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 Schmied Farm 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 Hügelkultur 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. Joseph M. & Russell J. Marino, SADC ID#08-0244-PG, FY2026R3(3), Block 18, Lots 1.03 & 1.04, South Harrison Township, Gloucester County, 76.86 acres.

2. Ocean County (Blk 77 Huie North), SADC ID#15-0025-PG, FY2026R3(4), Block 77, Lot 38.02, Plumsted Township, Ocean County, 99.33 acres.

3. Ocean County (Blk 81 Huie South), SADC ID#15-0026-PG, FY2026R3(5), Block 82, Lot 1.12, Plumsted Township, Ocean County, 95.71 acres.

4. 23LR LLC, 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) Donald & Elizabeth Stimpson, SADC ID#17-0267-PG, FY2026R3(7), Block 13, Lots 27 & 27.01, Upper Pittsgrove Township, Salem County, 54.85 acres.

2) Jeannie Mary Aversa, 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. Daniel & Whitney Carson #1, SADC ID#21-0059-NP, FY2026R3(9), Block 902, Lots 4, 9.06, and 12, Frelinghuysen Township, Warren County, 333.91 net acres.

2. Daniel & Whitney Carson #3, SADC ID#21-0061-NP, FY2026R3(10), Block 902, Lots 2 & 3, Frelinghuysen Township, Warren County, 38.45 net acres.

3. Daniel & Whitney Carson #2, SADC ID#21-0060-NP, FY2026R3(11), Block 902, Lots 7 & 7.03, Frelinghuysen Township, Warren County, 65.23 net acres.

4. Randy S. & Joan Harrison, SADC ID#21-0064-NP, FY2026R3(12), Block 48, Lot 81, Washington Township, Warren County, 27.12 gross acres.

5. Good Springs LLC, 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. Gombosi Holland Farms LLC, SADC ID#10-0317-DE, FY2026R3(14), Block 17, Lot 24, Holland Township, Hunterdon County, 102.26 gross acres.

2. Frances et al Gombosi, 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. Clifford W. & Rose M. Mecouch (Lot 18), 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. Clifford W. & Rose M. Mecouch (Lot 24), SADC ID#17-0422-DE, FY2026R3(17), Block 4701, Lot 24, Pennsville Township, Salem County, 92.78 gross acres.

3. James A. & Mercina P. Gant, 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,

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 or 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

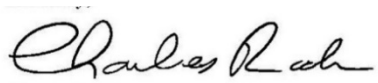
   c. Engage in negotiations with the permittee or person on the final penalty amount and/or suspension length after the permittee or person requests a hearing to contest the penalty or suspension pursuant to N.J.S.A. 4:1C-32.19d.; and

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:

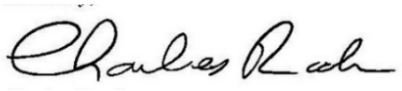
> "23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award ***or other disposition of the Premises*** following termination of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, 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

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 Marino, Joseph M. and Marino, Russell J. ("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.

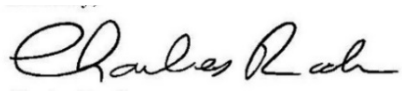
7. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the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

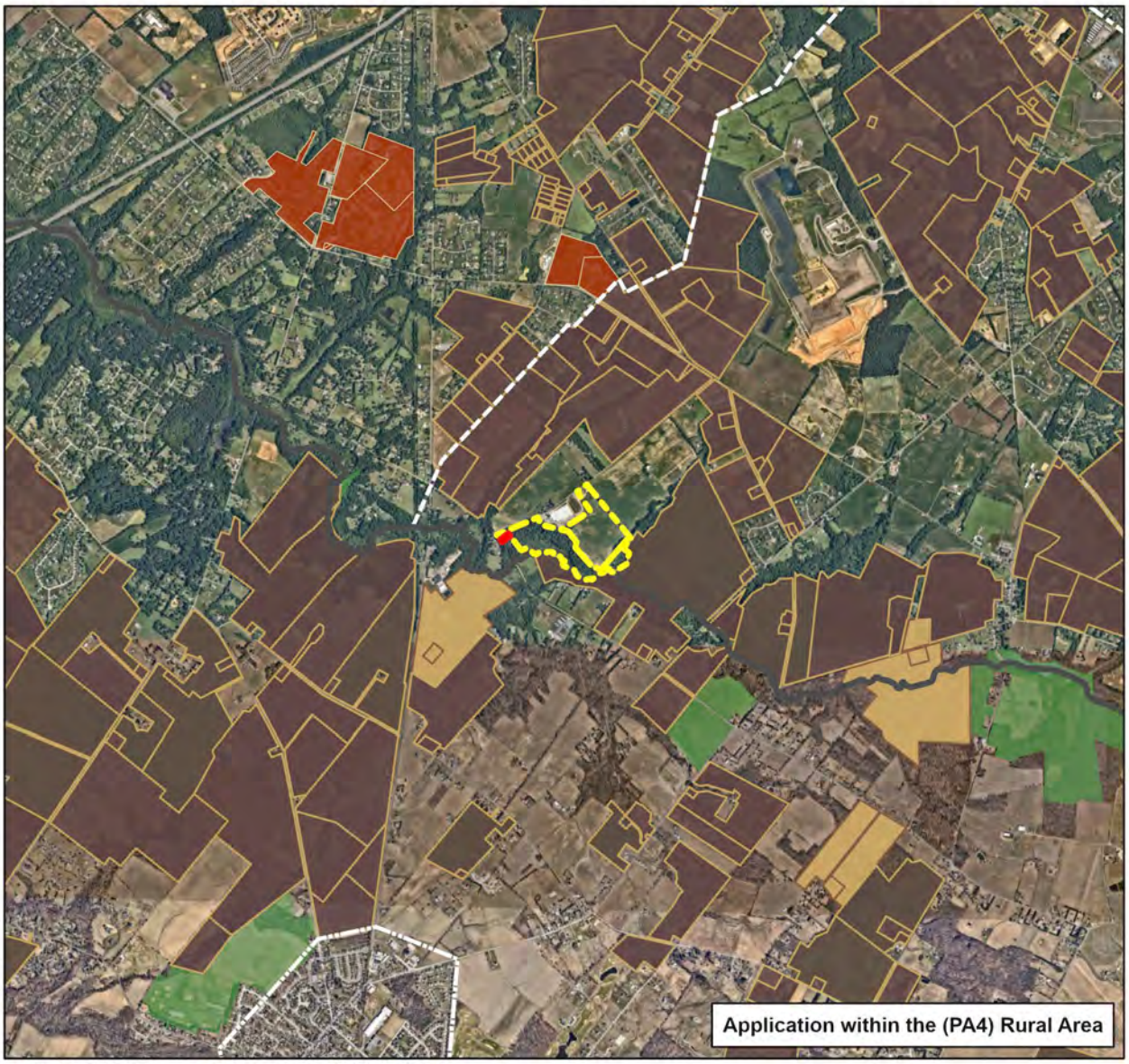
Charles Roohr, Executive Director
State Agriculture Development Committee

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

SCHEDULE A

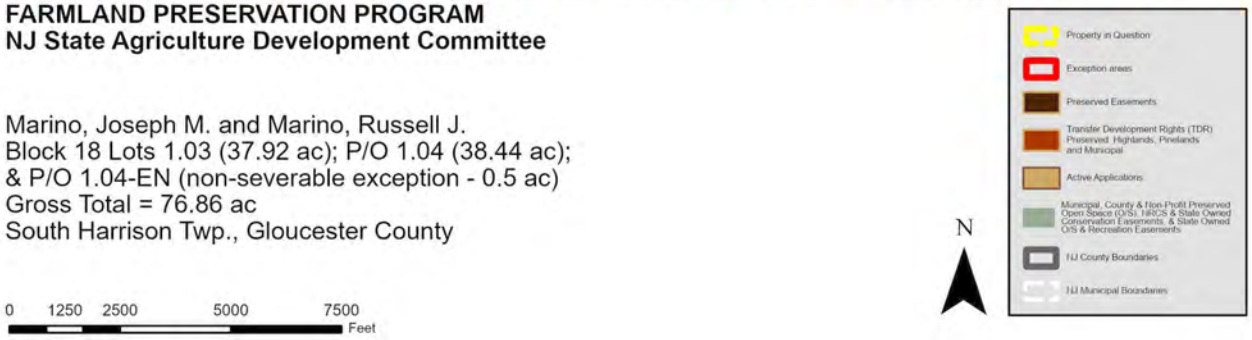
Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Marino, Joseph M. and Marino, Russell J.
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



Sources:
NJ Farmland Preservation Program
NJOIT "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"

8/8/2025

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

Wetlands



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

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Marino, Joseph M. and Marino, Russell J.
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

0 250 500 1,000 1,500 Feet

	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

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

Sources:
NJ Farmland Preservation Program
NJOIT "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, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

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

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

N

8/8/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Marino, Joseph M. and Marino, Russell J.
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

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

Extent of Disturbance
Easement Area
Exception Area

500 250 0 500 1,000 Feet

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

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

8/11/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Marino, Joesph and Russel**		
SADC ID:	**08-0244-PG**	**Total Score**	**21.24**
Farm Address:	**S Harrison Twp. Gloucester Co**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**14.99**
Natural Resource Factors - Max Add-on % =		**10**	**6.25**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***21.24***
Additional Restrictions - Max Add-on % =		**10**	**0.00**

Agricultural Resource Factors		**Points**
Soils		5.37
Size		8.00
Tillability		5.00
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	22.37
		Agricultural Resource %
		14.99

Natural Resource Factors		**Points**
Groundwater Recharge Capability		4.95
Upland Forest		2.00
Wetland & Open Water/Flood Hazard Mitigation		4.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	18.95
		Natural Resource %
		6.25

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$58,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$41,675**
Per Acre Value of Voluntary Deed Restrictions (each)	**$2,925**
Per Acre Value after Voluntary Deed Restrictions	**$41,675**
Net Acres	**76.37**
Estimated Easement Values	
Estimated Unadjusted Total	**$3,182,720**
Plus: Adjustment for Voluntary Restrictions (+)	**$0**
Estimated offer before Residential Opportunities reduction	**$3,182,720**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$3,182,720**

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

SCHEDULE D

SADC County Planning Incentive Grant Financial Status

Gloucester County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC Cost Basis	SADC Cost Share	Federal Grant Total Federal Grant	Federal Grant SADC Federal Grant	Base Grant Encumbered	Base Grant PV	Base Grant Expended	Base Grant Balance	Competitive Funds Maximum Grant Encumbered	Competitive Funds Maximum Grant PV	Competitive Funds Maximum Grant Expended	Competitive Funds Fund Balance FY11 Balance	Competitive Funds Fund Balance FY13 Balance	Competitive Funds Fund Balance FY17 Balance	Competitive Funds Fund Balance FY18 Balance	Competitive Funds Fund Balance FY20 Balance
														Fiscal Year 11 1,500,000.00 Fiscal Year 13 1,000,000.00 Fiscal Year 17 1,000,000.00 - - Fiscal Year 20 2,000,000.00 Fiscal Year 21 2,000,000.00 Fiscal Year 22 2,000,000.00 Fiscal Year 25 1,000,000.00				Fiscal Year 11 3,000,000.00 Fiscal Year 13 5,000,000.00 Fiscal Year 17 5,000,000.00 Fiscal Year 18 2,000,000.00 Fiscal Year 20 2,000,000.00 Fiscal Year 25 7,500,000.00				Fiscal Year 11 0.00 Fiscal Year 13 0.00 Fiscal Year 17 0.00 Fiscal Year 18 866,659.65 Fiscal Year 20 6,437,070.91 Fiscal Year 25 29,354,529.45	
														10,500,000.00								
08-0209-PG	Carpenito, Lynda Juall	East Greenwich	20.116	20.036	11,800.00	7,080.00	237,368.80	141,854.88			141,854.88	141,854.88	141,854.88	6,492,742.72								
08-0210-PG	Racite, Kathleen Aders	Logan	35.738	35.042	7,800.00	4,800.00	278,756.40	168,201.60			168,201.60	168,201.60	168,201.60	6,324,541.12								
08-0214-PG	Haynicz, Daniel William & Kathleen	Elk	19.753	19.753	9,250.00	5,550.00	182,715.25	109,629.15			109,629.15	109,629.15	109,629.15	6,214,911.97								
08-0203-PG	Brown, Daniel J. & Heather L.S.	South Harrison	7.870	7.870	12,000.00	7,200.00	94,440.00	56,664.00			56,664.00	56,664.00	56,664.00	6,158,247.97								
08-0221-PG	Gruber, Barry W., et al	East Greenwich	37.045	36.945	11,100.00	6,660.00	411,089.50	246,053.70			246,719.70	246,053.70	246,053.70	5,912,194.27								
08-0232-PG	Eivich, Edward & Susan	Elk	15.285	15.285	12,250.00	7,350.00	187,241.25	112,344.75			115,711.05	112,344.75	112,344.75	5,799,849.52								
08-0235-PG	Nothnick, Warren and Delores	Franklin	17.484	17.484	7,000.00	4,400.00	122,388.00	76,929.60			76,929.60	76,929.60	76,929.60	5,722,919.92								
08-0233-PG	Hollenack, Michael M., III & Patricia C.	East Greenwich	57.116	52.369	40,900.00	24,540.00	2,141,892.10	1,285,135.26			1,478,780.40	1,285,135.26	1,285,135.26	4,437,784.66								
08-0231-PG	Miller, Adam Dersch - Estate of, et al	Greenwich	57.250	56.036	41,000.00	24,600.00	2,347,250.00	1,378,485.60			1,450,607.88	1,378,485.60	1,378,485.60	3,059,299.06								
08-0238-PG	DeSimone Family Limited Partnership	East Greenwich	60.424	59.157	12,200.00	7,320.00	737,172.80	433,029.24			448,569.60	433,029.24	433,029.24	2,626,269.82								
08-0237-PG	Gloria S. Fastige, Revocable Trust	East Greenwich	20.996	20.996	58,000.00	34,400.00	1,217,768.00	722,262.40			750,264.00	722,262.40	722,262.40	1,904,007.42								
08-0239-PG	Heritage, Samuel and Harold	East Greenwich	43.161	42.525	54,500.00	32,475.00	2,352,274.50	1,380,999.38			876,005.82	876,005.82	876,005.82	1,028,001.60	504,993.56	504,993.56	504,993.56				1,049,521.33	
08-0240-PG	Conner, James E.	Elk	29.516	29.516	18,314.00	14,651.20	540,556.02	432,444.82			28,001.60	28,001.60	28,001.60	1,000,000.00	434,714.24	404,443.22	404,443.22				645,078.11	
08-0242-PG	Love, Sarah D. Estate of	Mantua	12.385	12.122	22,300.00	13,380.00	276,185.50	162,192.36							170,688.66	162,192.36	162,192.36				482,885.75	
08-0241-PG	Caltabiano, David J. & Lehman, Tara L.	Mantua	13.4800	13.8840	16,500.00	14,124.00	229,086.00	196,097.62			196,097.62			803,902.38								
08-0244-PG	Marino, Joseph M. and Marino, Russell J.	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	55		2,771.039	2,690.447			41,911,117.47	24,037,017.89														
Encumbered	2		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					482,885.75	-	1,517,114.25				0.00	
										Encumber/Expended FY20	-	-	2,000,000.00	-	1,189,538.61	-	-					-
										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 Ocean County (Blk 77 Huie North) ("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 ("Huie North") and Block 82, Lot 1.12 ("Huie South") 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 Huie North Farm, 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 Huie North and Huie South farms, the SADC will establish the "purchase price of the Property paid by the County" for each separate lot by calculating as a percentage, each lots 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 Huie North farm, 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 Huie South farm, 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 Huie farms selling the Huie North farm 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:

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	$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.

