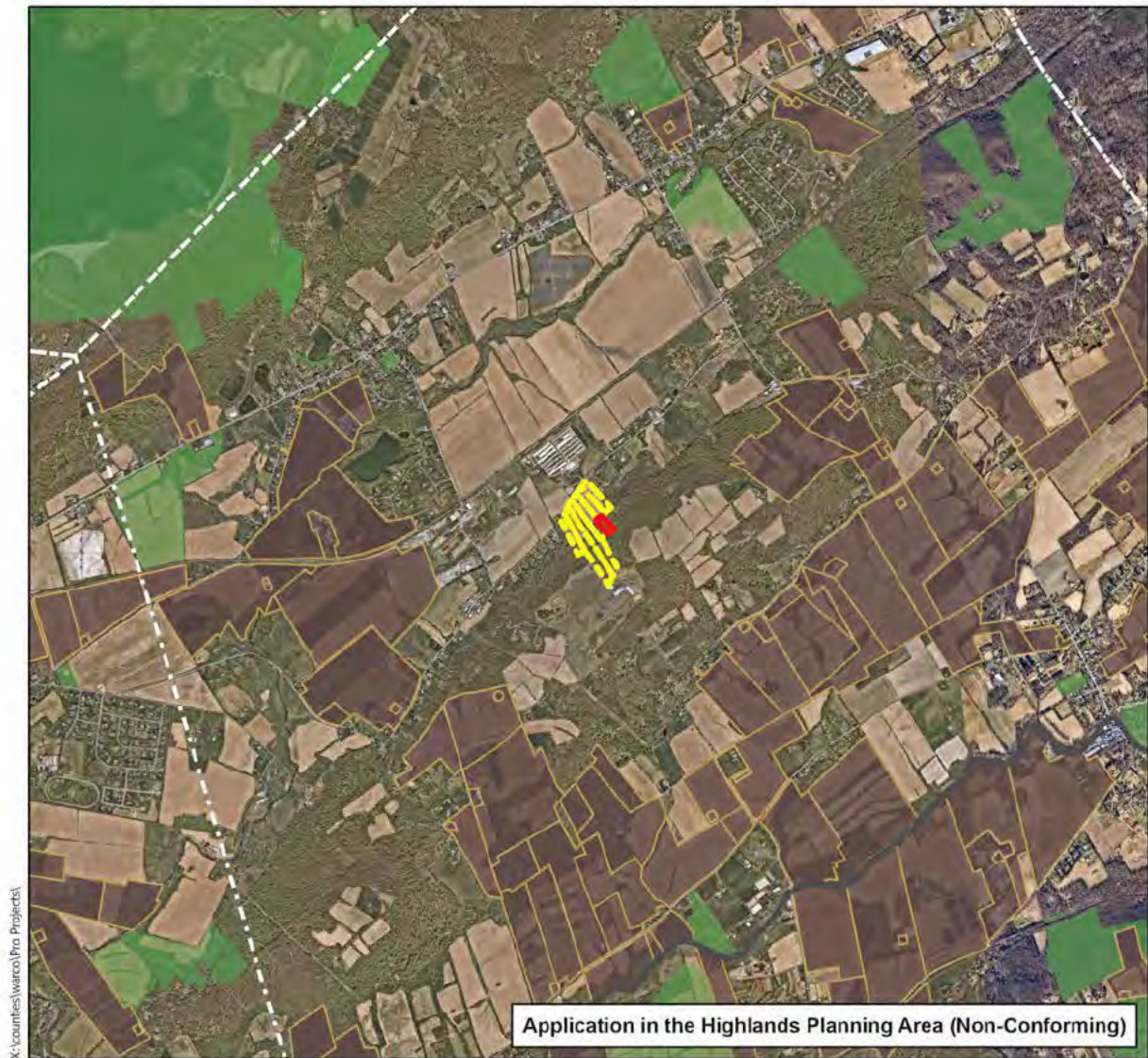


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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



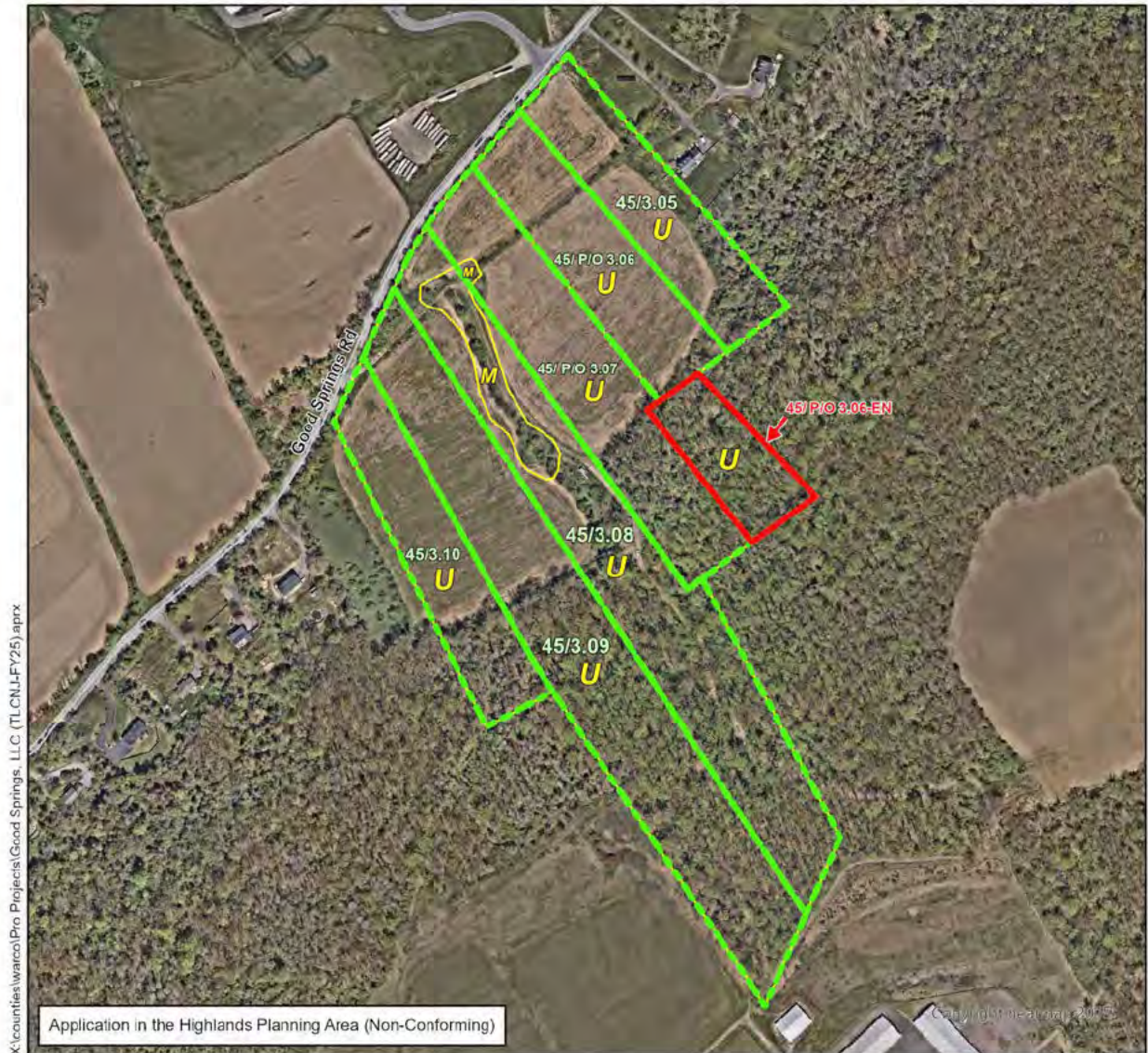
0 1250 2500 5000 7500
 Feet



Sources:
 NJ Farmland Preservation Program
 NJCH "Parcels and MOD-IV Composite of New Jersey"
 Green Acres Conservation Easement Data
 NJDEP Open Space Various Layers/Management Areas
 Near Map "Vertical Aerial Imagery 2024"