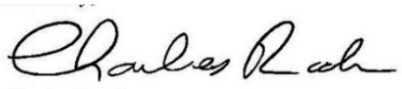
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\oceco\projects\Ocean County (Huie North) 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Ocean County (Huie North)
Block 77 Lots P/O 38.02 (99.9 ac)
& P/O 38.02-EN (non-severable exception - 1.0 ac)
Gross Total = 100.9 ac
Plumsted Twp., Ocean County

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

N

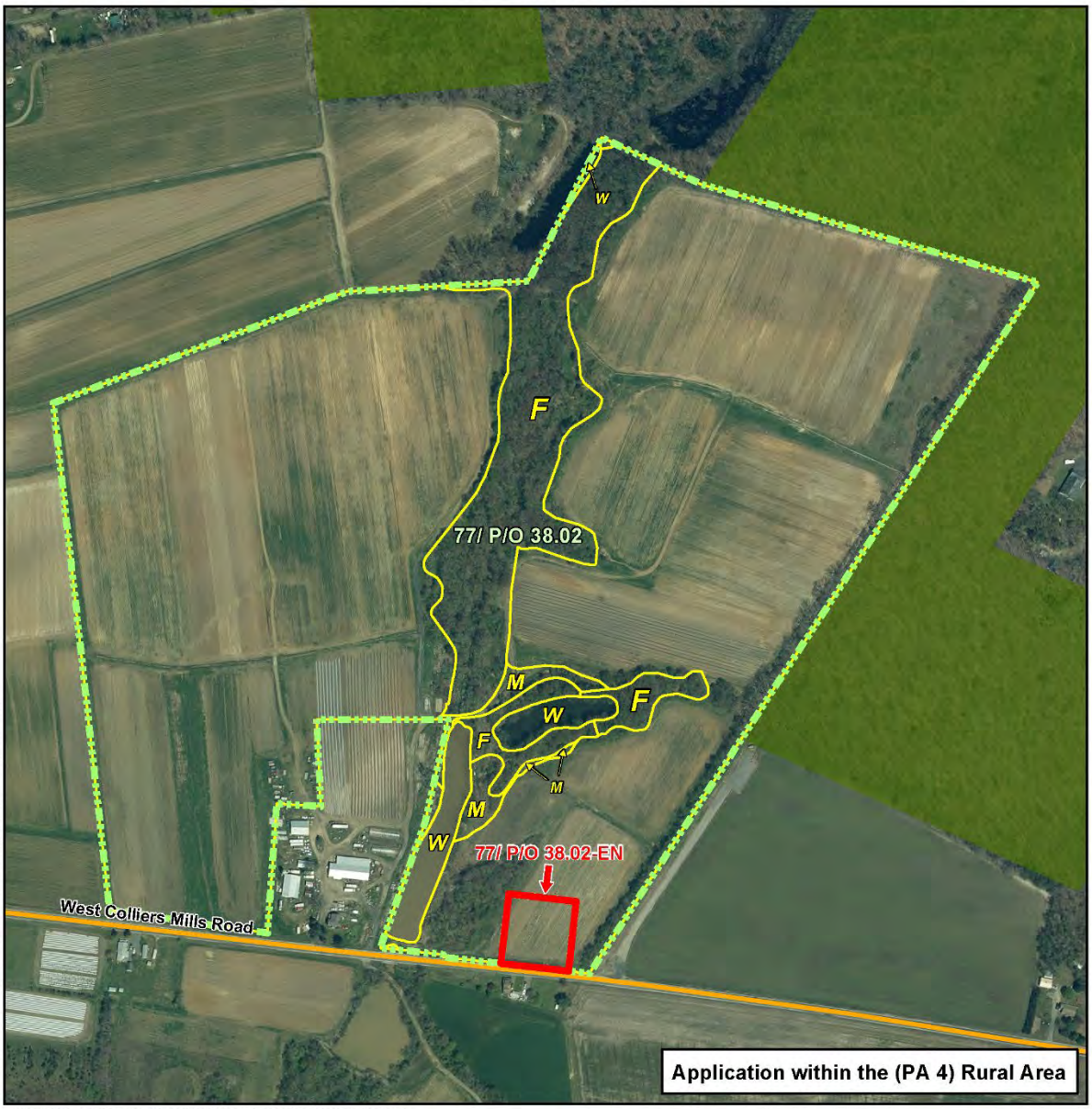
2,000 1,000 0 2,000 4,000 6,000 Feet

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

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

August 17, 2022

Wetlands



X:\counties\oceco\projects\Ocean County (Huie North) fww.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Ocean County (Huie North)
Block 77 Lots P/O 38.02 (99.9 ac)
& P/O 38.02-EN (non-severable exception - 1.0 ac)
Gross Total = 100.9 ac
Plumsted Twp., Ocean County

500 250 0 500 1,000 Feet

N

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

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

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

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

August 17, 2022

SCHEDULE B

Baseline Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Ocean County (Hale North)
Block 77 Lots P/O 38.02 (98.33 ac); &
P/O Lot 38.02-EN (non-severable exception - 1.00 ac)
Gross Total = 99.33
Plumsted 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 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Aerimap 2014 Digital Data

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

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Ocean County Huie North Block 77**		
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. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

SCHEDULE D

SADC County Planning Incentive Grant Financial Status

Ocean County

													Base Grant				Competitive Funds							
										SADC		Federal Grant		Fiscal Year 09			702,398.00	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			-	Fiscal Year 13	5,000,000.00		Fiscal Year 13			0.00
							SADC							Fiscal year 17			-	Fiscal Year 17	5,000,000.00		Fiscal Year 17			0.00
							Certified	SADC	Grant					-			-	Fiscal Year 18	2,000,000.00		Fiscal Year 18			866,659.65
							or	Grant	(%)					Fiscal Year 20			-	Fiscal Year 20	2,000,000.00		Fiscal Year 20			6,437,070.91
				Pay	SADC		Negotiated	Per	Per	Cost	Cost	Total	SADC	Fiscal Year 21			-	-			-			
SADC ID#	Farm	Municipality	Acres	Acres	FA	Closed	Per Acre	Acre	Acre	Basis	Share	Federal Grant	Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
																	2,202,398.00								
15-0024-PG	**Contreras, Karen (Granny's Gone Country)**	**Plumsted**	**8.625**	**8.625**	**03/22/18**	**08/23/19**	**16,500.00**	**9,900.00**	**60.00%**	**142,312.50**	**85,387.50**			**93,060.00**	**85,387.50**	**85,387.50**	**2,117,010.50**								
15-0025-PG	Ocean County (Block 77 Huie North)	Plumsted	99.329	102.309	03/26/26		11,227.72	6,736.63	60.00%	1,148,696.81	689,217.88			689,217.88			1,427,792.62								
15-0026-PG	Ocean County (Block 82 Huie South)	Plumsted	95.040	97.551	03/26/26		6,470.83	4,135.42	63.91%	631,235.94	403,414.36			403,414.36			1,024,378.26								
Closed	**1**		**8.6250**	**8.6250**						**142,312.50**	**85,387.50**														
Encumbered	**2**		**194.37**	**199.86**						**1,779,932.74**	**1,092,632.24**														
														Encumber/Expended FY09	**617,010.50**	**-**	**85,387.50**	**-**							
														Encumber/Expended FY11	**475,621.74**	**-**	**-**	**1,024,378.26**	**-**	**-**	**-**				
														Encumber/Expended FY13	**-**	**-**	**-**	**-**	**-**	**-**	**-**				
														Encumber/Expended FY17	**-**	**-**	**-**	**-**	**-**	**-**	**-**				
														Encumber/Expended FY18					**-**	**-**	**-**				
														Encumber/Expended FY20	**-**	**-**	**-**	**-**	**-**	**-**	**-**				
														Encumber/Expended FY21	**-**	**-**	**-**	**-**							
														Total				**1,024,378.26**				**3,000,000.00**	**5,000,000.00**	**5,000,000.00**	**2,000,000.00**	**2,000,000.00**

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 Ocean County (Blk 81 Huie South) ("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 ("Huie North") and Block 82, Lot 1.12 ("Huie South") 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 Huie South Farm, 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 Huie North and Huie South farms, the SADC will establish the "purchase price of the Property paid by the County" for each separate lot by calculating as a percentage, each lots 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 Huie North farm, 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 Huie South farm, 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 Huie farms selling the Huie South farm 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.

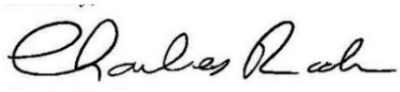
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\oceco\projects\Ocean County (Huie South) 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Ocean County (Huie South)
Block 82 Lots P/O 1.12 (95.5 ac)
& P/O 1.12-EN (non-severable exception - 1.0 ac)
Gross Total = 96.5 ac
Plumsted Twp., Ocean County

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

N

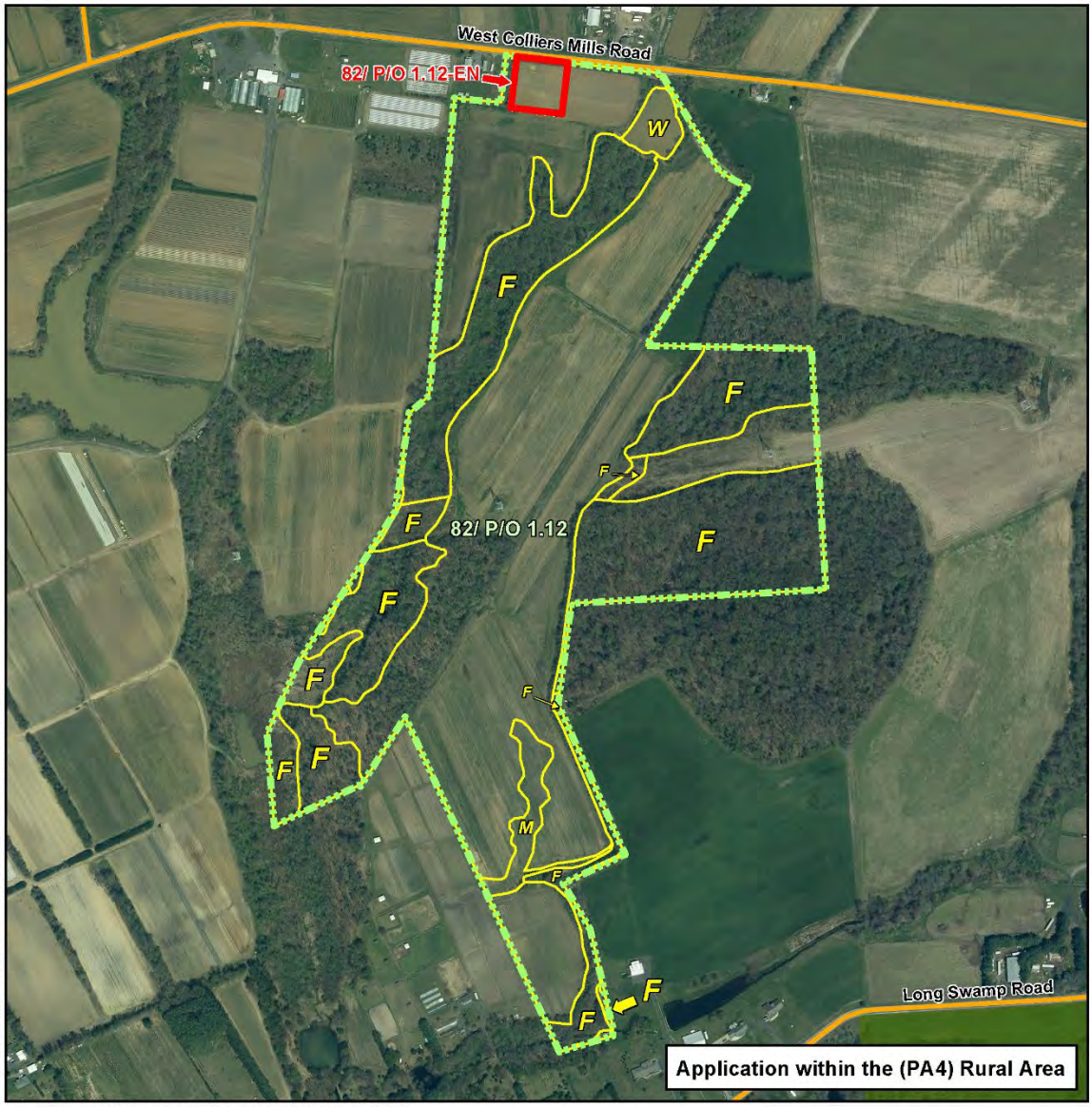
2,000 1,000 0 2,000 4,000 6,000 Feet

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

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

August 19, 2022

Wetlands



X:\counties\ocecо\projects\Ocean County (Huie South) fww.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Ocean County (Huie South)
Block 82 Lots P/O 1.12 (95.5 ac)
& P/O 1.12-EN (non-severable exception - 1.0 ac)
Gross Total = 96.5 ac
Plumsted Twp., Ocean County

500 250 0 500 1,000 Feet

N

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

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

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

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

August 19, 2022

SCHEDULE B

Baseline Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Ocean County (Hole South)
Block 82 Lots P/O 1.12 @ 4.71 ac); &
P/O Lot 1.12-EN (non-selle able exception - 1.00 ac)
Gross Total = 95.71
Plumsted Twp., Ocean County

Extent of Disturbance
Easement Area
Exception Area

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 product was created using the most current available mapping.

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Ocean County Huie South Block 82**		
SADC ID:	**15-0026-PG**	**Total Score**	**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	17.87
		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. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

Report Date
9/22/2025
10:35 AM
C:\Users\lagamezz\Downloads\SFV Testing Site\Ocean County Huie South Block 82_SFV_Score_Report.xlsx

Version 1.14 04/23/2025

SCHEDULE D

SADC County Planning Incentive Grant Financial Status

Ocean County

													Base Grant				Competitive Funds							
										SADC		Federal Grant		Fiscal Year 09			702,398.00	Maximum Grant			Fund Balance				
							SADC Certified or	SADC Grant	Grant (%)					Fiscal Year 11			1,500,000.00	Fiscal Year 11	3,000,000.00		Fiscal Year 11	0.00			
														Fiscal Year 13			-	Fiscal Year 13	5,000,000.00		Fiscal Year 13	0.00			
														Fiscal year 17			-	Fiscal Year 17	5,000,000.00		Fiscal Year 17	0.00			
														-			-	Fiscal Year 18	2,000,000.00		Fiscal Year 18	866,659.65			
														Fiscal Year 20			-	Fiscal Year 20	2,000,000.00		Fiscal Year 20	6,437,070.91			
														Fiscal Year 21			-	-			-				
SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC FA	Closed	Negotiated Per Acre	Per Acre	Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
																	2,202,398.00								
15-0024-PG	Contreras, Karen (Granny's Gone Country)	Plumsted	8.625	8.625	03/22/18	08/23/19	16,500.00	9,900.00	60.00%	142,312.50	85,387.50			93,060.00	85,387.50	85,387.50	2,117,010.50								
15-0025-PG	Ocean County (Block 77 Huie North)	Plumsted	99.329	102.309	03/26/26		11,227.72	6,736.63	60.00%	1,148,696.81	689,217.88			689,217.88			1,427,792.62								
15-0026-PG	Ocean County (Block 82 Huie South)	Plumsted	95.040	97.551	03/26/26		6,470.83	4,135.42	63.91%	631,235.94	403,414.36			403,414.36			1,024,378.26								
Closed	1		8.6250	8.6250						142,312.50	85,387.50														
Encumbered	2		194.37	199.86						1,779,932.74	1,092,632.24														
													Encumber/Expended FY09	617,010.50	-	85,387.50	-								
													Encumber/Expended FY11	475,621.74	-	-	1,024,378.26	-	-	-					
													Encumber/Expended FY13	-	-	-	-	-	-	-					
													Encumber/Expended FY17	-	-	-	-	-	-	-					
													Encumber/Expended FY18					-	-	-					
													Encumber/Expended FY20	-	-	-	-	-	-	-					
													Encumber/Expended FY21	-	-	-	-								
													Total				1,024,378.26				3,000,000.00	5,000,000.00	5,000,000.00	2,000,000.00	2,000,000.00

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 23LR LLC ("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 Block 25, Lots 16.05 and 16.06, 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)
Hunterdon County	$102,683.20	($4,640/acre)
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

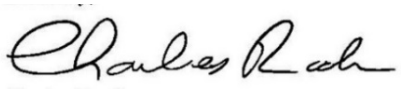
adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict 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

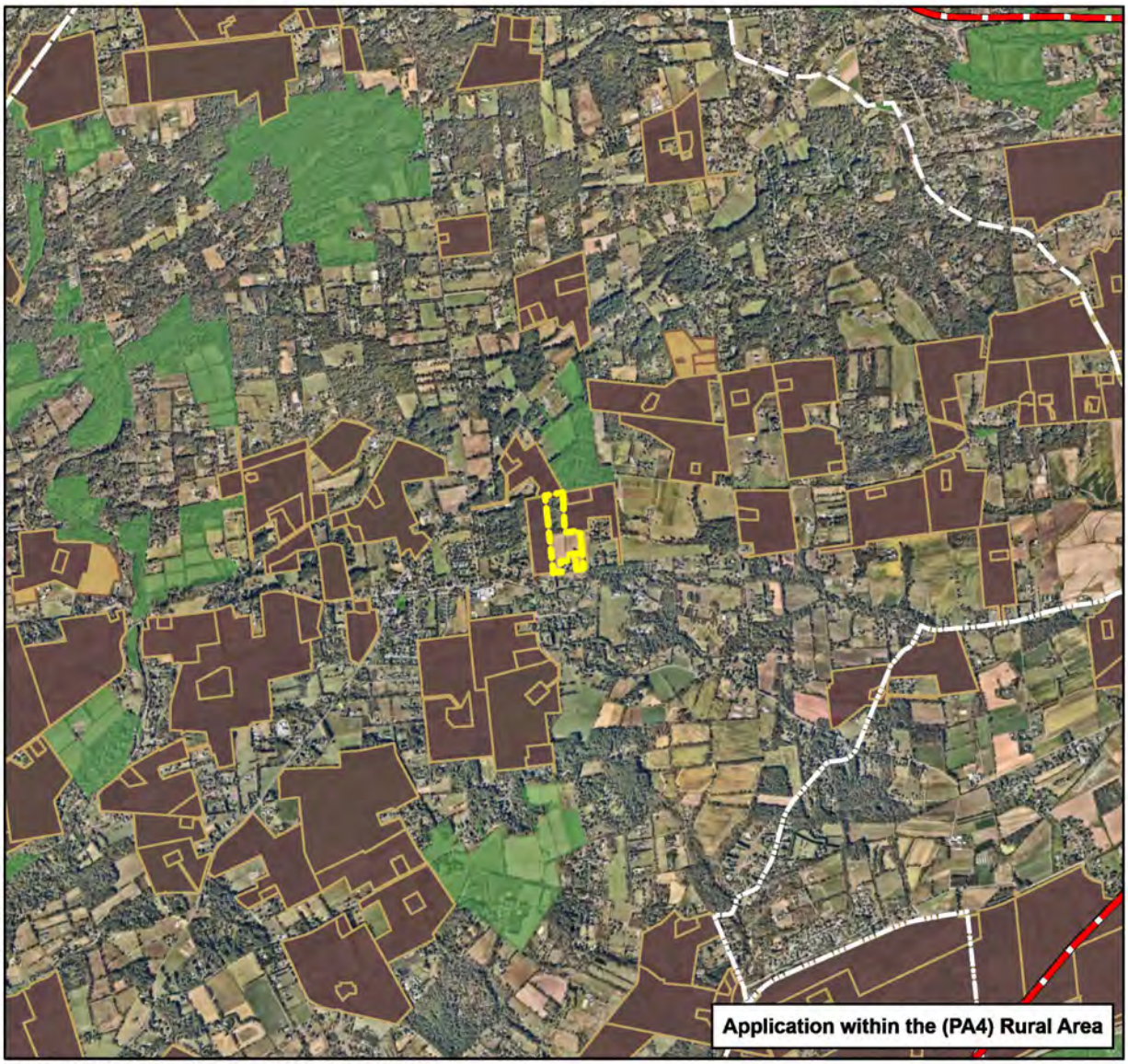
Charles Roohr, Executive Director
State Agriculture Development Committee

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\hunco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

23LR LLC
Block 25 Lot 16.05 (1.56 ac); &
16.06 (20.57 ac);
Gross Total = 22.13 ac
Delaware Twp., Hunterdon County

0 1250 2500 5000 7500
Feet

N

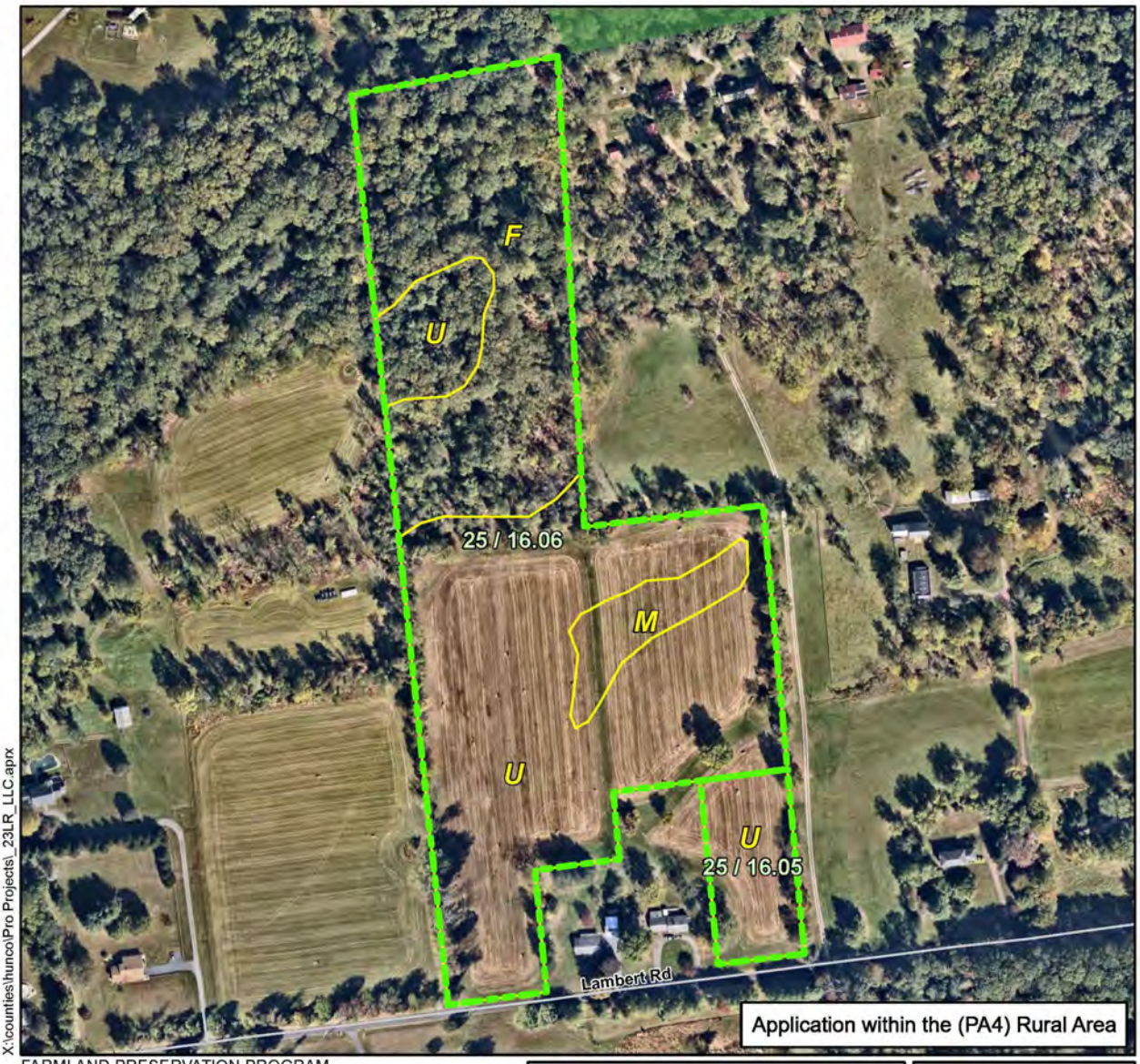
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation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

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

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

11/26/2025

Wetlands



X:\counties\hunco\Pro Projects_23LR_LLC.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

23LR LLC
Block 25 Lot 16.05 (1.56 ac); &
16.06 (20.57 ac);
Gross Total = 22.13 ac
Delaware Twp., Hunterdon County

0 100 200 400 600
Feet

	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

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

N

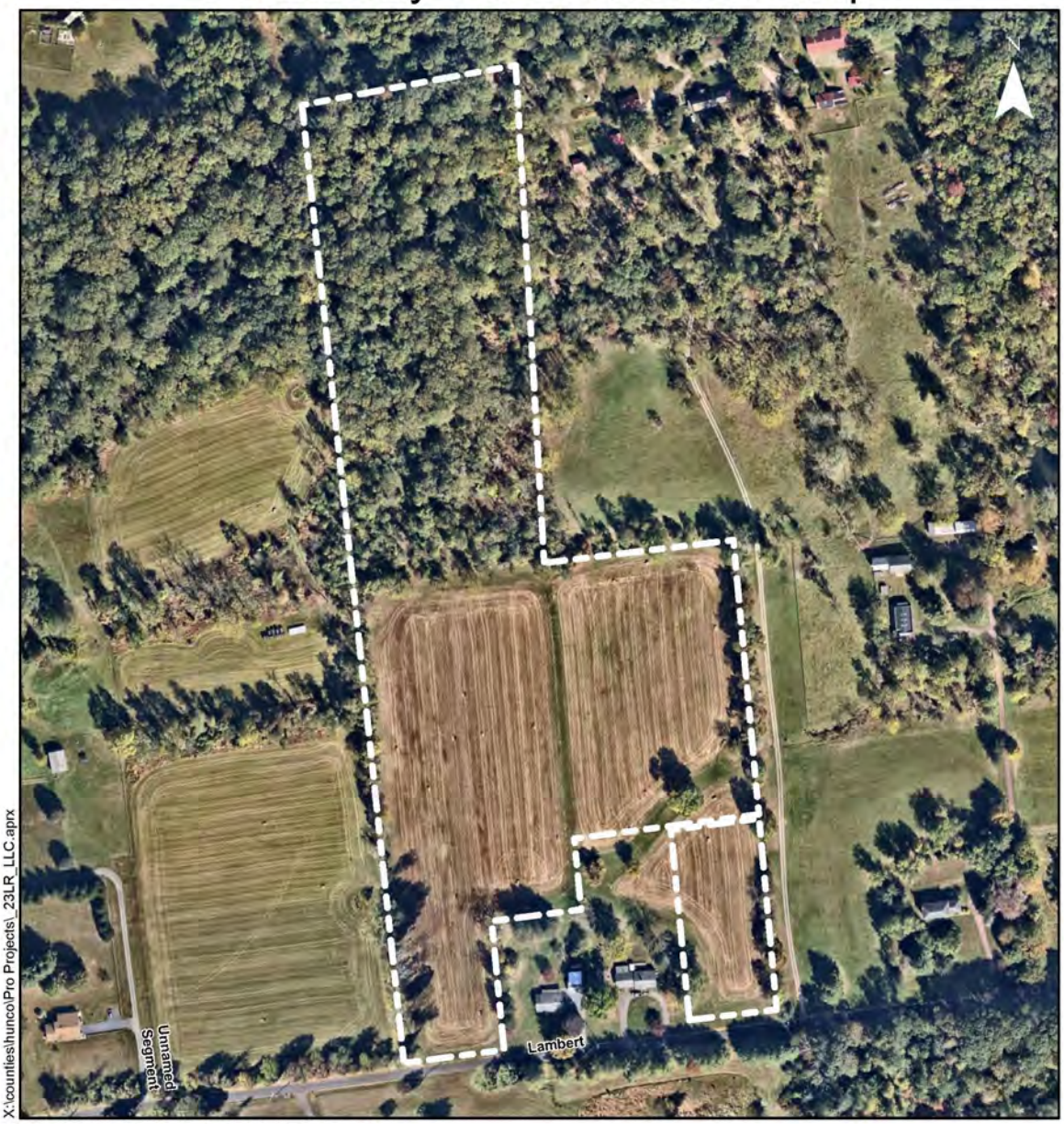
Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
- edited to adjacent parcel data
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted. 3424"
Near Map "Vertical Aerial Imagery 2024"

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

11/28/2025

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\hunco\Pro Projects_23LR_LLC.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

23LR LLC
Block 25 Lot 16.05 (1.56 ac); & 16.06 (20.57 ac);
Gross Total = 22.13 ac
Delaware Twp., Hunterdon County

Extent of Disturbance
Easement Area
Exception Area

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

150 75 0 150 300 Feet

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

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

11/26/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**23LR LLC**		
SADC ID:	**10-0450-PG**	**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)	**$20,637**
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 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

Hunterdon County

							SADC		Federal Grant		Base Grant				Competitive Funds							
					SADC Certified or	SADC Grant					Fiscal Year 11 Fiscal Year 13 Fiscal Year 17 - Fiscal Year 20 Fiscal Year 21 Fiscal Year 22			1,500,000.00 1,000,000.00 1,000,000.00 - 1,000,000.00 1,000,000.00 2,000,000.00	Maximum Grant Fiscal Year 11 Fiscal Year 13 Fiscal Year 17 Fiscal Year 18 Fiscal Year 20 Fiscal Year 25			3,000,000.00 5,000,000.00 5,000,000.00 2,000,000.00 2,000,000.00 7,500,000.00	Fund Balance Fiscal Year 11 Fiscal Year 13 Fiscal Year 17 Fiscal Year 18 Fiscal Year 20 Fiscal Year 25					
SADC ID#	Farm	Municipality	Acres	Pay Acres	Negotiated Per Acre	Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance	FY25 Balance
														7,500,000.00									
10-0295-PG	Rothpletz#2 (lot 1.05)	Tewksbury	43.7990	43.7680	15,000.00	9,000.00	656,520.00	393,912.00	196,956.00		398,610.00	393,912.00	393,912.00	7,106,088.00									
10-0308-PG	Peterson, Linda	Franklin	35.0080	35.0080	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									
10-0313-PG	Cooper, Gail	Holland	42.5280	42.5280	7,100.00	4,450.00	301,948.80	189,249.60			197,090.50	189,249.60	189,249.60	6,776,806.40									
10-0327-PG	Snyder, Doris	Raritan	47.1070	47.1070	15,800.00	9,480.00	744,290.60	446,574.36			428,542.92	386,897.28	386,897.28	6,389,909.12									
10-0325-PG	Gross, Joel, Rosemary	Kingwood	57.5090	57.5090	7,700.00	4,750.00	442,819.30	273,167.75	224,285.10	54,633.55	283,765.00	218,534.20	218,534.20	6,171,374.92									
10-0310-PG	Associated Tree Movers	Alexandria	47.6940	47.3110	8,200.00	4,750.00	387,950.20	224,727.25							247,200.00	236,555.00	236,555.00	2,763,445.00					
10-0319-PG	Hill & Dale #1 (Lot 1.04)	Tewksbury	90.3600	89.8710	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									
10-0321-PG	Readington Lot 19/Little Hills	Readington	81.9810	81.9810	12,000.00	5,000.00	983,772.00	409,905.00			215,328.92	215,329.92	215,328.92	5,039,361.80	374,934.28	374,934.28	374,934.28	2,388,510.72					
10-0311-PG	Papazian	Alexandria	44.1960	44.0510	9,300.00	5,580.00	409,674.30	245,804.58							252,885.60	70,357.67	70,357.67	2,318,153.05					
10-0315-PG	KJA Holdings	Holland	65.3400	65.3400	9,000.00	5,400.00	588,060.00	352,836.00							378,216.00	352,836.00	352,836.00	1,965,317.05					
10-0339-PG	Zander 1	Alexandria	26.3173	26.3173	7,400.00	4,600.00	194,748.02	121,059.58							127,926.00	121,059.58	121,059.58	1,844,257.47					
10-0340-PG	Zander 2	Kingwood	24.4022	24.4022	7,950.00	4,875.00	193,997.49	118,960.73							120,510.00	118,960.73	118,960.73	1,725,296.74					
10-0350-PG	Amwell Chase, Inc.	W. Amwell	183.1620	183.1520	8,700.00	5,250.00	1,593,422.40	961,548.00							978,757.50	961,548.00	961,548.00	962,537.79	4,801,210.95				
10-0357-PG	Schley	Readington	19.4160	19.4160	16,300.00	9,780.00	316,480.80	189,888.48			39,361.80	39,361.80	39,361.80	5,000,000.00	172,179.60	150,526.68	150,526.68	812,011.11	4,801,210.95				
10-0389-PG	Dirt Capital Partners	Franklin/Kingwood	85.0060	85.0060	9,100.00	5,460.00	773,554.60	464,132.76			456,090.18	464,132.76	464,132.76	4,535,867.24									
10-0387-PG	Roving Wheel	Delaware	45.0640	44.4330	10,500.00	6,300.00	466,546.50	279,927.90			291,356.10	279,927.90	279,927.90	4,255,939.34									
10-0408-PG	Livingston, Marsha C. & Berry, Marbern C.	Tewksbury	44.8150	44.8150	24,800.00	14,880.00	1,111,412.00	666,847.20			244,511.14	244,511.14	244,511.14	4,011,428.20	422,336.06	422,336.06	422,336.06		4,378,874.89				
10-0412-PG	Michisk, Robert G.	Franklin	41.0240	41.0240	7,900.00	4,850.00	324,089.60	198,966.40							209,311.45	198,966.40	198,966.40		4,179,908.49				
10-0391-PG	Janssen Ortho Pharm (Peacefield Mgmt - A)	Alexandria	71.5300	71.5300	5,687.50	3,650.00	406,826.88	261,084.50			11,428.20	11,428.20	11,428.20	4,000,000.00	303,303.80	249,656.30	249,656.30		4,043,103.96	4,887,148.23			
10-0393-PG	Janssen Ortho Pharm (Peacefield Mgmt - B)	Alexandria	71.8890	71.8890	4,327.50	2,860.00	311,099.65	205,602.54							294,357.95	205,602.54	205,602.54			4,681,545.69			
10-0394-PG	Janssen Ortho Pharm (Peacefield Mgmt - C)	Alexandria	70.5220	70.5220	8,762.50	5,150.00	617,949.03	363,188.30							465,445.20	363,188.30	363,188.30			4,318,357.39			
10-0395-PG	Janssen Ortho Pharm (Peacefield Mgmt - D)	Alexandria	76.8360	76.8360	8,225.00	4,900.00	631,976.10	376,496.40							461,016.00	376,496.40	376,496.40			3,941,860.99			
10-0422-PG	Martin, Timothy & Katharine	Delaware	33.7840	33.7660	6,300.00	4,050.00	212,725.80	136,752.30							144,615.38	136,752.30	136,752.30			3,805,108.69			
10-0424-PG	America's Grow A Row	Franklin	35.3270	35.3270	8,500.00	5,150.00	300,279.50	181,934.05							193,614.25	181,934.05	181,934.05			3,623,174.64			
10-0414-PG	Grochowicz, Thomas & Michelle (Boro)	Hampton/Glen Gardner/Bethlehem	78.6840	77.1490	8,500.00	5,100.00	655,766.50	393,459.90							413,329.50	393,459.90	393,459.90			3,229,714.74			
10-0430-PG	DeSapio, Martin A. and Cathleen J.	Kingwood	45.6100	45.5200	3,500.00	1,171.57	159,635.00	53,330.00	106,305.00	60,470.00	51,664.80	53,330.00	53,330.00	3,946,670.00									
10-0438-PG	Readington Township (Saums)	Readington	50.3990	50.3990	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									
10-0439-PG	Walker, Meghan (Magnolia Creek)	Franklin	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									
10-0427-PG	Barnes, Maia & David	Kingwood	20.0860	20.0860	5,000.00	3,400.00	100,430.00	34,000.00	66,430.00	34,292.40	33,495.00	34,000.00	34,000.00	3,435,653.70									
10-0446-PG	Amwell Valley Conservancy, Inc. (West)	West Amwell	42.6460	42.6460	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									
10-0445-PG	Amwell Valley Conservancy, Inc. (East)	East Amwell	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									
10-0449-PG	Malavasi, John & Chelsie	Raritan	31.7500	32.7030	11,977.00	10,252.31	391,683.83	335,281.29			335,281.29			2,837,728.95									
10-0450-PG	23LR LLC	Delaware	22.1300	22.7940	23,200.00	13,920.00	528,820.80	317,292.48			317,292.48			2,520,436.47									
Closed	31		1,667.3345	1,663.9395			15,830,349.96	9,339,731.54	998,395.60	149,395.95													
Encumbered	2		53.8800	55.4970			920,504.63	652,573.77															
										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 PITTSGROVE TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Stimpson, Donald & Elizabeth ("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 Block 13, Lots 27 and 27.01, 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)
Salem County	$52,512.80	($1,032.70/acre)
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