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

Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



 	Property in Question
 	Exception areas
 	Wetlands boundaries
	Municipal / Local Roads

Sources:
NJ Farmland Preservation Program
NIDOT "Parcels and M30-UV Composite of New Jersey"
NIDOT "Road Centerlines of N.J. Highway 5414"
Near Map "Vertical Aerial Imagery 2024"

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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial 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 as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

8/9/2024

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

- Extent of Disturbance
- Easement Area
- Exception Area

Estimated Easement Acres: 39.27
Total Disturbance Acres (Does not include exception areas): 0.01
Percent of Disturbance: 0.02%

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
N.J. DOT Road Data
Nearmap 2024 Digital Aerial

000004

Schedule C

SADC Statewide Formula Value Calculation

Farm Name:			
SADC ID:	21-0062-NP	Total Score	30.08
Farm Address:	Franklin (Warren)	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		8.10
Natural Resource Factors - Max Add-on % =	10		6.98
Local Importance Factors - Max Add-on % =	15		5.00
<i>Max Allowable Score of all of the above</i>		30	26.08
Additional Restrictions - Max Add-on % =	10		10.00

Agricultural Resource Factors		Points
Soils		0.09
Size		6.00
Tillability		6.00
Contiguity to Preserved Farms		0.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	<u>Top 3 Scores</u>
Each Point = %	0.67	12.09
		Agricultural Resource %
		8.10

Natural Resource Factors		Points
Groundwater Recharge Capability		8.14
Upland Forest		3.00
Wetland & Open Water/Flood Hazard Mitigation		0.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	<u>Top 3 Scores</u>
Each Point = %	0.33	21.14
		Natural Resource %
		6.98

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

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

Landowner Formula Offer Calculations		Value
Per Acre Values		
Certified Market Value Unrestricted, per acre		\$11,200
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$7,849
Per Acre Value of Voluntary Deed Restrictions (each)		\$560
Per Acre Value after Voluntary Deed Restrictions		\$8,969
Net Acres		39.27
Estimated Easement Values		
Estimated Unadjusted Total		\$308,230
Plus: Adjustment for Voluntary Restrictions (+)		\$43,982
Estimated offer before Residential Opportunities reduction		\$352,212
Less: Adjustment for Residential Opportunities (-)		\$0
Estimated Total Offer After Reduction for Residential Opportunities		\$352,212

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. 2:70-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:70-6 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 # FY2026R3(14)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of [REDACTED]

MARCH 26, 2026

Subject Property:

[REDACTED]
[REDACTED] Holland Township, Hunterdon County
SADC ID#: 10-0317-DE

WHEREAS, on July 15, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from [REDACTED], LLC, hereinafter "Owner," identified as [REDACTED] Holland Township, Hunterdon County, hereinafter "the Property," totaling approximately 102.26 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 for Guide and Resource Booklet for the NJ Farmland Preservation Program; and

WHEREAS, the Property includes one (1), approximately 4.5-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 97.76 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 4.5-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
- 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
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, the chain of title reflects that: (a) [REDACTED] was transferred from the [REDACTED] on December 31, 2002; (b) in May 2002 the [REDACTED] family members formed a limited liability company named [REDACTED], of which is still comprised of immediate family members of [REDACTED] (c) a deed transfer from [REDACTED] to [REDACTED] on November 10, 2008; and

WHEREAS, the continuous ownership of immediate family members of [REDACTED], individually or as members of [REDACTED] makes the Property eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on January 22, 2026, in accordance with Resolution #FY2025R7(1), Executive Director and Chairman certified the

Development Easement value of \$3,000 per acre based on zoning and environmental regulations in place as of the current valuation date October 21, 2025 and \$6,100 per acre based on zoning and environmental regulations in place as of January 1, 2004; and

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$10,285 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$10,285 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of 10,285 per acre for a total of approximately \$1,005,461.60.
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.

3/26/26

Date

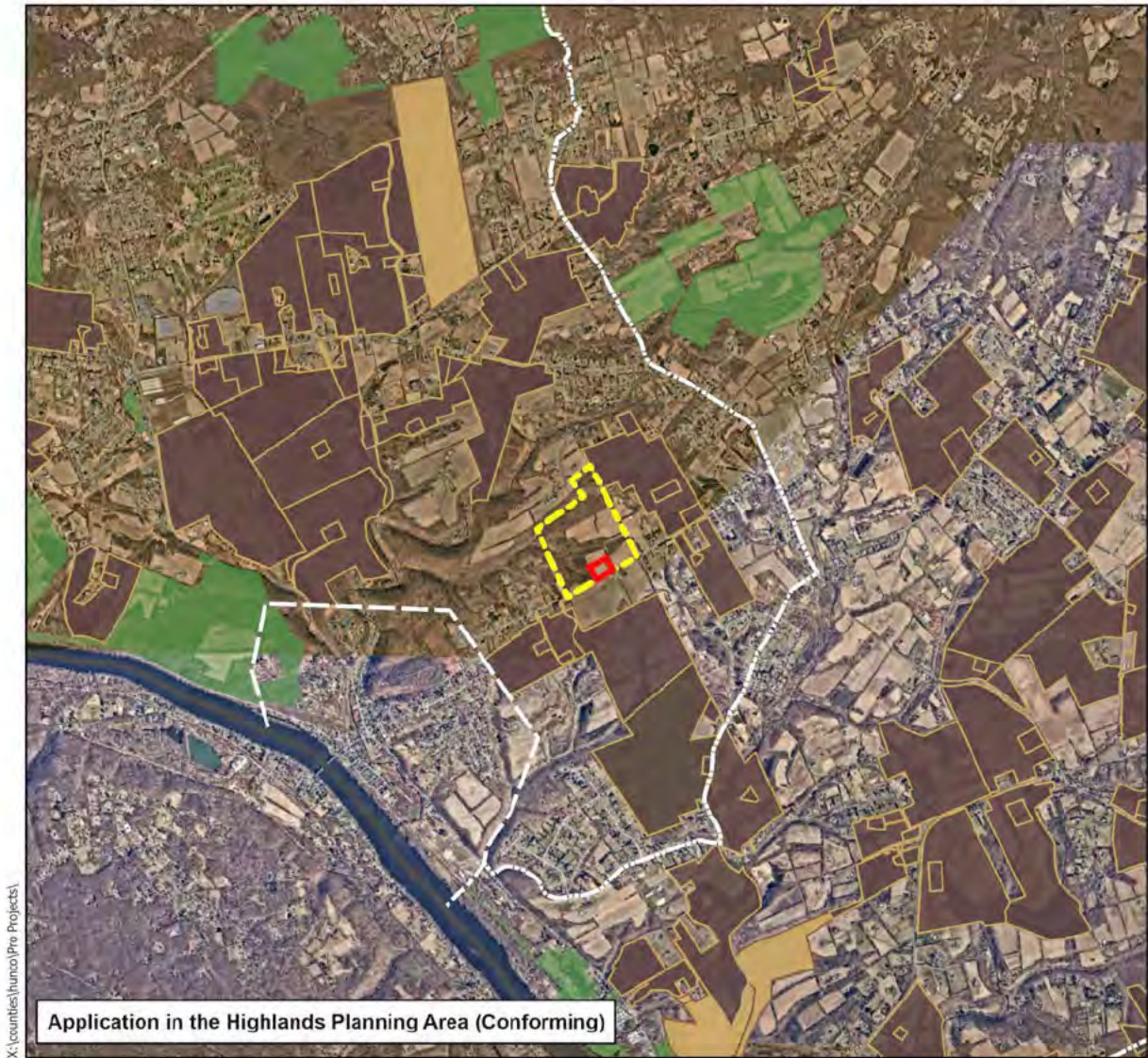


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

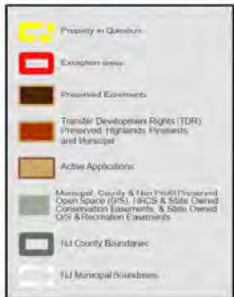


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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