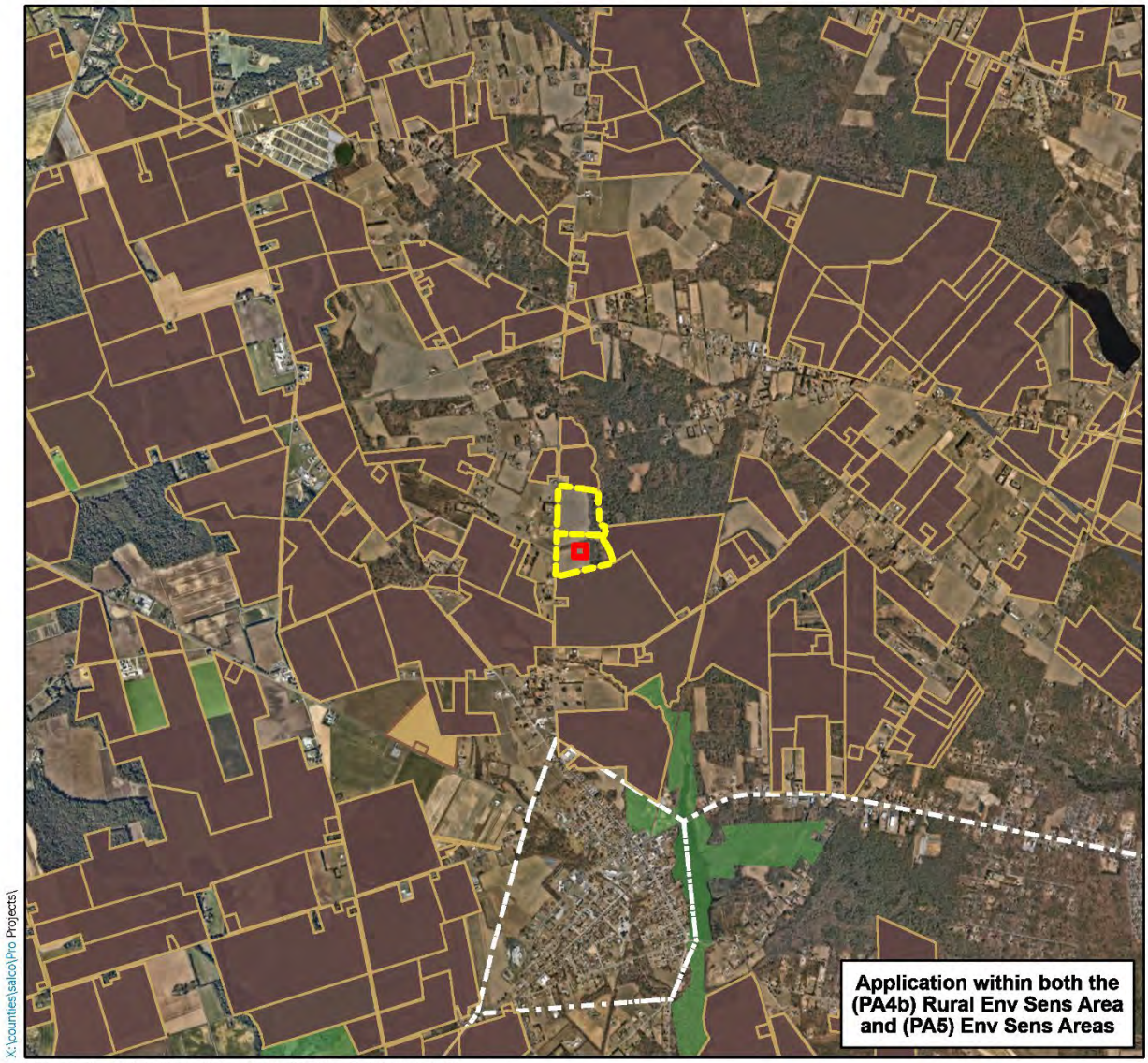
Charles Roohr, Executive Director
State Agriculture Development Committee

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



X:\counties\salco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stimpson, Donald & Elizabeth
Block 13 Lots 27 (28.07 ac); P/O 27.01 (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 1250 2500 5000 7500
Feet

N

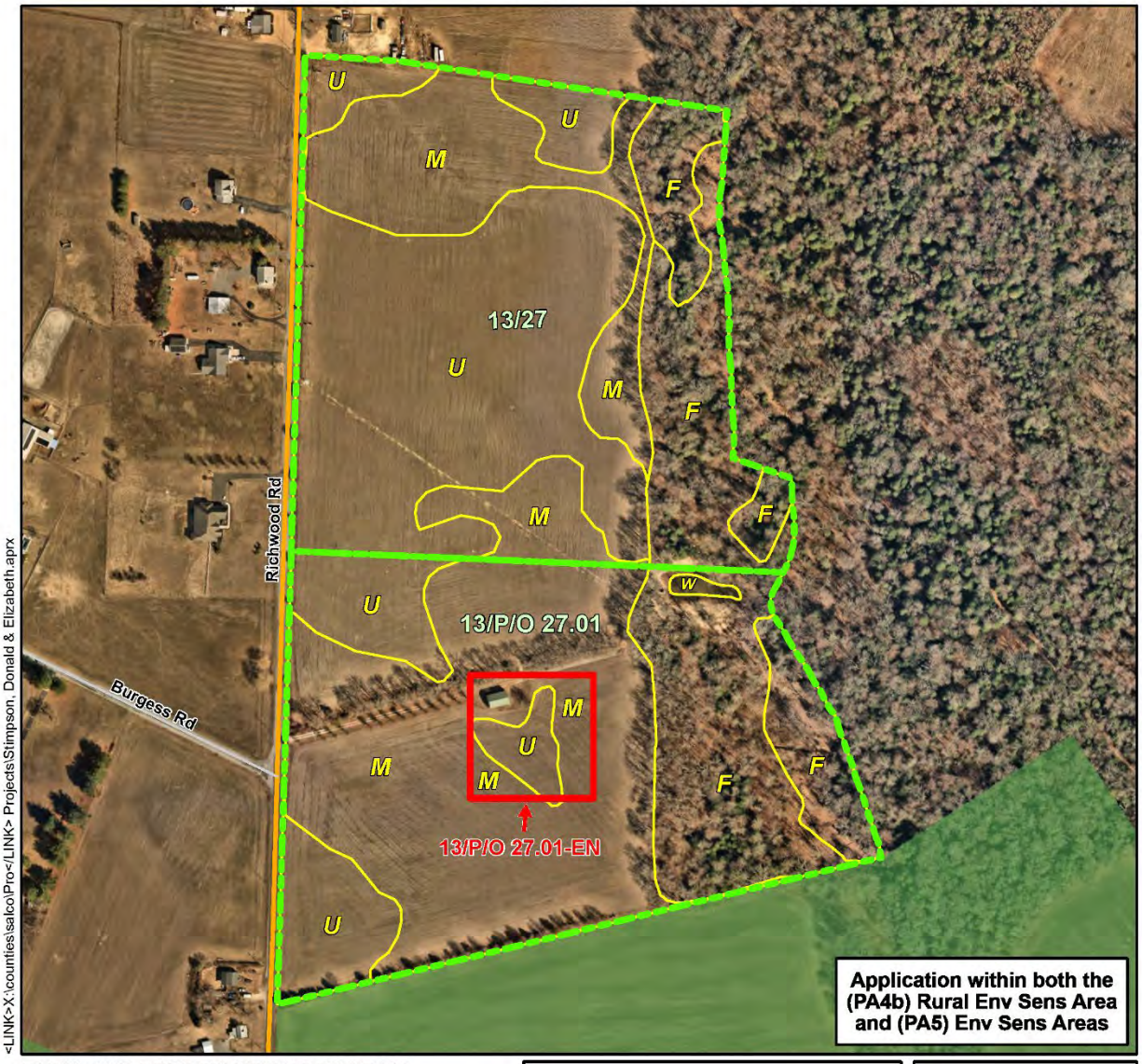
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved, Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (OPS), NRCS, & State Owned Conservation Easements, & State Owned OPS & Recreation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

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

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3/4/2026

Wetlands



<LINK>X:\counties\salco\Pro</LINK> Projects\Stimpson, Donald & Elizabeth.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stimpson, Donald & Elizabeth
Block 13 Lots 27 (28.07 ac); P/O 27.01 (24.78 ac); & P/O 27.01-EN (non-severable exception - 2.0 ac)
Gross Total = 54.85 ac
Upper Pittsgrove Twp., Salem County

	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

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

0 100 200 400 600 Feet

N

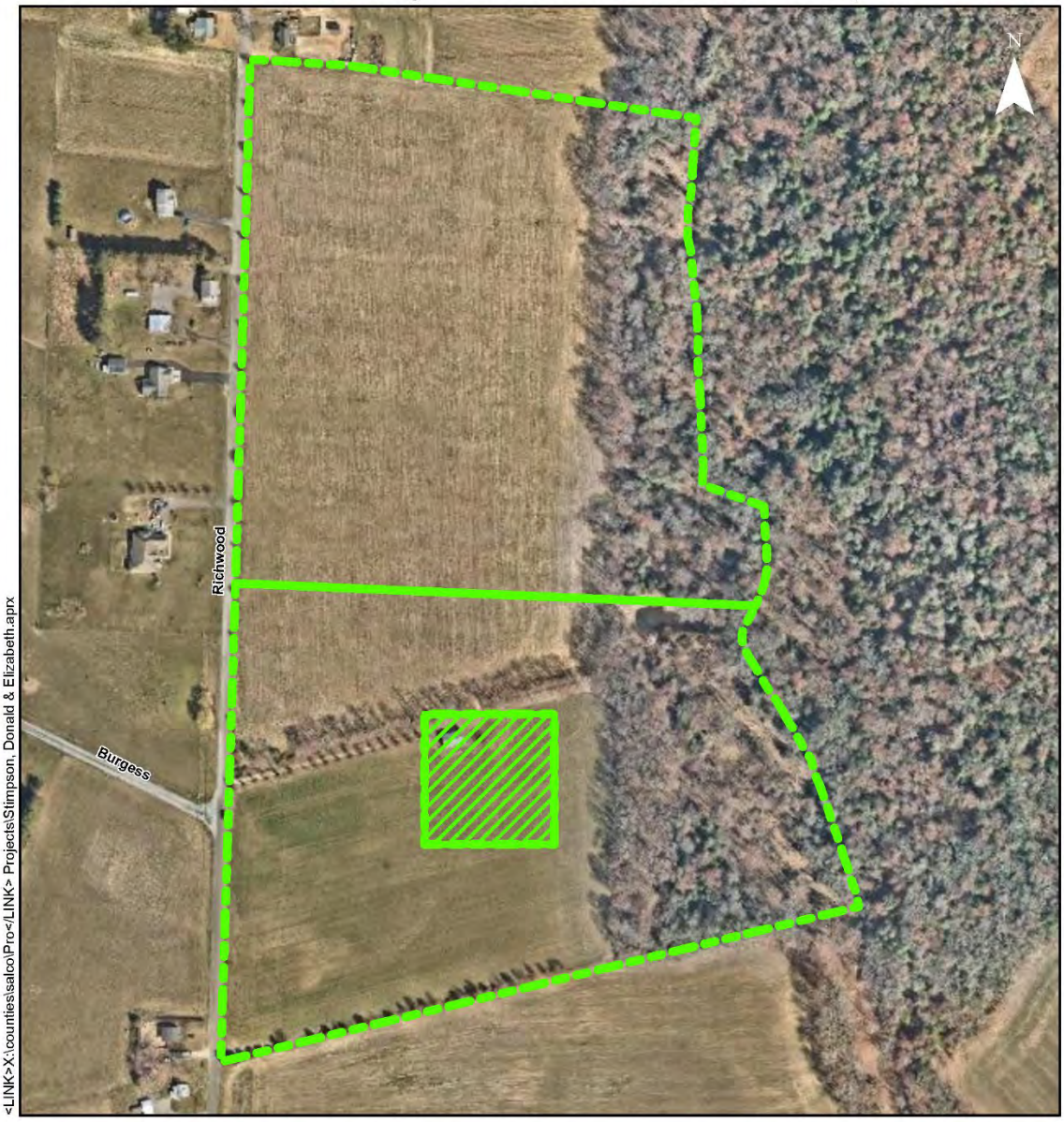
Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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8/4/2026

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stimpson, Donald & Elizabeth
Block 13 Lots 27 (28.07 ac); P/O 27.01 (24.78 ac); & P/O 27.01-EN (non-severable exception - 2.0 ac)
Gross Total = 54.85 ac
Upper Pittsgrove Twp., Salem County

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%

150 75 0 150 300 Feet

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

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

3/4/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Stimpson, Donald and Elizabeth**		
SADC ID:	**17-0267-PG**	**Total Score**	**36.06**
Farm Address:	**Upper Pittsgrove**	**Maximum Score**	**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
Tillability		8.00
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	25.28
		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=	30	Top 3 Scores
Each Point = %	0.33	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 values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

SCHEDULE D

SADC Municipal Pig Financial Status Upper

Pittsgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC Cost Basis	SADC Cost Share	Federal Grant Total Federal Grant	Federal Grant SADC Federal Grant	Grant Encumbered	Grant PV	Grant Expended	Grant Balance
										Fiscal Year 09			750,000.00
										Fiscal Year 11			500,000.00
										Fiscal Year 13			500,000.00
										Fiscal Year 17			500,000.00
										Fiscal Year 19			1,000,000.00
										Fiscal Year 21			1,000,000.00
										Fiscal Year 22			1,000,000.00
													5,250,000.00
17-0198-PG	Hurst, William I. & Virginia O.	20.4630	20.4630	6,200.00	3,055.69	126,870.60	62,528.60	45,018.60	19,323.40	59,280.00	62,528.60	62,528.60	2,537,030.26
17-0231-PG	Wright, Robert & Joyce	19.3410	19.3410	6,300.00	4,050.00	121,848.30	78,331.05			81,344.25	78,331.05	78,331.05	2,458,699.21
	Hurst Ancillary											4,452.50	2,454,246.71
17-0237-PG	Hamilton, B. Annabelle	33.9690	33.9690	6,000.00	3,900.00	203,814.00	132,479.10			136,968.00	132,479.10	132,479.10	2,321,767.61
17-0233-PG	Zeck, David & Sharon	42.3520	42.3520	5,900.00	3,850.00	249,876.80	163,055.20			165,742.50	163,055.20	163,055.20	2,158,712.41
	Wright Ancillary											4,181.50	2,154,530.91
17-0241-PG	Kessel's Nursery L9	19.2370	19.2370	6,700.00	4,250.00	128,887.90	81,757.25			88,867.50	82,220.50	81,757.25	2,072,773.66
17-0240-PG	Kessel's Nursery L7	23.2370	23.2370	6,500.00	4,150.00	151,040.50	96,433.55			99,600.00	96,433.55	96,433.55	1,976,340.11
17-0250-PG	Dickinson, Robert P. & Donna	25.6080	25.6080	3,700.00	2,620.00	94,749.60	67,092.96			68,539.00	67,092.96	67,092.96	1,909,247.15
17-0246-PG	Valentine, James F. Jr. & Dianne E. (Lot 21.01)	21.5870	21.5570	5,000.00	3,400.00	107,785.00	73,293.80			77,044.00	73,293.80	73,293.80	1,835,953.35
	Zeck and Hamilton Ancillary											10,192.50	1,825,760.85
17-0251-PG	Mercer, Christopher T. & Tiffany C.	33.2310	33.2310	4,100.00	2,860.00	136,247.10	95,040.66			97,800.56	95,040.66	95,040.66	1,730,720.19
	Dickinson Ancillary											4,574.50	1,726,145.69
	Kessel's Nursery L7 and L9 Ancillary											14,956.00	1,711,189.69
	Mercer, C & T Ancillary											5,209.00	1,705,980.69
17-0264-PG	Truster, Gerald J. (Lot 5)	35.2500	36.3080	10,341.00	8,851.90	375,461.03	321,394.79			321,394.79			1,384,585.90
17-0265-PG	Truster, Gerald J. (Lot 9.02)	20.8300	21.4550	11,096.00	9,498.18	238,064.68	203,783.45			203,783.45			1,180,802.45
17-0411-PG	Hufnell, Edward H. and Justine	19.7700	20.3630	13,808.00	11,819.65	281,172.30	240,683.53			240,683.53			940,118.92
17-0267-PG	Stimpson, Donald & Elizabeth	50.8500	52.3760	10,327.00	8,839.91	540,886.95	462,999.13			462,999.13			477,119.79
Closed	**27**	**1,011.1250**	**1,002.8750**			**5,612,712.55**	**3,536,438.68**	**804,487.67**	**269,065.25**				
Encumbered	**4**	**126.7000**	**130.5020**			**1,435,584.96**	**1,228,860.90**						

	Encumbered	PV	Expended	Balance
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 PITTSGROVE TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Aversa, Jeannie Mary ("Owner")
SADC ID# 17-0274-PG
Pittsgrove 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 Block 2201, Lot 1, Pittsgrove 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

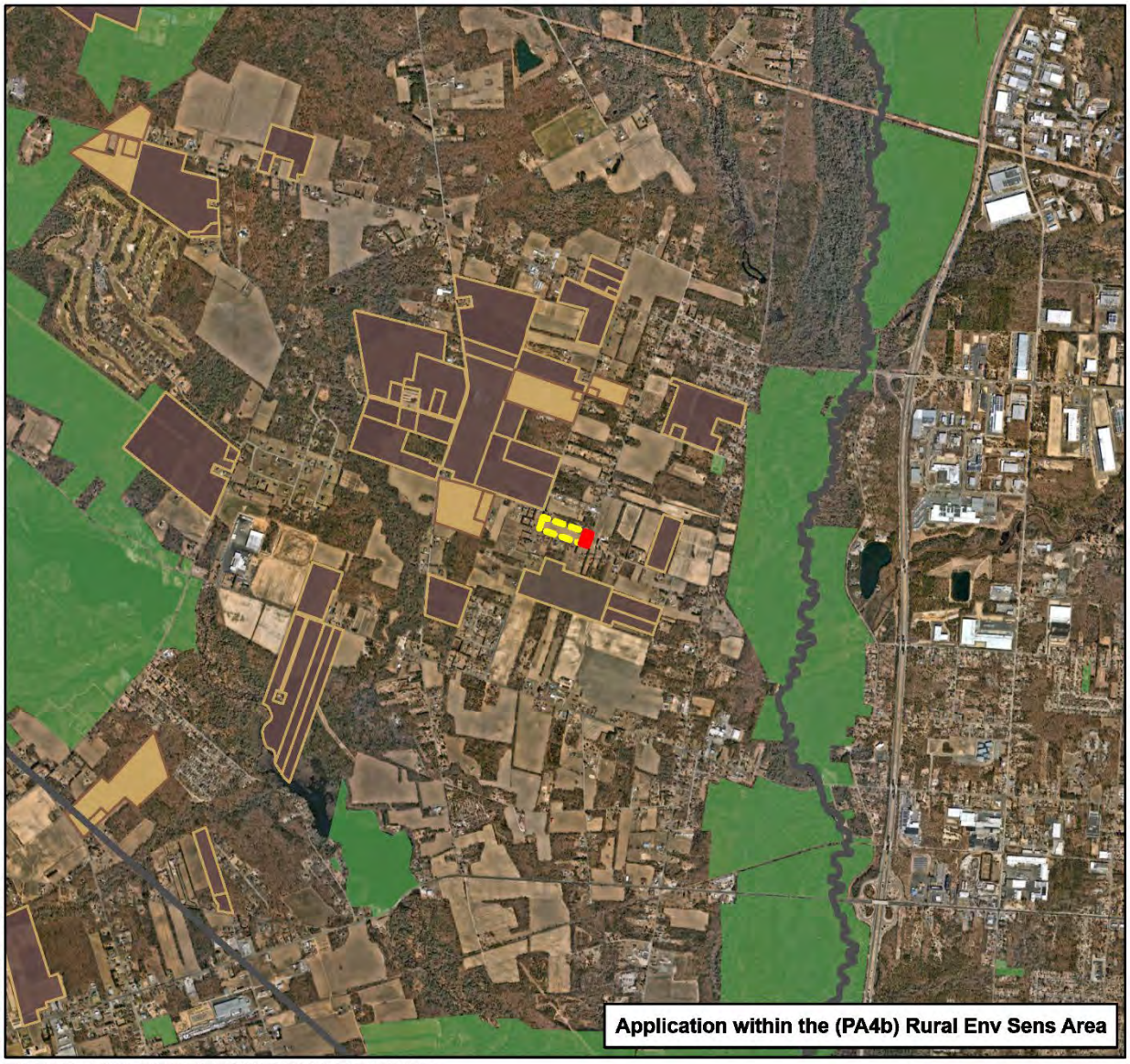
Charles Roohr, Executive Director
State Agriculture Development Committee

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



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Aversa, Jeannie Mary
Block 2201 Lots P/O 1 (6.87 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

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

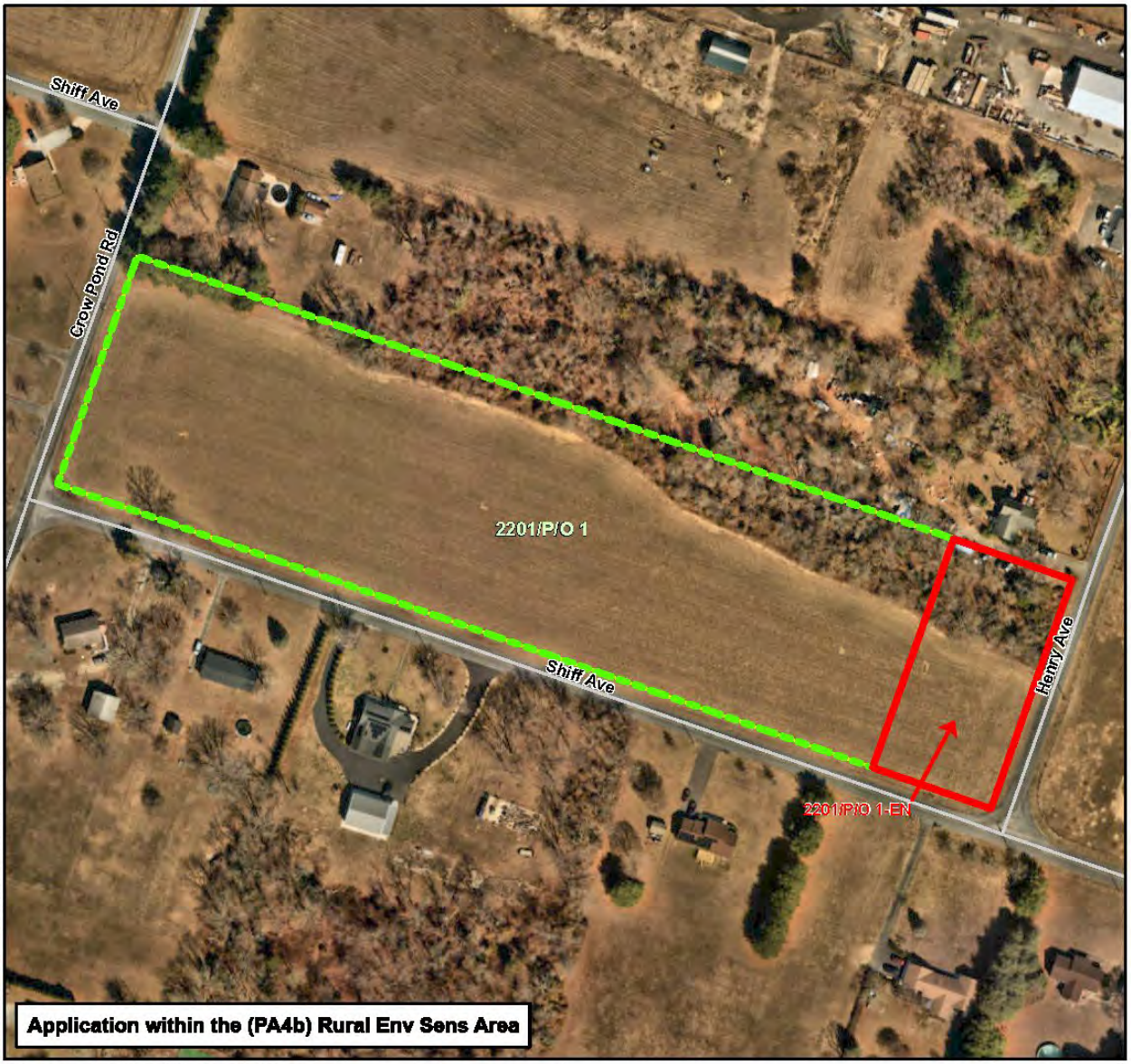
N

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

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9/9/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Aversa, Jeannie Mary
Block 2201 Lots P/O 1 (6.87 ac); &
P/O 1-EN (non-severable exception - 1.0 ac)
Gross Total = 7.87 ac
Pittsgrove Twp., Salem County

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

Property in Question
Exception areas
Wetlands Boundaries
Municipal / Local Roads

0 75 150 300 450 Feet

N

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

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9/3/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Aversa, Jeannie Mary
Block 2201 Lots P/O 1 (6.87 ac); &
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

150 75 0 150 300 Feet

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

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

9/4/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Aversa, Jeannie Mary**		
SADC ID:	**17-0274-PG**	**Total 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
Tillability		10.00
Contiguity to Preserved Farms		3.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	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	Top 3 Scores
Each Point = %	0.33	6.00
		Natural Resource %
		1.98

Local Importance Factors	**Percent**
Risk of Conversion	0
Buffer to Critical Infrastructure	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	**$88,092**
Plus: Adjustment for Voluntary Restrictions (+)	**$13,072**
Estimated offer before Residential Opportunities reduction	**$101,164**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$101,164**

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

SCHEDULE D

SADC Municipal Pig Financial Status

Pittsgrove Township, Salem County

						SADC		Federal Grant		Grant				Competitive Funds				
										Fiscal Year 09 750,000.00 Fiscal Year 11 500,000.00 Fiscal Year 13 500,000.00 Fiscal Year 17 500,000.00 Fiscal Year 19 1,000,000.00 Fiscal Year 21 500,000.00 Fiscal Year 22 1,000,000.00				Maximum Grant Fiscal Year 20 500,000.00 Fiscal Year 21 500,000.00			Competitive Fund Balance Fiscal Year 20 5,000,000.00 Fiscal Year 21 5,000,000.00	
SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY 20 Balance	FY 21 Balance
													4,750,000.00				**500,000.00**	**500,000.00**
17-0219-PG	JWP Properties LLC	28.590	28.565	4,400.00	2,620.00	125,686.00	74,840.30			76,111.00	74,840.30		2,123,419.95					
	Bauman and Mihalecz Ancillary											**10,519.00**	**2,112,900.95**					
17-0216-PG	Mihalecz, Estate of Teresa	35.480	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	**Crisanti, Dennis**	**21.467**	**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	**Burt, Barbara J. & Menajlo-Moore, Venetia**	**19.824**	**19.732**	**5,700.00**	**3,750.00**	**112,472.40**	**73,995.00**			**75,337.50**	**73,995.00**	**73,995.00**	**1,752,499.92**					
	Crisanti Ancillary											**4,667.00**	**1,747,832.92**					
17-0261-PG	**Caroccio, Sharon R.**	**11.372**	**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**					
	Carrocio Ancillary											**4,622.00**	**1,696,112.57**					
17-0268-PG	Lyettefi, Omar and Maria, and Lenchitz, Norman	9.080	9.352	14,189.00	12,145.78	132,695.53	113,587.33			113,587.33			1,582,525.24					
17-0274-PG	Aversa, Jeannie Mary	6.870	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 Carson, Daniel & Whitney #1 ("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 Carson, Daniel & Whitney #1 farm identified as Block 902, Lots 4, 9.06 and 12, 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 Carson, Daniel & Whitney #3 farm; and

WHEREAS, the Carson #1 and Carson #3 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 Carson #1 application and Carson #3 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.

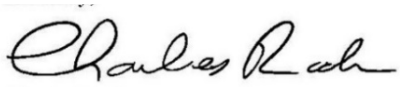
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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

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

9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

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

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



3/26/26
Date

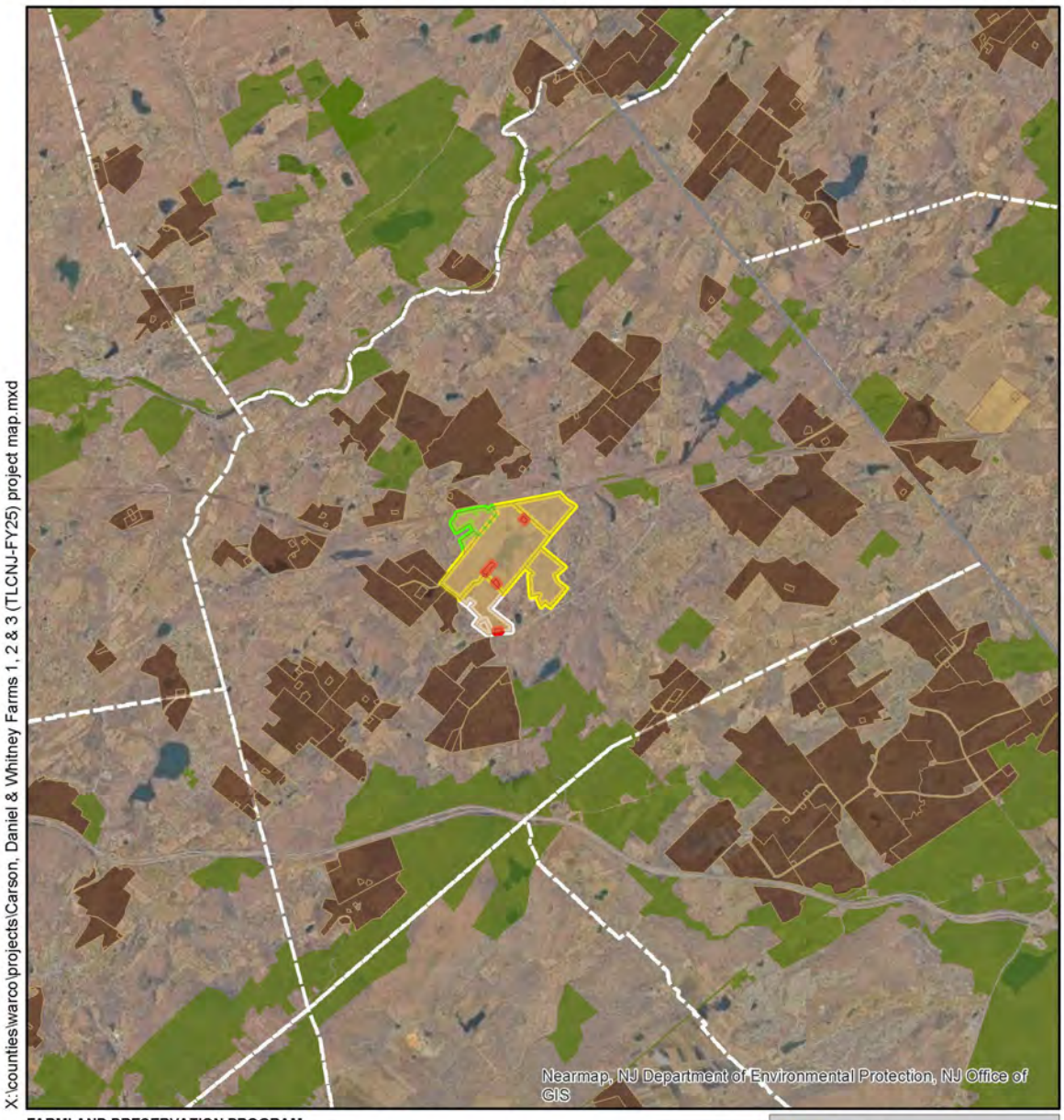
Charles Roohr, Executive Director
State Agriculture Development Committee

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 Twp Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Carson, Daniel & Whitney (Farm #1) (TLCNJ-FY25)
Block 902 Lots P/O 4 (210.98 ac);
P/O 4-EN (non-severable exceptions - 2.5, 1.0 & 1.0 ac);
9.06 (61.72 ac) & 12 (56.71 ac)
Gross Total = 333.91 ac

(Farm #2)
Block 902 Lots 7.03 (5.39 ac); P/O 7 (58.82 ac);
& P/O 7-EN (non-severable exception - 1.02 ac)
Gross Total = 65.23 ac

(Farm #3)
Block 902 Lots 2 (31.28 ac) & 3 (7.17 ac)
Gross Total = 38.45 ac

Frelinghuysen Twp., Warren County

1,000 0 1,000 2,000 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 geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