0 1250 2500 5000 7500
Feet



Sources:
NJ Farmland Preservation Program
NJGIT "Parcels and MCD-NJ Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Marine Layers)
Nermap "Vertical Aerial Imagery 2025"

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

Wetlands



Application in the Highlands Planning Area (Conforming)

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

	Gross %	Net %
Freshwater Wetlands (F)	6	6
Modified Ag (M)	1	1
Upland/Non-Wetlands (U)	47	48
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	46	45
Water (W)	0	0



Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MOD-N Composite of New Jersey"
NJDEP "NJ and Use/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Tracked, 3124"
Nearmap "Vertical Aerial Imagery 2022"

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

8/1/2023

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

- Extent of Disturbance
- Easement Area
- Exception Area

Estimated Easement Acres: 97.76
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

500 250 0 500 1,000 Feet

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

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

SCHEDULE C

SADC Statewide Formula Value Calculation		
Farm Name:		
SADC ID:		35.00
Farm Address:	Notland Township	Maximum Score
Agricultural Resource Factors - Max Add-on % =	20	15.46
Natural Resource Factors - Max Add-on % =	10	6.75
Local Importance Factors - Max Add-on % =	15	10.00
Max Allowable Score of all of the above	30	36.00
Additional Restrictions - Max Add-on % =	10	5.00

Agricultural Resource Factors	Points
Soils	5.07
Size	10.00
Tillability	5.00
Contiguity to Preserved Farms	8.00
Agricultural Water Availability (Y/N)	0.00
Top 3 Scores Max =	30
Each Point = %	0.67
Top 3 Scores	23.07
Agricultural Resource %	15.46

Natural Resource Factors	Points
Groundwater Recharge Capability	6.95
Upland Forest	3.50
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
Each Point = %	0.33
Top 3 Scores	20.45
Natural Resource %	6.75

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	\$12,100
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$9,680
Per Acre Value of Voluntary Deed Restrictions (each)	\$605
Per Acre Value after Voluntary Deed Restrictions	\$10,285
Net Acres	97.78
Estimated Easement Values	
Estimated Unadjusted Total	\$946,510
Plus: Adjustment for Voluntary Restrictions (+)	\$59,157
Estimated offer before Residential Opportunities reduction	\$1,005,667
Less: Adjustment for Residential Opportunities (-)	\$0
Estimated Total Offer After Reduction for Residential Opportunities	\$1,005,667

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to calculate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:78-29. Please note that the final development easement consideration will be based upon N.J.A.C. 2:78-9 and 2:78-11 through 2:78-17A, 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 # FY2026R3(15)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of [REDACTED]

MARCH 26, 2026

Subject Property:

[REDACTED] Kingwood Township, Hunterdon County
SADC ID#10-0312-DE

WHEREAS, on April 29, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from [REDACTED], hereinafter "Owners," identified as [REDACTED] Township, Hunterdon County, hereinafter "the Property," totaling approximately 113.72 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 two exception areas, an approximately 8-acre severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses, and a 1-acre non-severable exception area for future flexibility of use, resulting in approximately 104.72 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 8-acre severable exception area:

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

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

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

WHEREAS, the Premises includes:

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

WHEREAS, at the time of application, the Property was in hay and woodland 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 .32 acres (.30%) of existing soil disturbance on the Premises (Schedule B); and

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on November 18, 2025, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of \$5,200 per acre based on zoning and environmental regulations in place as of the current valuation date of September 25, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$11,000 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$5,500 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$8,613 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$8,613 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 \$8,613 per acre for a total of approximately \$902,126.
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.

3/26/26
Date



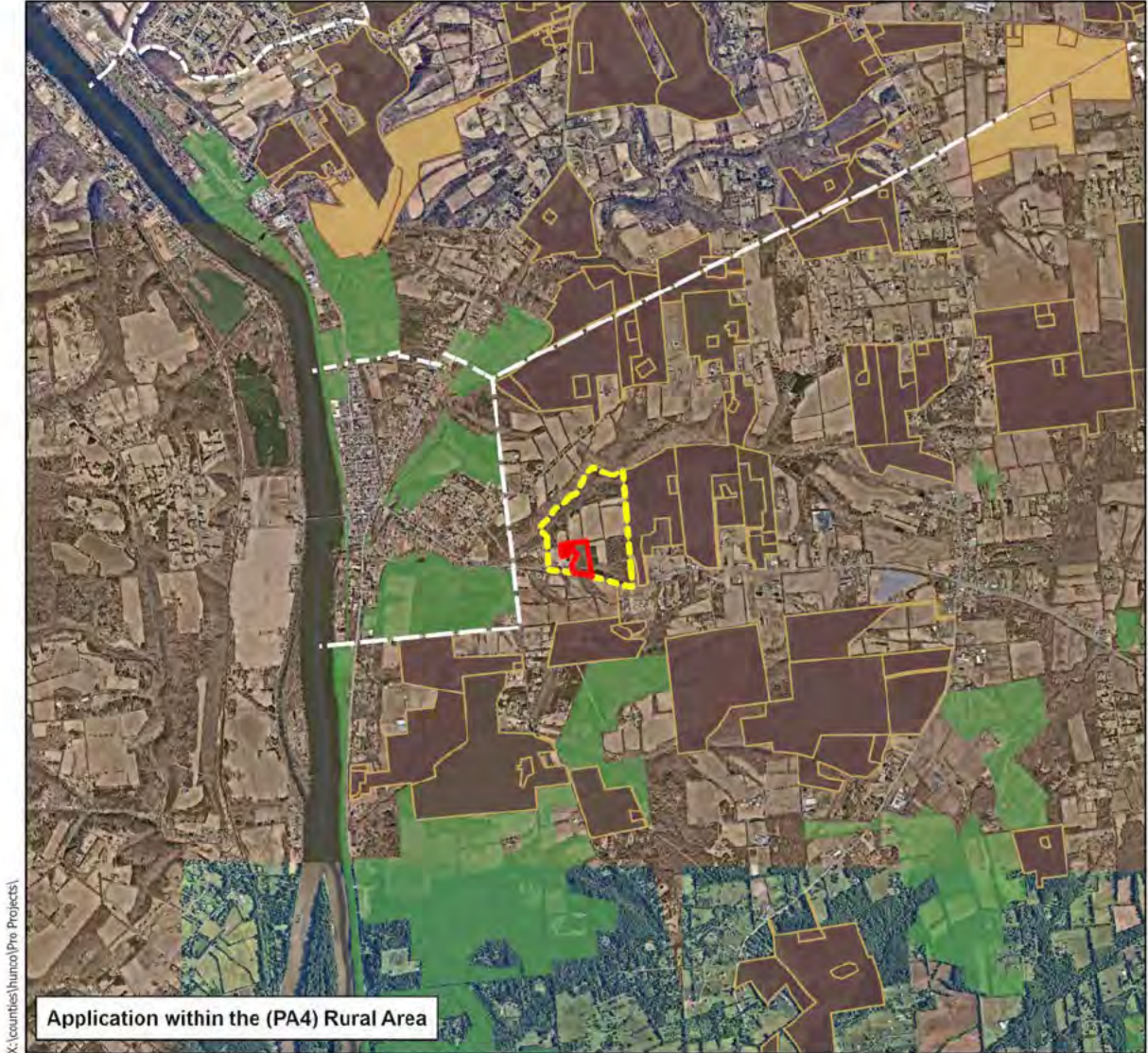
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Judeth Yeany (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/10-0312-DE/Acquisition/Approvals & Agreements/\[REDACTED\] SADC Final Approval Direct 3.26.2026.docx](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/10-0312-DE/Acquisition/Approvals & Agreements/[REDACTED] SADC Final Approval Direct 3.26.2026.docx)