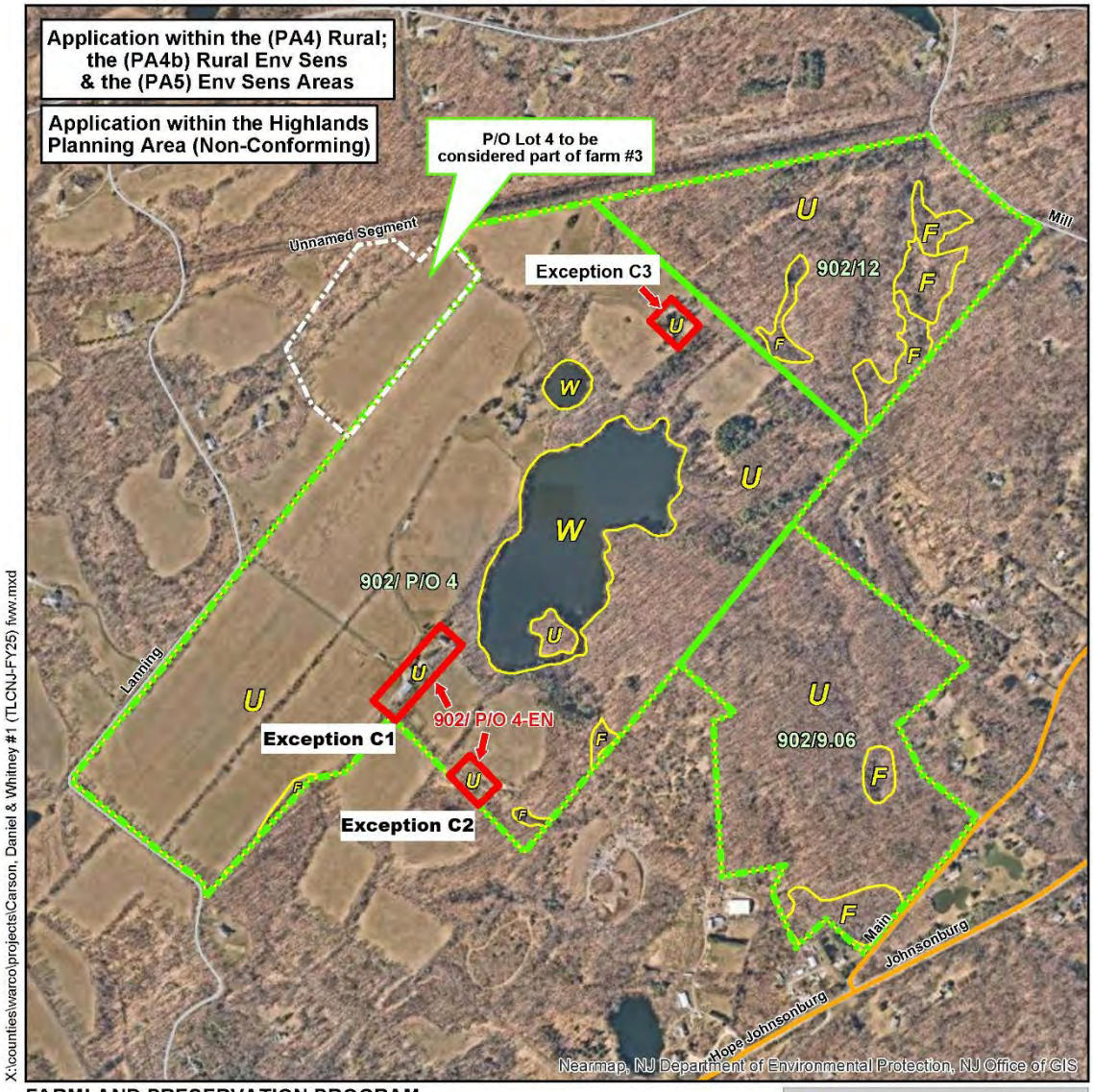
- Farm #1
- Farm # 2
- Exceptions
- Farm # 3
- Portion of Lot 4 added to Farm #3
- County Roads
- Municipal/Local Roads

N

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

July 9, 2024

Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Carson, Daniel & Whitney #1 (TLCNJ-FY25)
Block 902 Lots P/O 4 (210.98 ac);
P/O 4-EN (non-severable exceptions - 2.5, 1.0 & 1.0 ac);
9.06 (61.72 ac) & 12 (56.71 ac)
Gross Total = 333.91 ac
Frelinghuysen Twp., Warren County

500 250 0 500 1,000 1,500 Feet

N

- 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
NJOIT "Parcels and MOD-IV Composite of New Jersey" - edited for lot 4 line adjustment
Green Acres Conservation Easement Data
NJDEP "Land Use/Land Cover of New Jersey 2020"
NJDEP Open Space (Various Layers)
NJDOT "Road Centerlines of N.J. Hosted, 3424"
NJ Highlands Council "Preservation and Planning Area"
NJOIT/Near Map "Basemap/Orthos Natural 2023 NJ"

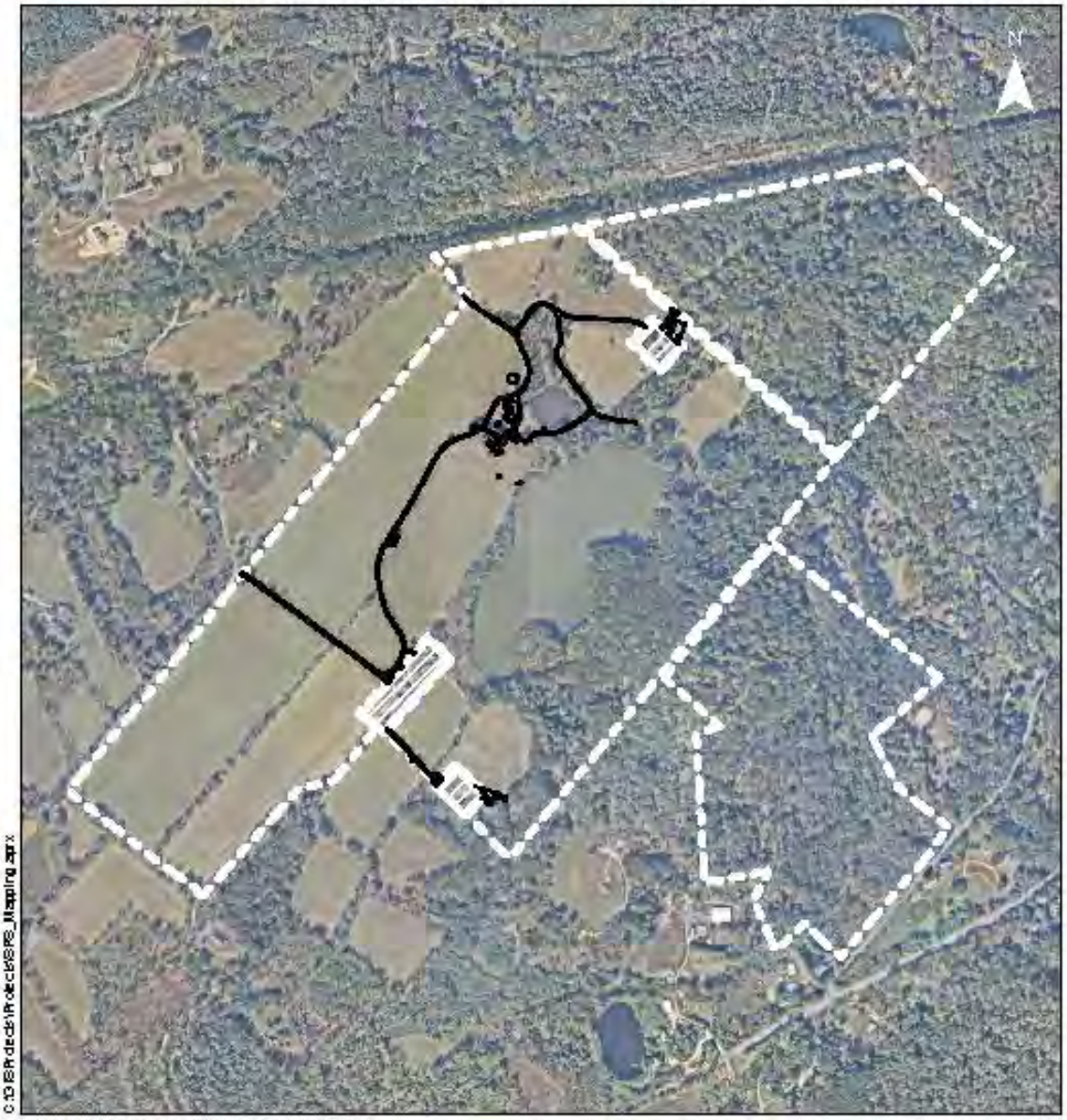
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Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
U - Uplands/Non-Wetlands
B - 300' Buffer
W - Water

June 27, 2024

Schedule B

Preliminary Soil Disturbance Map



C:\GIS\Projects\Projects\SADC\FPP_Mapping.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Carson, Daniel & Whitney #1 (TUCNJ-FY25)
Block 902 Lots P/O 4 (210.98 ac);
P/O 4-EN (non-severable exceptions - 2.5, 1.0 & 1.0 ac);
9.06 (61.72 ac) & 12 (56.71 ac)
Gross Total = 333.91 ac
Frelinghuysen Twp., Warren County

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%

Source:
Farmland Preservation Program Data
NJDEP Hydro Data
Hexmap 2024 Digital Data

1:5250 150 300 Feet

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping and compilation of this product shall not be construed to be relied upon in matters requiring
representation of the location of lines, dimensions and physical features.
Accurate boundaries can only be obtained from a survey performed by a licensed New Jersey Land Surveyor.

SADC Statewide Formula Value Calculation

Farm Name:	**Carson, Daniel & Whitney #1 (TLCNJ-FY25)**		
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 % =		**10**	**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 = %	0.33	20.70
		Natural Resource %
		6.83

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	**$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. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION 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 Carson, Daniel & Whitney #3 (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 Carson, Daniel & Whitney #3 farm identified as Block 902, Lots 2 and 3, 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 Carson, Daniel & Whitney #3 farm; and

WHEREAS, the Carson #1 and Carson #3 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)
Warren County	$164,219.95	($4,271.00/acre)
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 Carson #3 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 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 Carson #1 application and Carson #3 application 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.

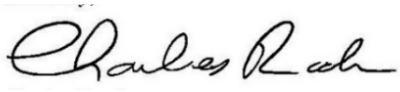
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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

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

9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

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

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



3/26/26
Date

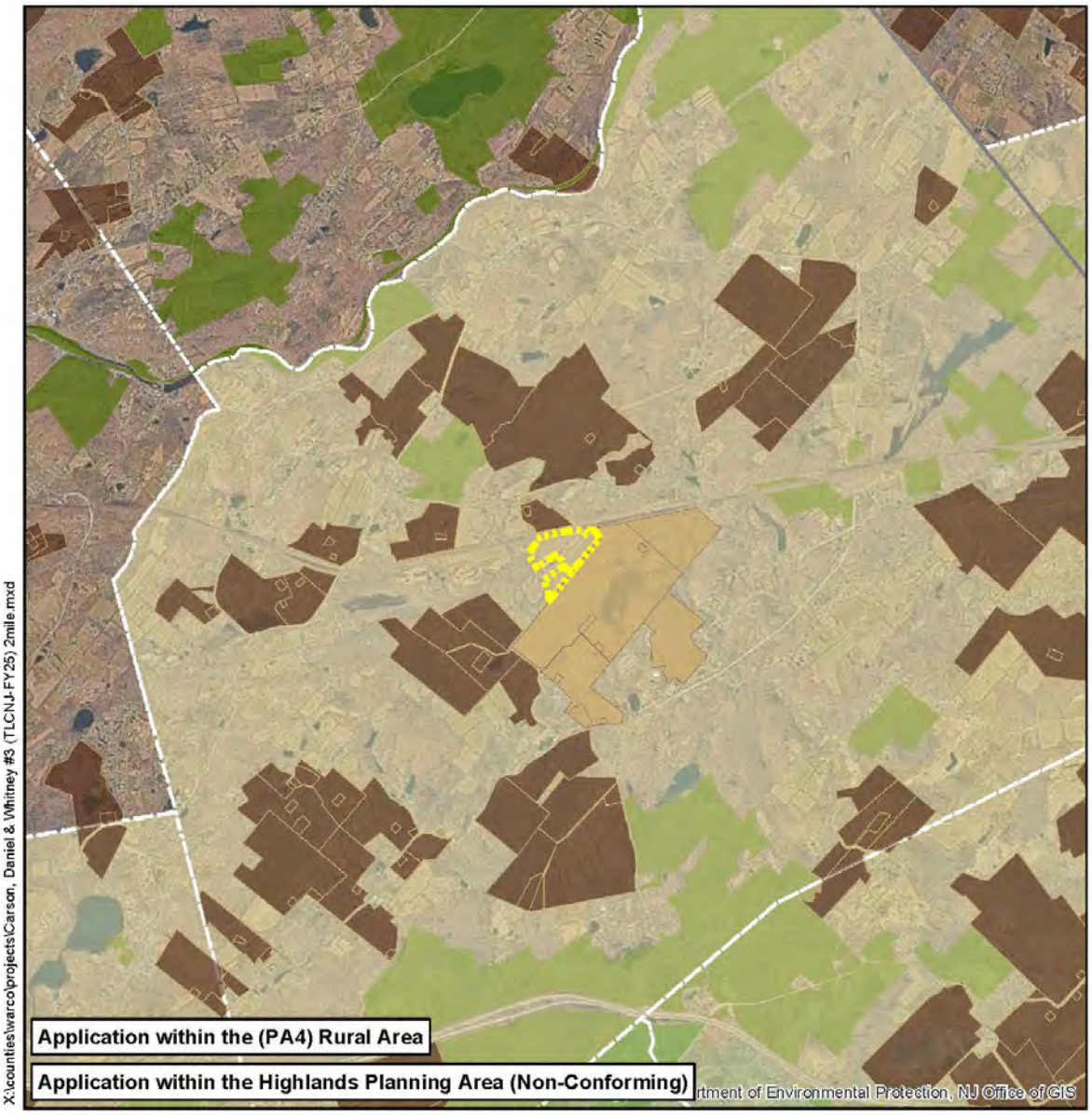
Charles Roohr, Executive Director
State Agriculture Development Committee

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



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Carson, Daniel & Whitney #3 (TLCNJ-FY25)
Block 902 Lots 2 (31.28 ac) & 3 (7.17 ac)
Gross Total = 38.45 ac
Frelinghuysen Twp., Warren County

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

N

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

Sources:
NJ Farmland Preservation Program
NJOIT "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"
NJOIT/Near Map "Basemap/Orthos Natural 2023 NJ"

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

June 28, 2024

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Carson, Daniel & Whitney #3 (TLCNJ-FY25)
Block 902 Lots 2 (31.28 ac) & 3 (7.17 ac)
Gross Total = 38.45 ac
Frelinghuysen Twp., Warren County

200 100 0 200 400 Feet

N

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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey" - - edited for lot 4 line adjustment
NJDOT "Road Centerlines of NJ, Hosted, 3424"
NJ Highlands Council "Preservation and Planning Area""
NJOIT/Near Map "Basemap/Orthos Natural 2023 NJ"

Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
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 geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

June 28, 2024

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Carson, Daniel & Whitney #3 (TLC NJ-FY25)
Block 902 Lots 2 (31.28 ac) & 3 (7.17 ac)
Gross Total = 38.45 ac
Frelinghuysen Twp., Warren County

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 and contained in this product should not be relied upon to represent the location of the boundaries and physical features, as would be obtained from a survey performed by a licensed New Jersey Land Surveyor.

SADC Statewide Formula Value Calculation

Farm Name:	Carson, Daniel & Whitney #3		
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	Top 3 Scores
Each Point = %	0.67	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	38.46
Estimated Easement Values	
Estimated Unadjusted Total	$306,026
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 Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION 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 Carson, Daniel & Whitney #2 (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 Carson, Daniel & Whitney #2 farm identified as Block 902, Lots 7 & 7.03, 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, he final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

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

WHEREAS, the 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 Carson #2 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 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.