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



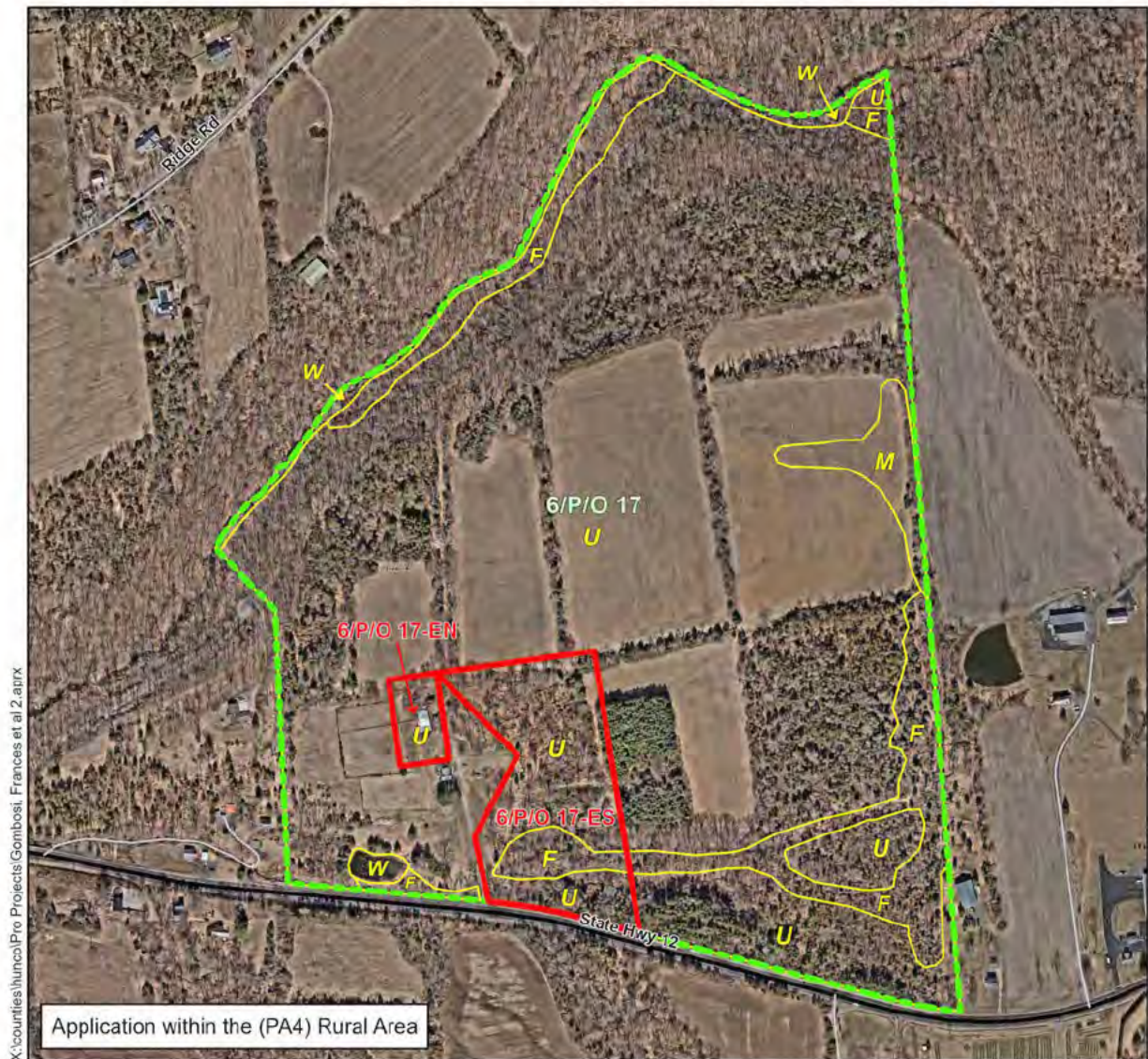
0 1250 2500 5000 7500
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Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MOD-TV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2025"

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Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



	Gross %	Net %
Freshwater Wetlands (F)	8	8
Modified Ag (M)	2	2
Upland/Non-Wetlands (U)	89	89
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	1	1



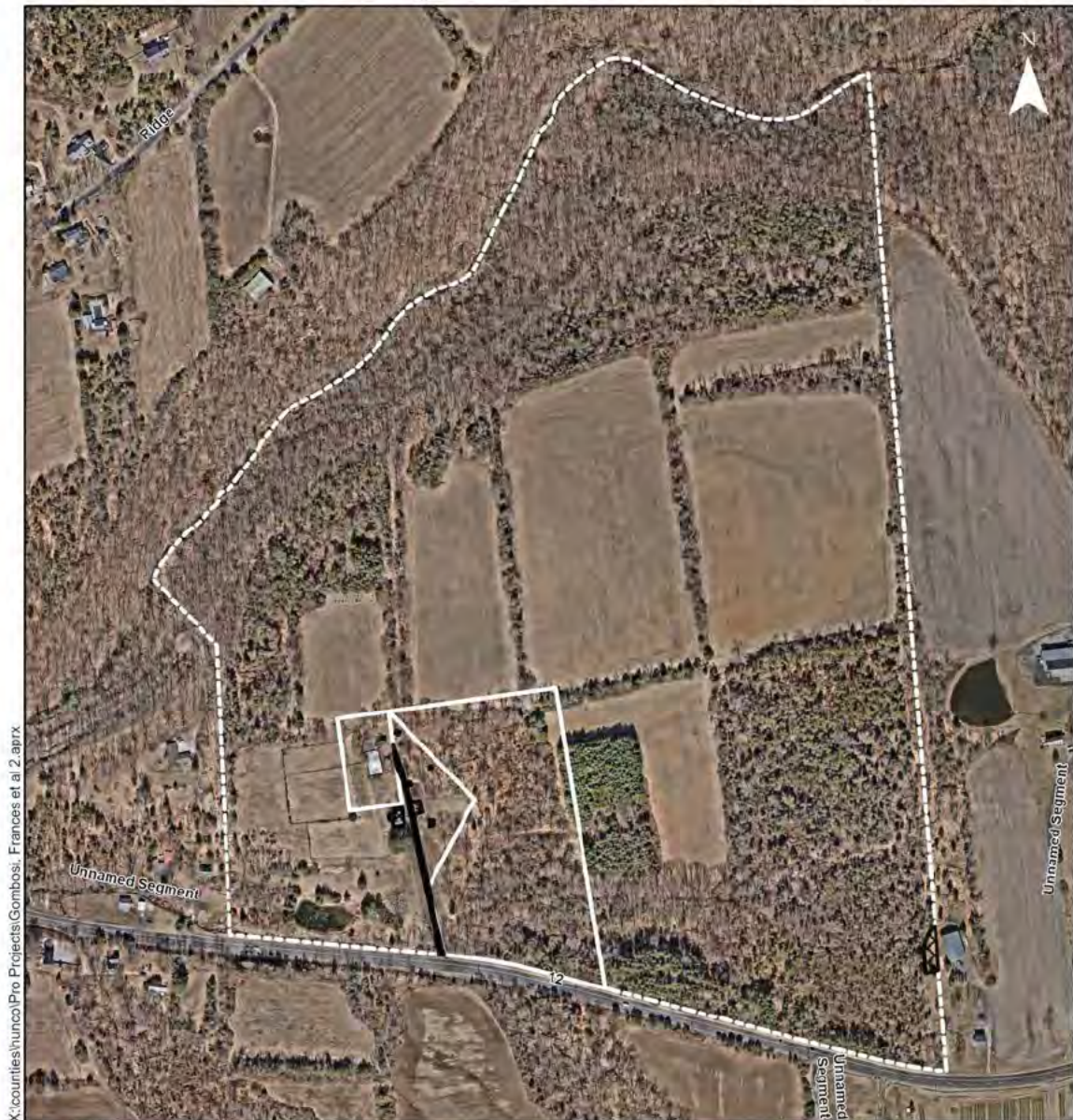
Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MOD-A Cornucopia of New Jersey"
NJDOT "Landcover/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hoisted, 3/24"
Near Map "Vertical Aerial Imagery 2024"

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial 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 or would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



01/16/2025

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

-  Extent of Disturbance
-  Easement Area
-  Exception Area

Estimated Easement Acres: 104.72
Total Disturbance Acres (Does not include exception areas): 0.32
Percent of Disturbance: 0.30%

250 125 0 250 500 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
Near Map 2025 Digital Aerial

7/16/2024

SADC Statewide Formula Value Calculation

Farm Name:	[REDACTED]		
SADC ID:	10-0312-DE	Total Score	28.30
Farm Address:	Kingwood	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		16.68
Natural Resource Factors - Max Add-on % =	10		6.62
Local Importance Factors - Max Add-on % =	15		0.00
<i>Max Allowable Score of all of the above</i>		30	23.30
Additional Restrictions - Max Add-on % =	10		5.00

Agricultural Resource Factors		Points
Soils		5.89
Size		10.00
Tillability		5.00
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		24.89
		Agricultural Resource %
		16.68

Natural Resource Factors		Points
Groundwater Recharge Capability		7.06
Upland Forest		3.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		10.00
Top 3 Scores Max= 30		Top 3 Scores
Each Point = % 0.33		20.06
		Natural Resource %
		6.62

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 sq/ft)		0
		Additional Restrictions %
		5

Landowner Formula Offer Calculations		Value
Per Acre Values		
Certified Market Value Unrestricted, per acre		\$11,000
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$8,063
Per Acre Value of Voluntary Deed Restrictions (each)		\$550
Per Acre Value after Voluntary Deed Restrictions		\$8,613
Net Acres		104.74
Estimated Easement Values		
Estimated Unadjusted Total		\$844,519
Plus: Adjustment for Voluntary Restrictions (+)		\$57,607
Estimated offer before Residential Opportunities reduction		\$902,126
Less: Adjustment for Residential Opportunities (-)		\$0
Estimated Total Offer After Reduction for Residential Opportunities		\$902,126

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 #FY2026R3(16)

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

ADC ID#: 17-0420-DE

MARCH 26, 2026

WHEREAS, on August 13, 2025, the SADC received a development easement sale application from [REDACTED], hereinafter "Owners," for the property identified as [REDACTED] Pennsville Township, Salem County, hereinafter "the Property," totaling approximately 111.69 gross acres, identified in (Schedule A); and

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

WHEREAS, the Property includes one (1), approximately 3-acre severable exception area for and limited to one future single family residential unit and to afford future flexibility of uses resulting in approximately 108.69 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes one (1) existing single family residential unit(s), or zero (0) Residual Dwelling Site Opportunity (RDSO), zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 26, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property exceeds the minimum acreage criteria for the "Priority" category, which requires farm sizes of at least 93 acres, but the quality score of 33.37 does not meet the minimum quality score of 60 needed for a "Priority" farm designation in Salem County, therefore, the Property is categorized as an "Other" farm (Schedule B), requiring SADC preliminary approval; and

WHEREAS, the property is not currently in the Salem County Agricultural Development Area (ADA), but the County agreed to amend its ADA to include it along with 3 other nearby Pennsville Township properties that have submitted applications for preservation; and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) (c)2 and (c)3 because the farm:
 - a. is 111.69 acres, which is larger than the average farm size and acreage criteria for a

- “Priority” farm in Salem County;
- b. has approximately 40% Prime soils and 60% Statewide Important soils; and
 - c. received 79.7% of the Agricultural Resource Factors and 52.8% of the Natural Resource Factors pursuant to the Statewide Formula;
 - d. is adjacent to the Supawna Meadows National Wildlife Refuge; and
 - e. has a higher risk of conversion pursuant to the Statewide Formula and is a buffer to critical infrastructure.
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.