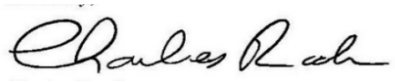
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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

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

9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

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

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



3/26/26
Date

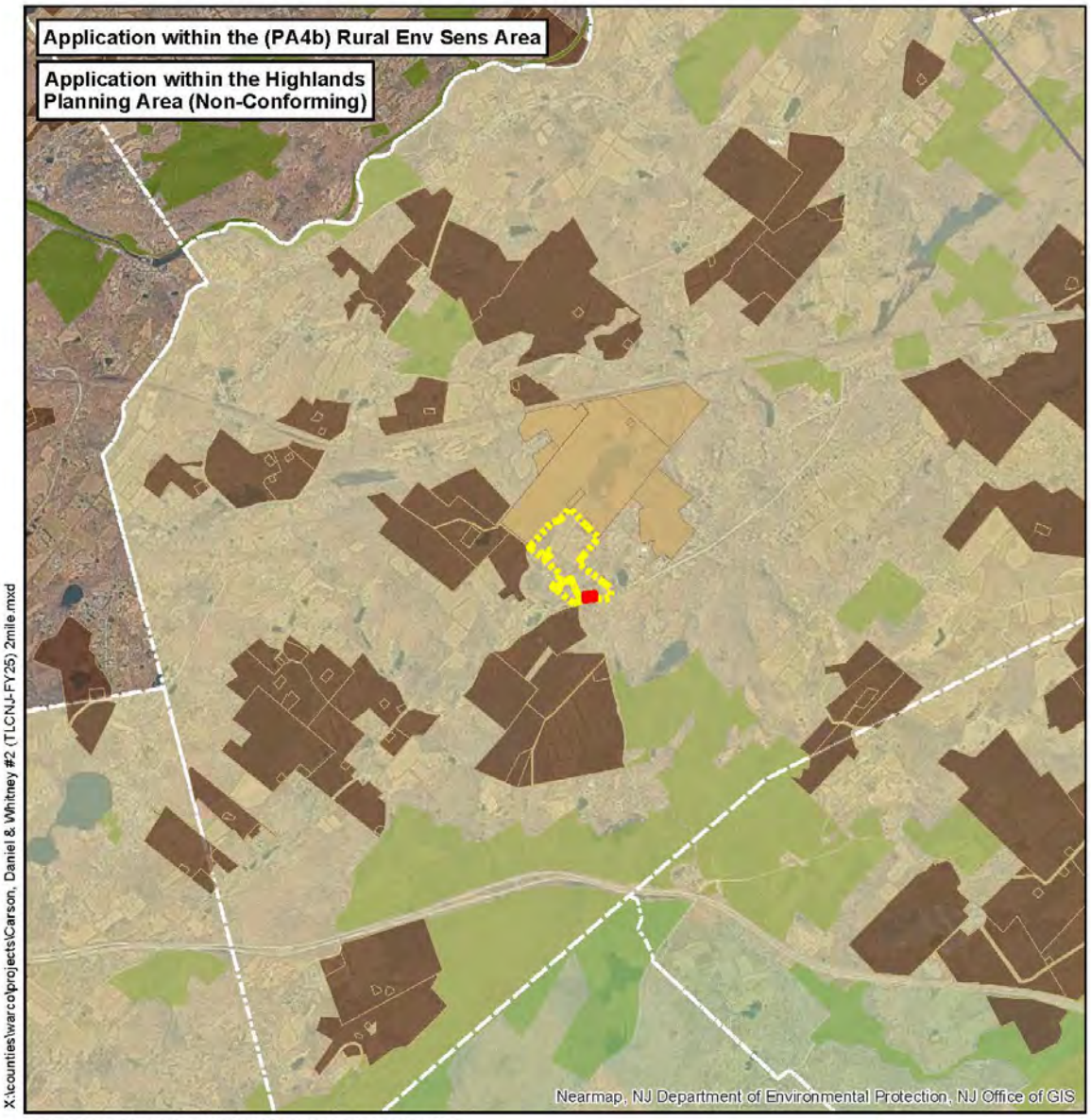
Charles Roohr, Executive Director
State Agriculture Development Committee

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



X:\counties\warco\projects\Carson, Daniel & Whitney #2 (TLCNJ-FY25) 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Carson, Daniel & Whitney #2 (TLCNJ-FY25)
Block 902 Lots 7.03 (5.39 ac); P/O 7 (58.82 ac);
& P/O 7-EN (non-severable exception - 1.02 ac)
Gross Total = 65.23 ac
Frelinghuysen Twp., Warren County

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

N

2,000 1,000 0 2,000 4,000 8,000 Feet

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NJDEP Open Space (Various Layers)
NJ Highlands Council "Preservation and Planning Area"
NJOIT/Near Map "Basemap/Orthos Natural 2023 NJ"

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

June 27, 2024

Wetlands



X:\counties\warco\projects\Carson, Daniel & Whitney #2 (TLCNJ-FY25) fww.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Carson, Daniel & Whitney #2 (TLCNJ-FY25)
Block 902 Lots 7.03 (5.39 ac); P/O 7 (58.82 ac);
& P/O 7-EN (non-severable exception - 1.02 ac)
Gross Total = 65.23 ac
Frelinghuysen Twp., Warren County

500 250 0 500 1,000 Feet

N

- 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
NJOIT "Parcels and MOD-IV Composite of New Jersey")
NJDOT "Road Centerlines of NJ, Hosted, 3424"
NJ Highlands Council "Preservation and Planning Area""
NJOIT/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 geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

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

June 28, 2024

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Carson, Daniel & Whitney #2 (TLC NJ-FY25)
Block 902 Lots 7.03 (6.39 ac); P/O 7 (58.82 ac);
& P/O 7-EN (non-severable exception - 1.02 ac)
Gross Total = 65.23 ac
Frelinghuysen Twp., Warren County

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

Source:
Farmland Preservation Program Data
NJDEP Aerial Data
Hexmap 2020 Digital Data

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping was completed to the greatest degree practicable, but is not to be relied upon to represent the location of the delineated physical features, or make boundary determinations. A survey performed by a licensed New Jersey land surveyor.

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

Schedule C

SADC Statewide Formula Value Calculation

Farm Name:	**Carson, Daniel & Whitney #2**		
SADC ID:	**21-0060-NP**	**Total Score**	**27.53**
Farm Address:	**Frelinghuysen**	**Maximum Score**	**Farm Score**
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 = %	0.67	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	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	**$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 at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION 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 Harrison, Randy S. & Joann ("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 Harrison, Randy S. & Joann farm identified as Block 48, Lot 81, 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 Harrison 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 Harrison 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 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.

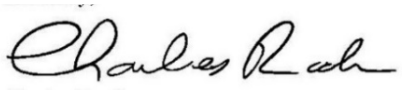
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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

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

9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

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

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



3/26/26
Date

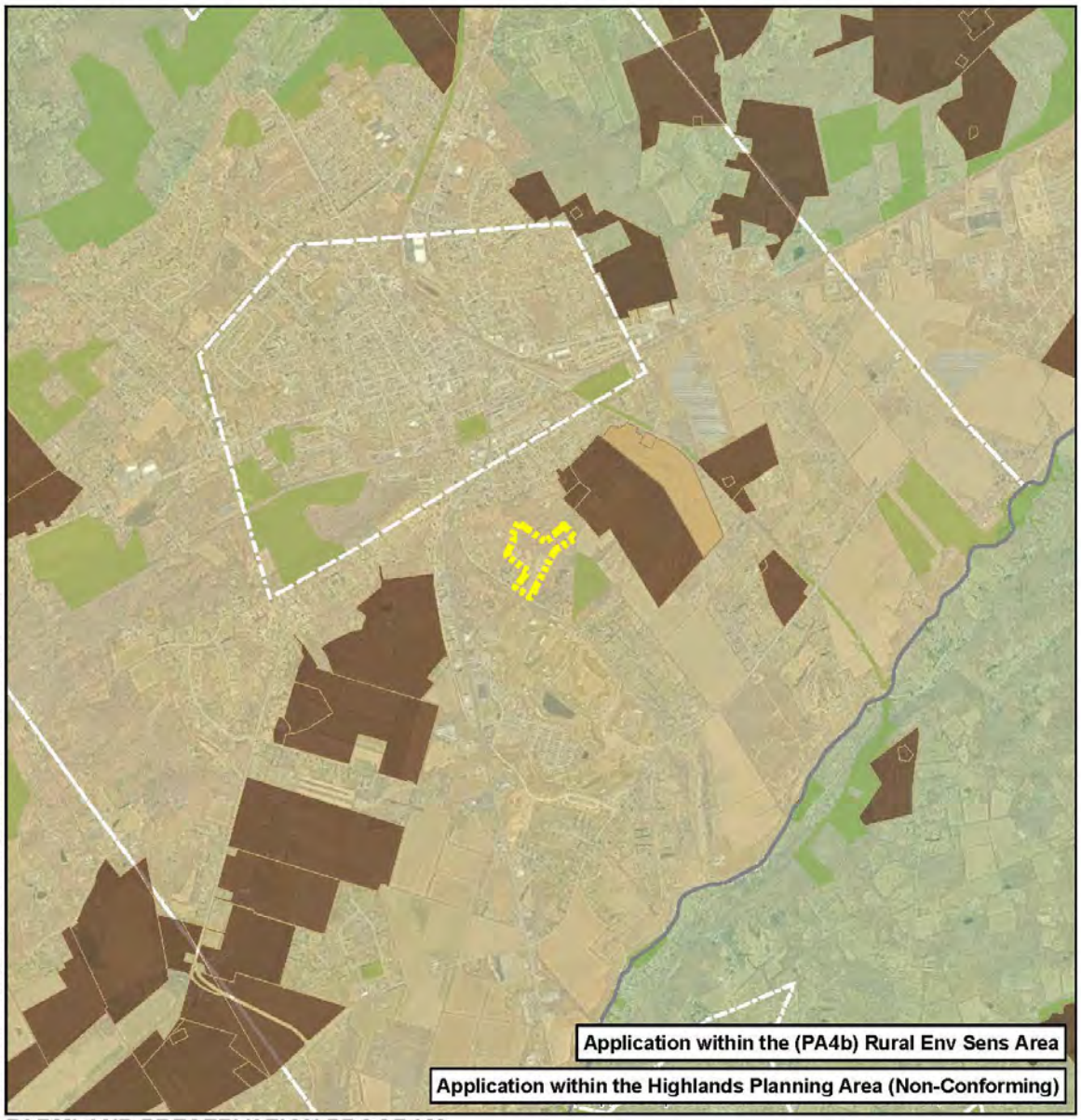
Charles Roohr, Executive Director
State Agriculture Development Committee

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



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Harrison, Randy S. & Joann (TLCNJ-FY25)
Block 48 Lot 81 (27.12 ac)
Gross Total = 27.12 ac
Washington Twp., Warren County

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

N

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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NJDEP "Land Use/Land Cover of New Jersey 2020"
NJDEP Open Space (Various Layers)
NJ Highlands Council "Preservation and Planning Area"
NJOIT/Near Map "Basemap/Orthos Natural 2023 NJ"

July 3, 2024

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

Wetlands



X:\counties\warco\projects\Harrison, Randy S. & Joann (TLCNJ-FY25) fww.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Harrison, Randy S. & Joann (TLCNJ-FY25)
Block 48 Lot 81 (27.12 ac)
Gross Total = 27.12 ac
Washington Twp., Warren County

200 100 0 200 400 Feet

N

- 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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
Green Acres Conservation Easement Data
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Land Use/Land Cover of New Jersey 2020"
NJDEP Open Space (Various Layers)
NJDOT "Road Centerlines of NJ, Hosted, 3424"
NJ Highlands Council "Preservation and Planning Area"
NJOIT/Near Map "Basemap/Orthos Natural 2023 NJ"

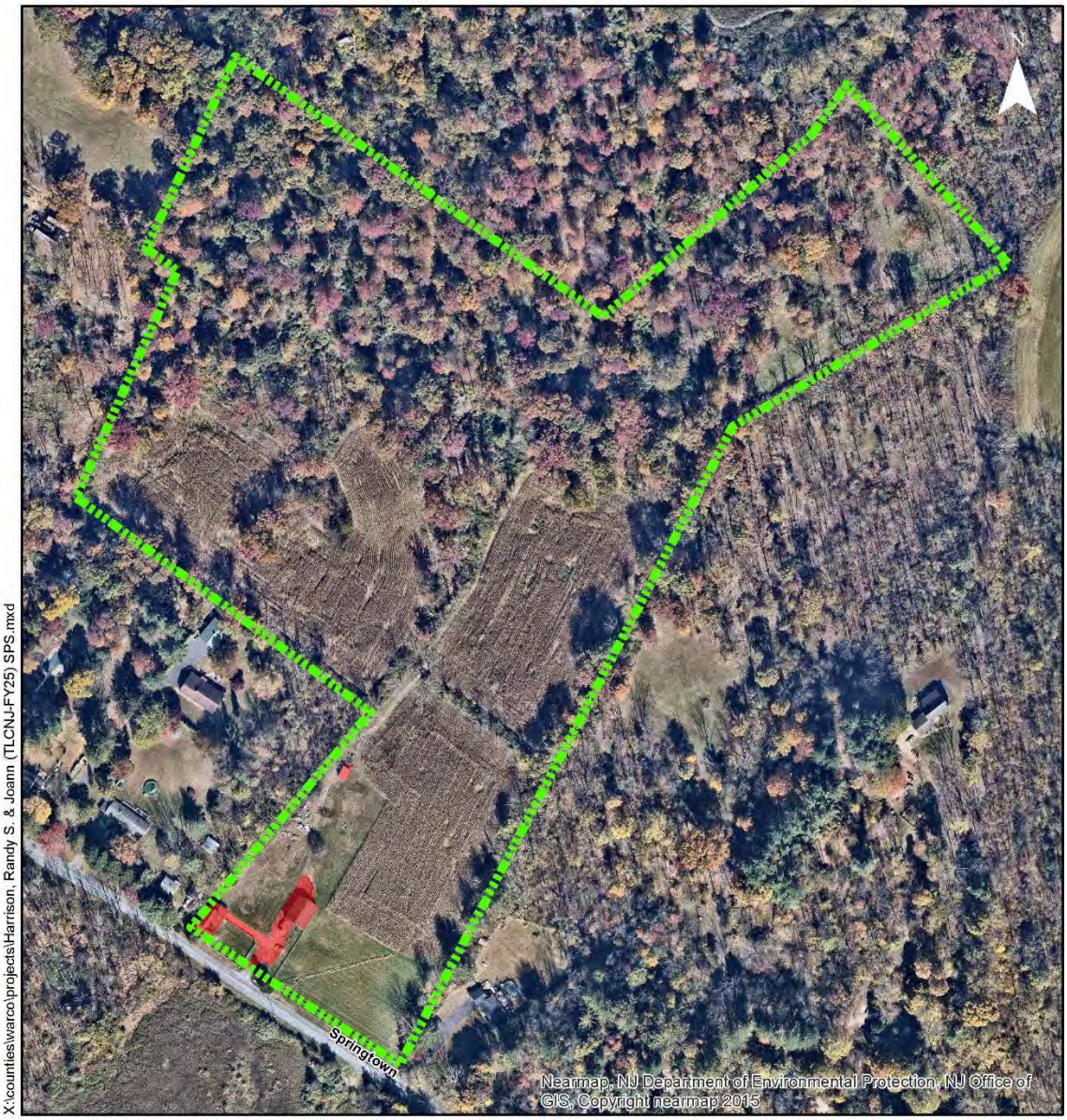
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Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
U - Uplands/Non-Wetlands
B - 300' Buffer
W - Water

July 3, 2024

Schedule B

Preliminary Soil Disturbance Map



X:\counties\warco\projects\Harrison, Randy S. & Joann (TLCNJ-FY25) SPS.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Harrison, Randy S. & Joann (TLCNJ-FY25)
Block 48 Lot 81 (27.12 ac)
Gross Total = 27.12 ac
Washington Twp., Warren County

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

Extent of Disturbance
Easement Area
Exception Area

150 75 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2023 Digital Aerial

DISCLAIMER: This product was created using the most current available mapping.
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March 17, 2025

Schedule C

SADC Statewide Formula Value Calculation

Farm Name:	**Harrison, Randy S. & Joann**		
SADC ID:	**21-0064-NP**	**Total Score**	**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	Top 3 Scores
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	Top 3 Scores
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 sqft)	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)	**$9,719**
Per Acre Value of Voluntary Deed Restrictions (each)	**$668**
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 (+)	**$36,232**
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 at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and - 11 through - 17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION 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 Good Springs, LLC ("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 Good Springs, LLC farm identified as Block 45, Lots 3.05, 3.06, 3.07, 3.08, 3.09 and 3.10, 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, he final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

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

WHEREAS, the 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 Good Springs farm; and

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

WHEREAS, the Property has a quality score of 48.28 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)
Warren County	$176,106.47	($4,484.50/acre)
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 Good Springs 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 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.