3/26/26
Date

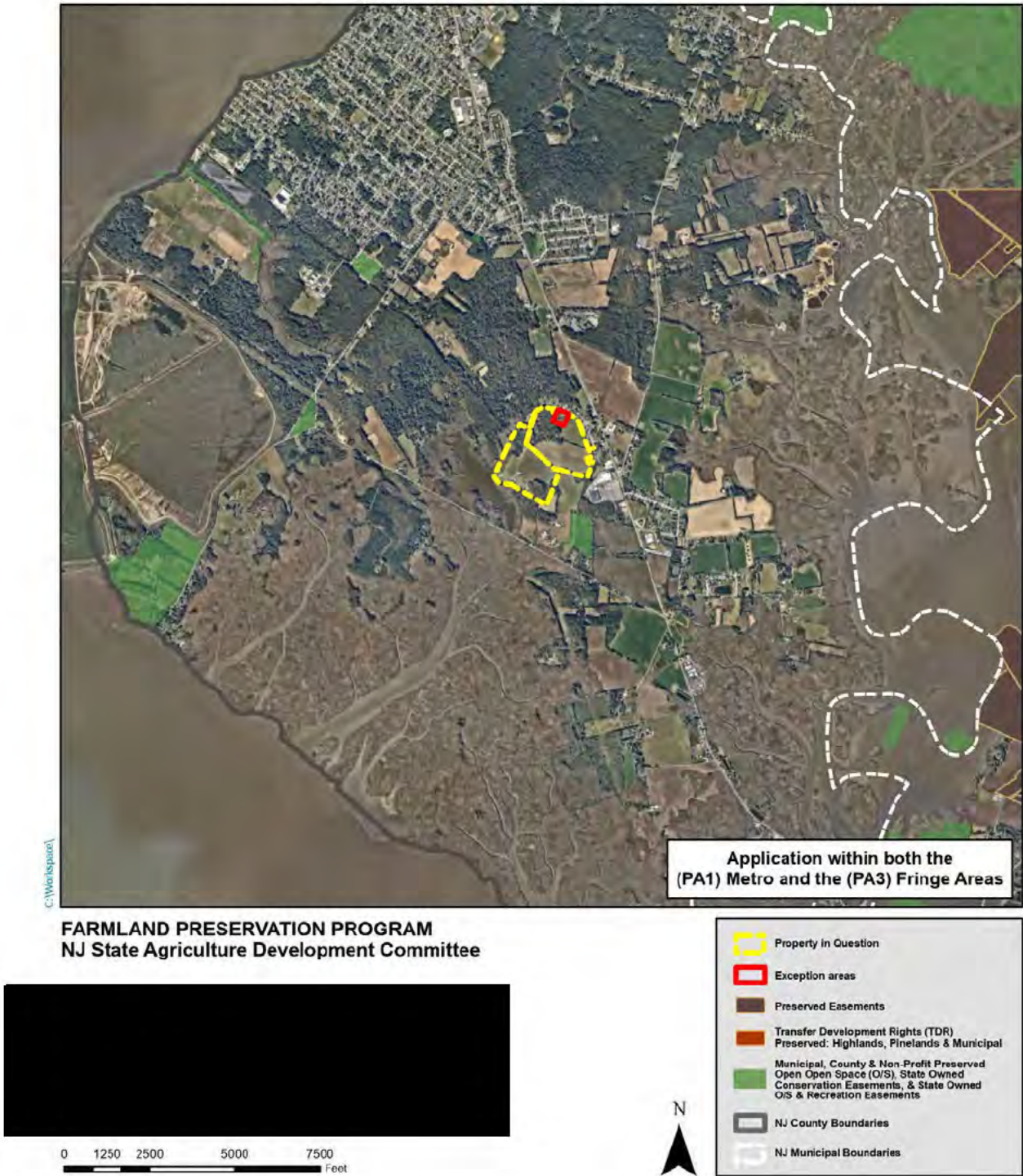


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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



Soils



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



Sources
NJ Farmland Preservation Program
NJDOT "Parcels and MOD-IV Composite of New Jersey"
NRCS "SSURGO 2026 Soil Data"
NJDOT "Road Centlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

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	Gross %	Net %
Prime	40	40
Local	0	0
Statewide	0	0
Statewide if Drained	60	60
Unique	0	0
Not Prime	0	0
Not Rated	0	0

	Property in Question
	Exception areas
	Soils Boundaries
	State Hwys
	Municipal / Local Roads

Feet



3/4/2026

Schedule B

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

GENERAL INFORMATION

COUNTY OF Salem Pennsville Twp. 1708

APPLICANT

PRIORITIZATION SCORE

SOILS:

Other	28%	*	0	=	.00
Prime	40%	*	.15	=	6.00
Statewide	32%	*	.1	=	3.20

SOIL SCORE: 9.20

TILLABLE SOILS:

Cropland Harvested	59%	*	.15	=	8.85
Wetlands/Water	30%	*	0	=	.00
Woodlands	11%	*	0	=	.00

TILLABLE SOILS SCORE: 8.85

**BOUNDARIES
AND BUFFERS:**

Other	8%	*	0	=	.00
EP Applications	29%	*	.13	=	3.77
Farmland (Unrestricted)	9%	*	.06	=	.54
Residential Development	33%	*	0	=	.00
Streams and Wetlands	21%	*	.18	=	3.78

BOUNDARIES AND BUFFERS SCORE: 8.09

**CONTIGUOUS
PROPERTIES
/ DENSITY:**

Restricted Farm or Current Application	2
Restricted Farm or Current Application	2

DENSITY SCORE: 4.00

LOCAL COMMITMENT:

100% * 0 = .00

LOCAL COMMITMENT SCORE: .00

SIZE:

SIZE SCORE: 4.23

IMMIMENCE OF CHANGE: SADC Impact factor = 0

IMMINENCE OF CHANGE SCORE: .00

COUNTY RANKING:

EXCEPTIONS:

EXCEPTION SCORE: -1.00

TOTAL SCORE: 33.37

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R3(17)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of
[REDACTED] - SADC ID#: 17-0422-DE

MARCH 26, 2026

WHEREAS, on August 13, 2025, the SADC received a development easement sale application from [REDACTED], hereinafter "Owner," for the property identified as [REDACTED] Pennsville Township, Salem County, hereinafter "the Property," totaling approximately 92.78 gross acres, identified in (Schedule A); and

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

WHEREAS, the Property includes one (1), approximately 3.27 acre non-severable exception area for an existing single family residential unit and to afford future flexibility of uses, and a 19.1 acre non-severable exception area for an existing Wetland Reserve Easement resulting in approximately 70.4 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area contains, 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 field crop production; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 26, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property exceeds the minimum acreage criteria for the "Alternate" category, which requires farm sizes of at least 68 acres, but the quality score of 34.08 does not meet the minimum quality score of 47 needed for an "Alternate" farm designation in Salem County, therefore, the Property is categorized as an "Other" farm (Schedule B), requiring SADC preliminary approval; and

WHEREAS, the property is not currently in the Salem County Agricultural Development Area (ADA), but the County agreed to amend its ADA to include it along with 3 other nearby Pennsville Township properties that have submitted applications for preservation; and

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

NOW THEREFORE BE IT RESOLVED: The WHEREAS paragraphs set forth above are incorporated herein by reference.

1. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) (c)2 and (c)3 because the farm:

- a. is 70.4-net acres, which is larger than the average farm size and acreage criteria for a "Alternate" farm in Salem County;
 - b. has approximately 48% Prime soils and 21% Statewide Important soils; and
 - c. received 79.7% of the Agricultural Resource Factors and 52.8% of the Natural Resource Factors pursuant to the Statewide Formula;
 - d. is adjacent to the Supawna Meadows National Wildlife Refuge; and
 - e. has a higher risk of conversion pursuant to the Statewide Formula and is a buffer to critical infrastructure.
2. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner;
 - b. Secure two independent appraisals to estimate the fair market value of the Property;
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
3. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
4. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26
Date

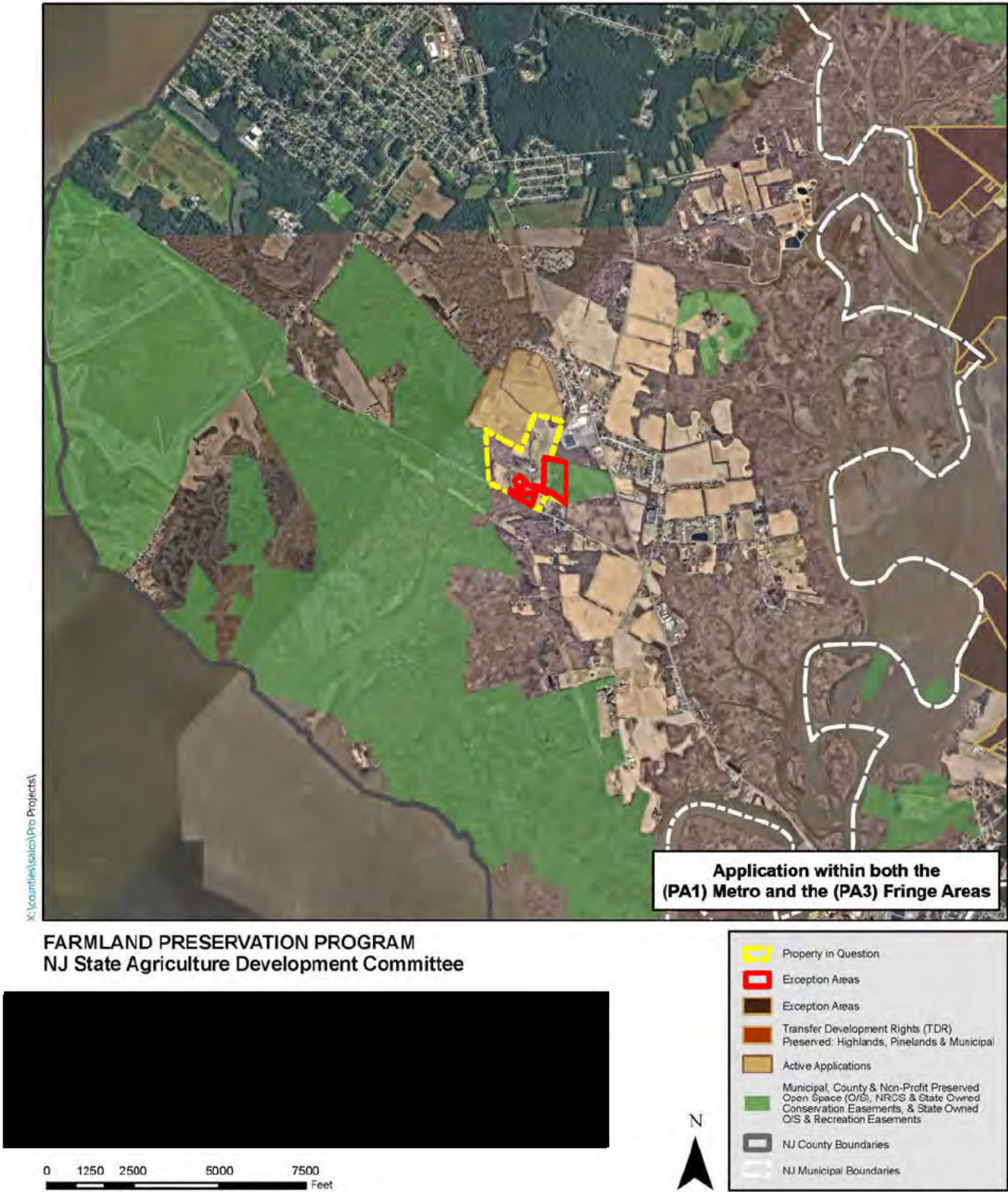


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

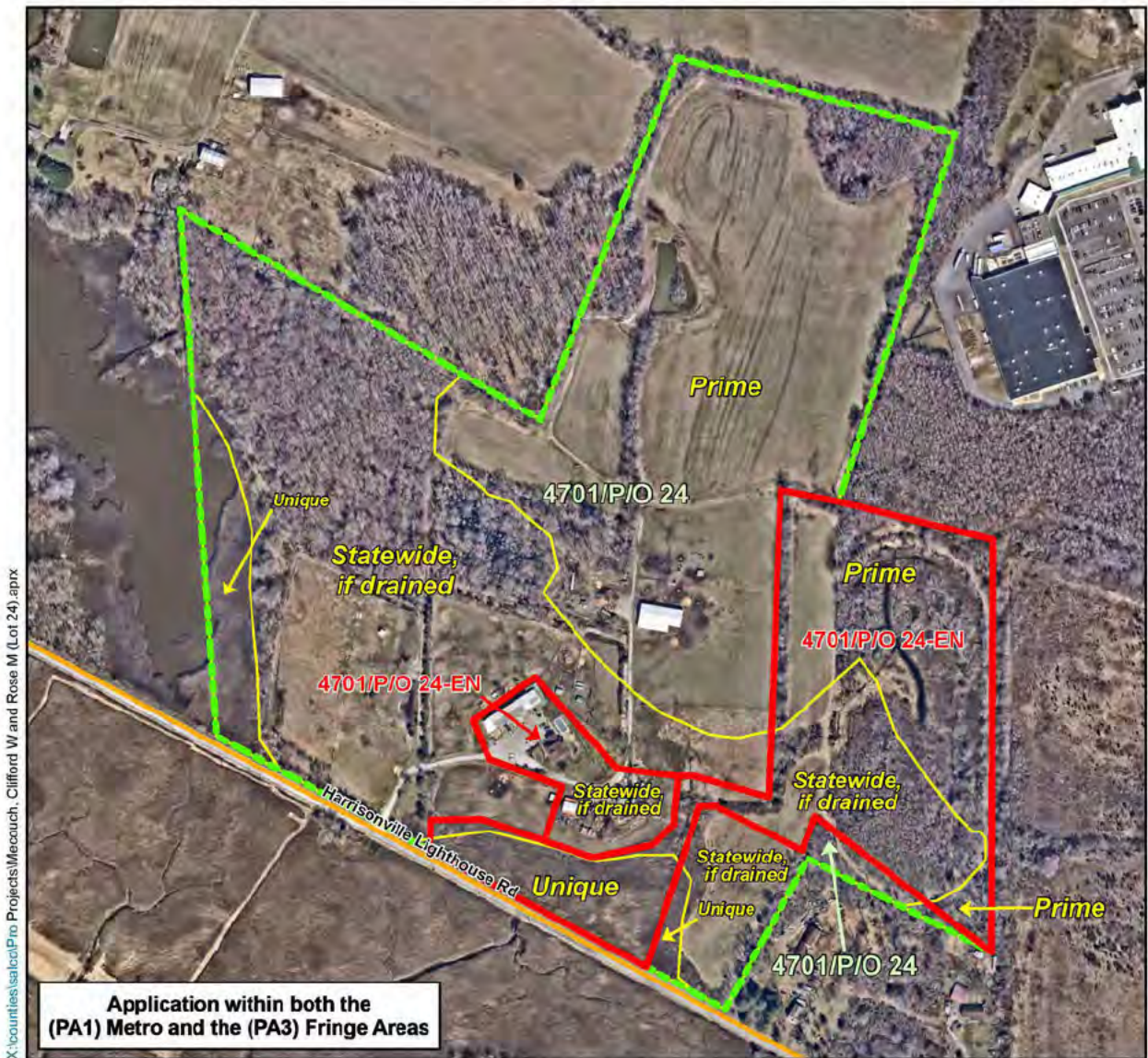
Preserved Farms and Active Applications Within Two Miles



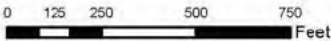
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Sources:
NJ Farmland Preservation Program
NJOTIT "Parcels and MOD/IV Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

Soils



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



	Gross %	Net %
Prime	48	49
Local	0	0
Statewide	0	0
Statewide if Drained	45	46
Unique	7	5
Not Prime	0	0
Not Rated	0	0

Property in Question

Exception areas

Soils Boundaries

County Roads

Municipal, County & Non-Profit Preserved
Open Open Space (D/S), State Owned
Conservation Easements, & State Owned
O/S & Recreation Easements

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

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



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

GENERAL INFORMATION

COUNTY OF Salem Pennsville Twp. 1708

APPLICANT [REDACTED]

PRIORITIZATION SCORE

SOILS:	Other	23% +	0	=	.00	
	Prime	49% +	.15	=	7.35	
	Statewide	28% +	.1	=	2.80	
						SOIL SCORE: 10.15
TILLABLE SOILS:	Cropland Harvested	56% +	.15	=	8.40	
	Wetlands/Water	28% +	0	=	.00	
	Woodlands	16% +	0	=	.00	
						TILLABLE SOILS SCORE: 8.40
BOUNDARIES AND BUFFERS:	Commercial	16% +	0	=	.00	
	EP Applications	31% +	.13	=	4.03	
	Other	12% +	0	=	.00	
	Preserved state, local open space/wildlife	6% +	.18	=	1.08	
	Residential Development	9% +	0	=	.00	
	Streams and Wetlands	17% +	.18	=	3.06	
	Woodlands	9% +	.06	=	.54	
						BOUNDARIES AND BUFFERS SCORE: 8.71
CONTIGUOUS PROPERTIES / DENSITY:	[REDACTED]	Restricted Farm or Current Application			2	
		Restricted Farm or Current Application			2	
						DENSITY SCORE: 4.00
LOCAL COMMITMENT:		100% +	0	=	.00	
						LOCAL COMMITMENT SCORE: .00
SIZE:						SIZE SCORE: 2.82
IMMIMENCE OF CHANGE:	SADC Impact factor =	0				
						IMMINENCE OF CHANGE SCORE: .00
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00
		TOTAL SCORE:	34.08			

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R3(18)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of
[REDACTED] - SADC ID#: 17-0409-DE

MARCH 26, 2026

WHEREAS, on April 3, 2025, the SADC received a development easement sale application from [REDACTED], hereinafter "Owners," for the property identified as [REDACTED] Pennsville Township, Salem County, hereinafter "the Property," totaling approximately 43.50 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) existing single family residential unit, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 26, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property has a quality score of 35.47, which is lower than the minimum quality score of 47 needed for an "Alternate" farm designation in Salem County, and at 43.5 acres, it is below the minimum acreage criteria of at least 68 acres for the "Alternate" category, (Schedule B), therefore it is designated as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, the property is not currently in the Salem County Agricultural Development Area (ADA), but the County agreed to amend its ADA to include it along with 3 other nearby Pennsville Township properties that have submitted applications for preservation; and

WHEREAS, final approval will be conditioned on Salem County adding the property to its ADA; and

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 "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) c(2)and (c)3 because the farm:
 - a. has approximately 76% Prime soils and 8% Statewide Important soils; and
 - b. received 72.1% of the Agricultural Resource Factors and 69.3%of the Natural Resource Factors pursuant to the Statewide Formula;
 - c. is adjacent to the Supawna Meadows National Wildlife Refuge; and

- d. has a higher risk of conversion pursuant to the Statewide Formula and is a buffer to critical infrastructure.
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 conditioned upon Salem County amending its ADA to include this property prior to SADC final approval.
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
6. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

3/26/26
Date

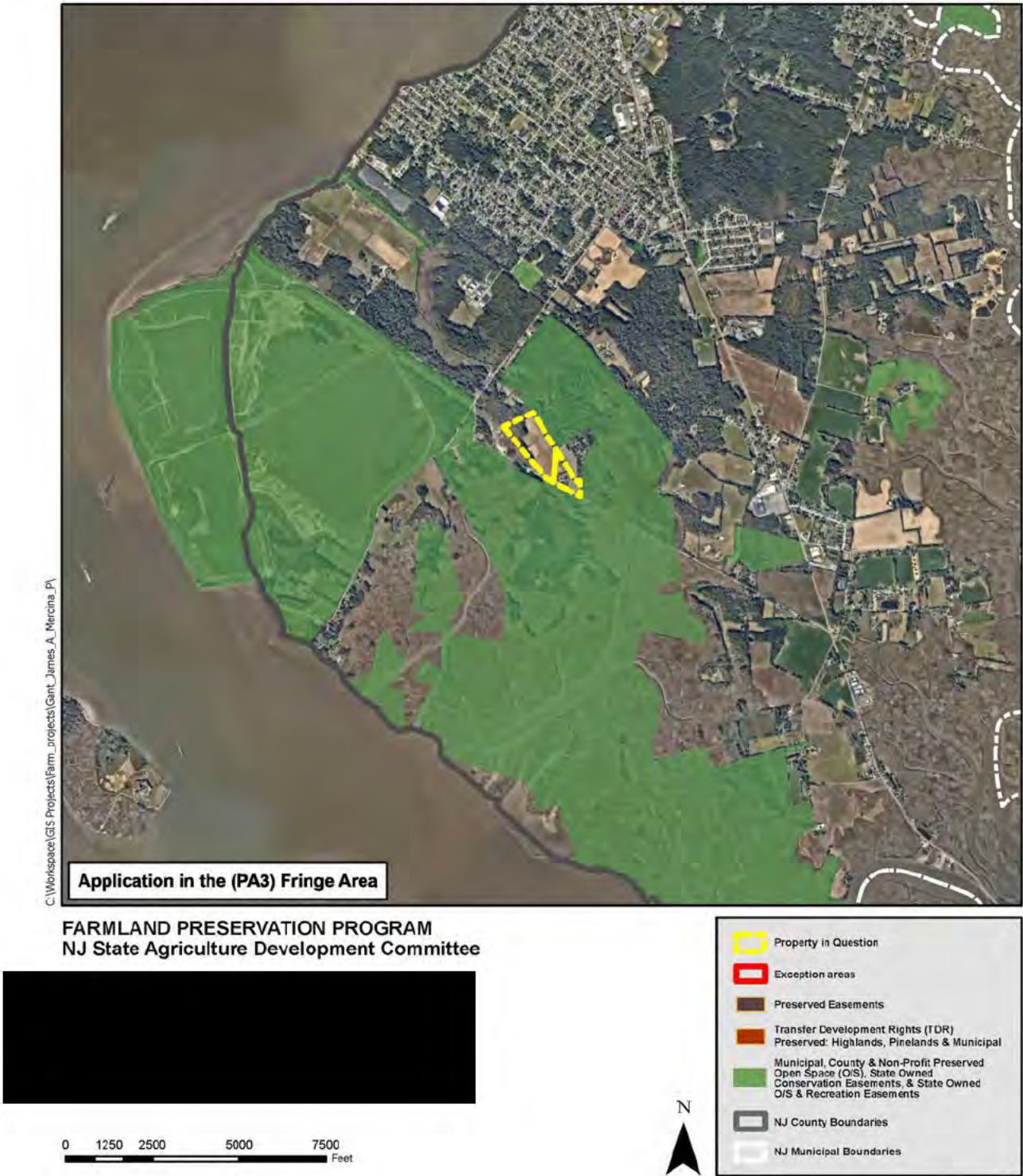


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Preserved Farms and Active Applications Within Two Miles



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
NJOT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NJDCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

Soils



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee



Sources:
NJ Farmland Preservation Program
NJOT "Parcels and MOD-IV Composite of New Jersey"
NRCS "SSURGO 2005 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted: 3424"
Neemap "Vertical Aerial Imagery 2025"

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	Gross %	Net %
Prime	76	76
Local	0	0
Statewide	0	0
Statewide if Drained	24	24
Unique	0	0
Not Prime	0	0
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



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

GENERAL INFORMATION

COUNTY OF Salem Pennsville Twp. 1708

APPLICANT [REDACTED]

PRIORITIZATION SCORE

SOILS:	Other	16%	*	0	=	.00	
	Prime	76%	*	.15	=	11.40	
	Statewide	8%	*	.1	=	.80	
							SOIL SCORE: 12.20
TILLABLE SOILS:	Cropland Harvested	73%	*	.15	=	10.95	
	Wetlands/Water	12%	*	0	=	.00	
	Woodlands	15%	*	0	=	.00	
							TILLABLE SOILS SCORE: 10.95
BOUNDARIES	Farmland (Unrestricted)	31%	*	.06	=	1.86	
AND BUFFERS:	Other	27%	*	0	=	.00	
	Preserved state, local open space/wildlife	35%	*	.18	=	6.30	
	Woodlands	7%	*	.06	=	.42	
							BOUNDARIES AND BUFFERS SCORE: 8.58
CONTIGUOUS	[REDACTED]						
PROPERTIES	Restricted Farm or Current Application					2	
/ DENSITY:							DENSITY SCORE: 2.00
LOCAL COMMITMENT:		100%	*	0	=	.00	
							LOCAL COMMITMENT SCORE: .00
SIZE:							SIZE SCORE: 1.74
IMMIMENCE OF CHANGE:	SADC Impact factor = 0						
							IMMINENCE OF CHANGE SCORE: .00
COUNTY RANKING:							
EXCEPTIONS:							EXCEPTION SCORE: .00
							TOTAL SCORE: 35.47