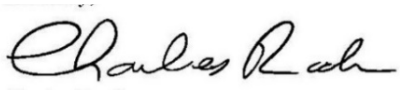
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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

9. The SADC authorizes the Chaiman 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

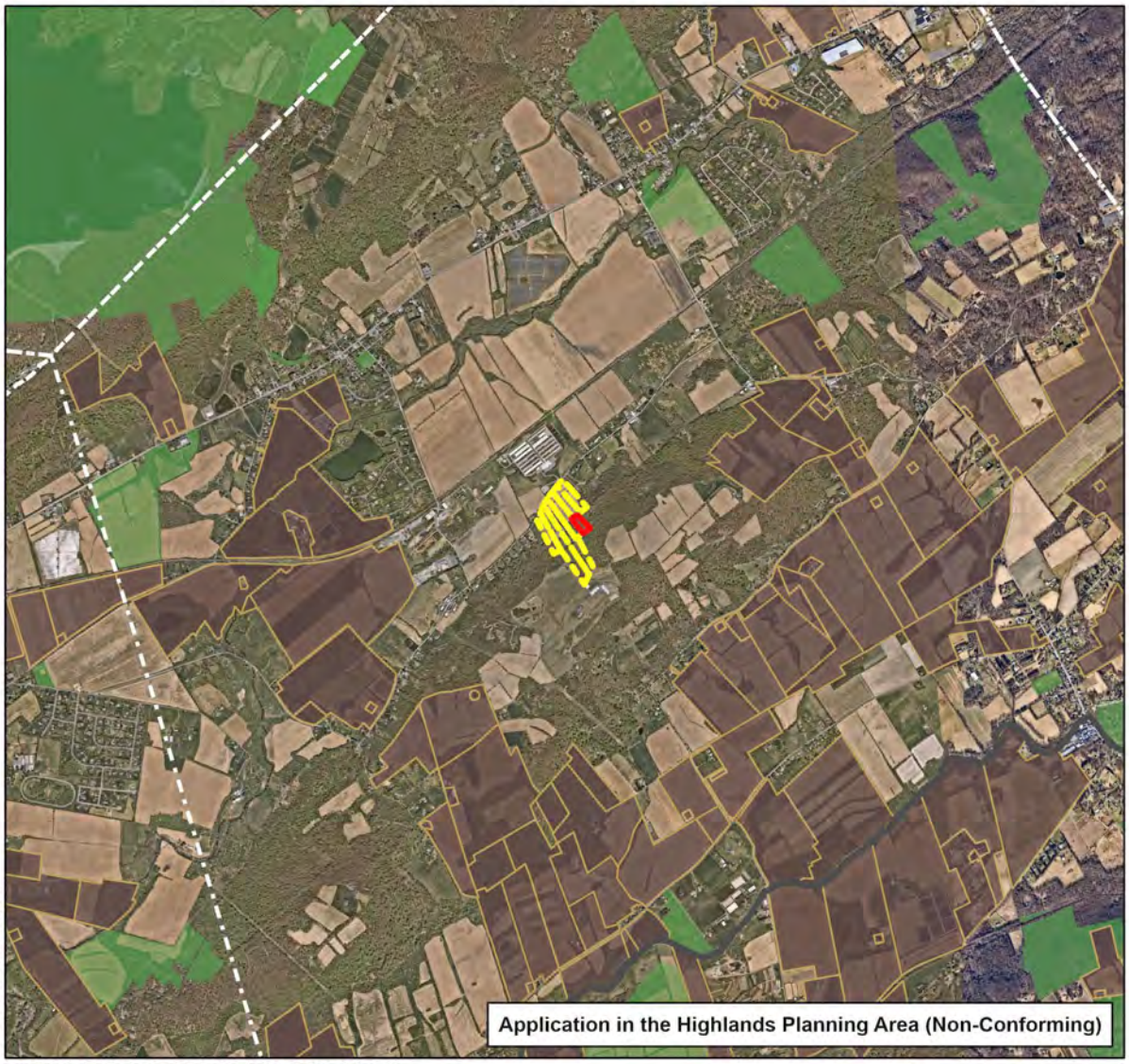
Charles Roohr, Executive Director
State Agriculture Development Committee

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

Schedule A

Preserved Farms and Active Applications Within Two Miles



X:\counties\warco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Good Springs, LLC (TLCNJ-FY25)
Block 45 Lots 3.05 (4.19 ac); P/O 3.06 (4.20 ac);
P/O 3.06-EN (non-severable exception - 2.07 ac);
P/O 3.07 (6.23 ac); 3.08 (9.87 ac); 3.09 (10.67 ac) & 3.10 (4.10 ac)
Gross Total = 41.33 ac
Franklin Twp., Warren County

0 1250 2500 5000 7500
Feet

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

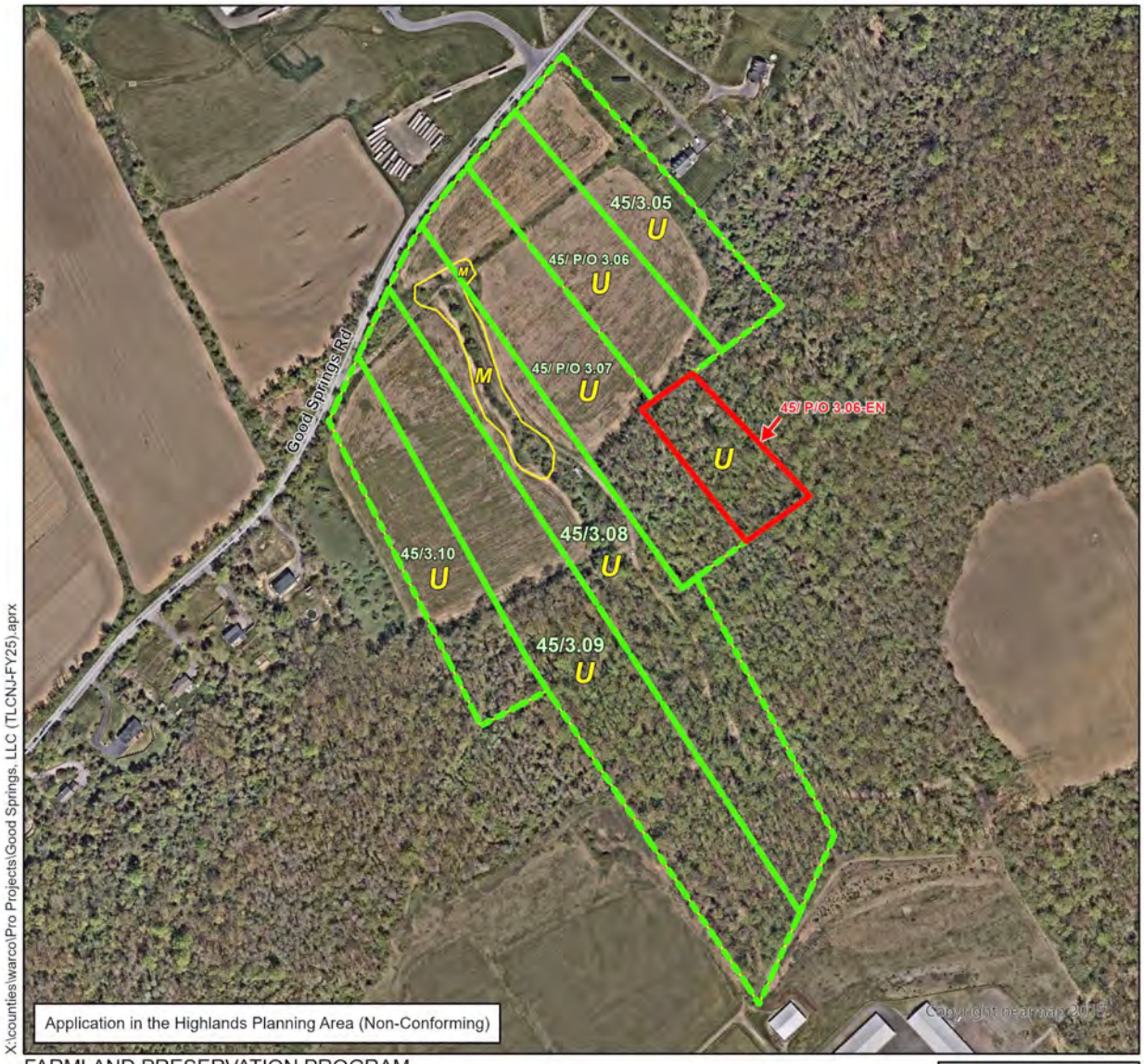
N

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

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

9/4/2024

Wetlands



X:\counties\warco\Pro Projects\Good Springs, LLC (TLCNJ-FY25).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Good Springs, LLC (TLCNJ-FY25)
Block 45 Lots 3.05 (4.19 ac); P/O 3.06 (4.20 ac);
P/O 3.06-EN (non-severable exception - 2.07 ac);
P/O 3.07 (6.23 ac); 3.08 (9.87 ac); 3.09 (10.67 ac) & 3.10 (4.10 ac)
Gross Total = 41.33 ac
Franklin Twp., Warren County

N

Property in Question
Exception areas
Wetlands boundaries
Municipal / Local Roads

0 125 250 500 750 1,000
Feet

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

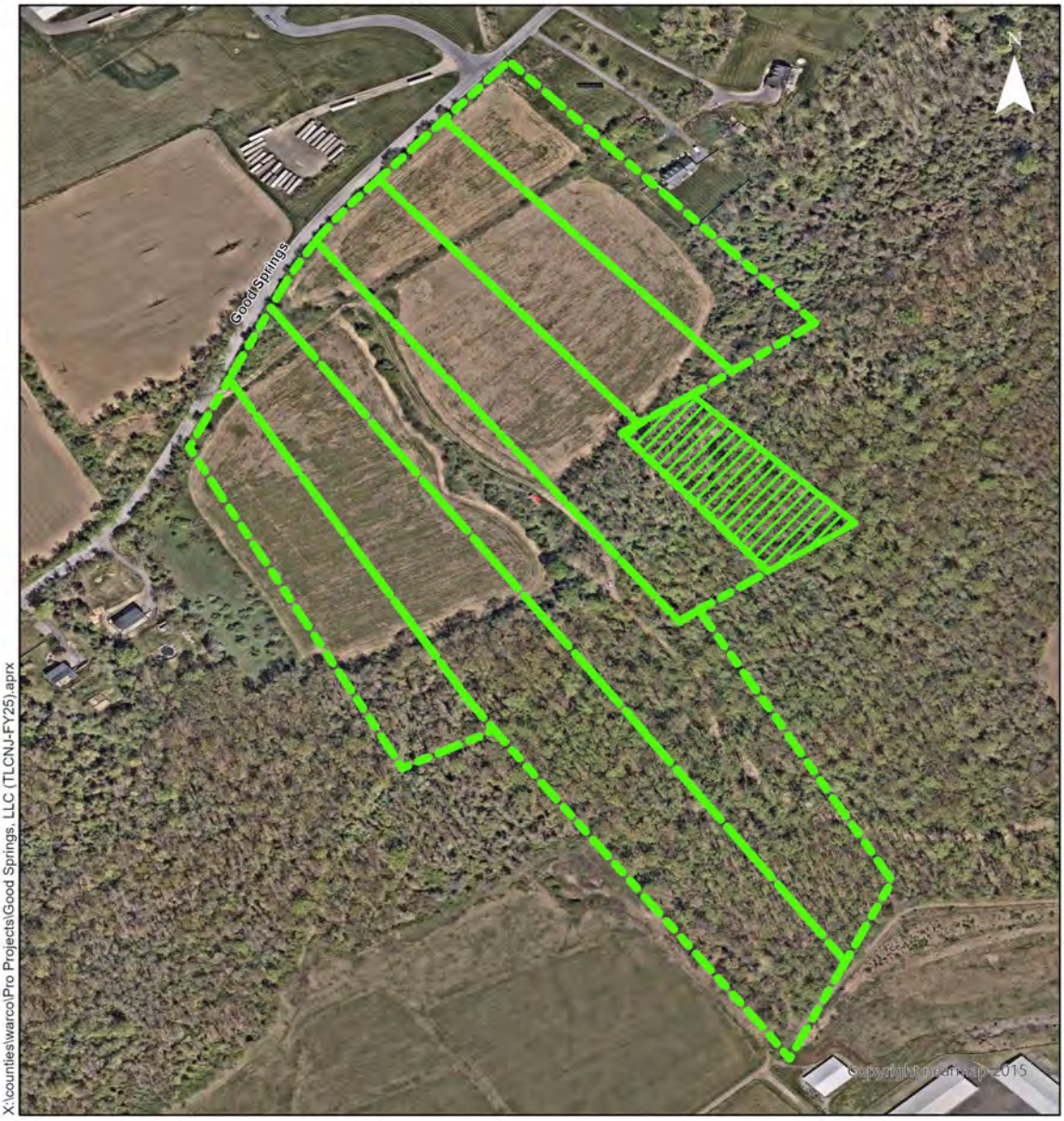
Wetlands Legend:
F - Freshwater Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
U- Uplands/ Non-Wetlands
B - 300' Buffer
W - Water

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9/3/2024

Schedule B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Good Springs, LLC (TLCNJ-FY25)
Block 45 Lots 3.05 (4.19 ac); P/O 3.06 (4.20 ac);
P/O 3.06-EN (non-severable exception - 2.07 ac);
P/O 3.07 (6.23 ac); 3.08 (9.87 ac); 3.09 (10.67 ac) & 3.10 (4.10 ac)
Gross Total = 41.33 ac
Franklin Twp., Warren County

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

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

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

9/6/2024

Schedule C

SADC Statewide Formula Value Calculation

Farm Name:	**Good Springs LLC**		
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**
Max Allowable Score of all of the above		***30***	***20.08***
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	Top 3 Scores
	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	Top 3 Scores
	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**
Impervious Cover Limit (10%)	5
House Size Limit (2,500 sqft)	5
	Additional Restrictions %
	10

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$11,200**
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. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R3(14)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Gombosi Holland Farms, LLC

MARCH 26, 2026

Subject Property: **Gombosi Holland Farms, LLC**
Block 17, Lot 24 - 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 Gombosi Holland Farms, LLC, hereinafter "Owner," identified as Block 17, Lot 24, 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) Block 17, Lot 24 was transferred from the Estate of Julius Gombosi to Lydia (Gombosi) Dunne and Lana (Gombosi) Salsano on December 31, 2002; (b) in May 2002 the Gombosi family members formed a limited liability company named Gombosi Holland Farms LLC, of which is still comprised of immediate family members of Julius Gombosi (c) a deed transfer from Gombosi Holland Farms LLC, Lydia (Gombosi) Dunne and Lana (Gombosi) Salsano to Gombosi Holland Farms LLC on November 10, 2008; and

WHEREAS, the continuous ownership of immediate family members of Julius Gombosi, individually or as members of Gombosi Holland Farms, LLC 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.

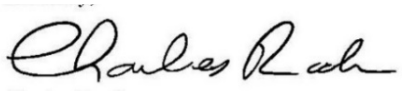
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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

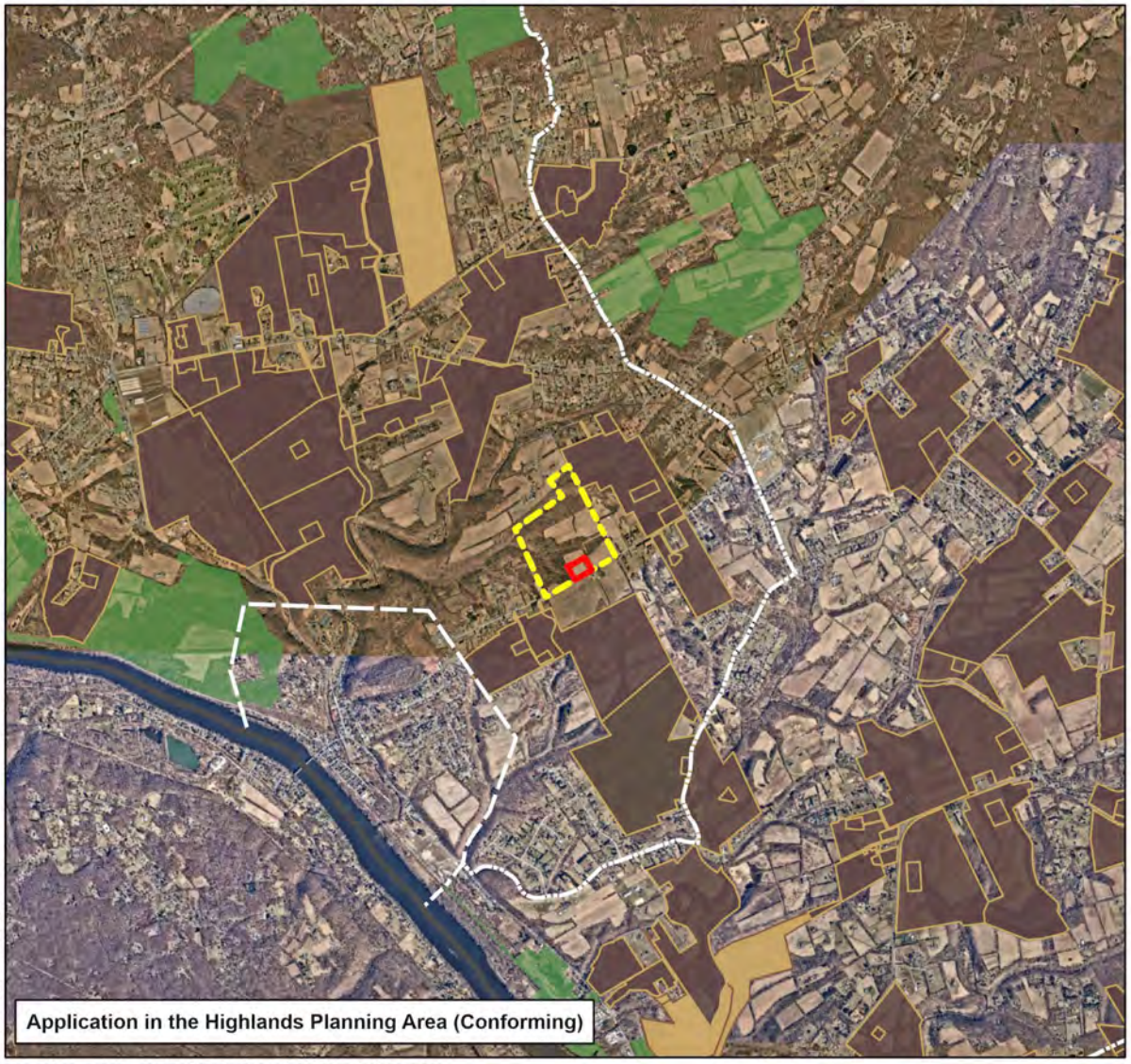
Charles Roohr, Executive Director
State Agriculture Development Committee

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\hunco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gombosi Holland Farms, LLC
Block 17 Lots P/O 24 (97.76 ac); &
P/O 17-EN (non-severable exception - 4.5 ac)
Gross Total = 102.26 ac
Holland Twp., Hunterdon County

0 1250 2500 5000 7500
Feet

N

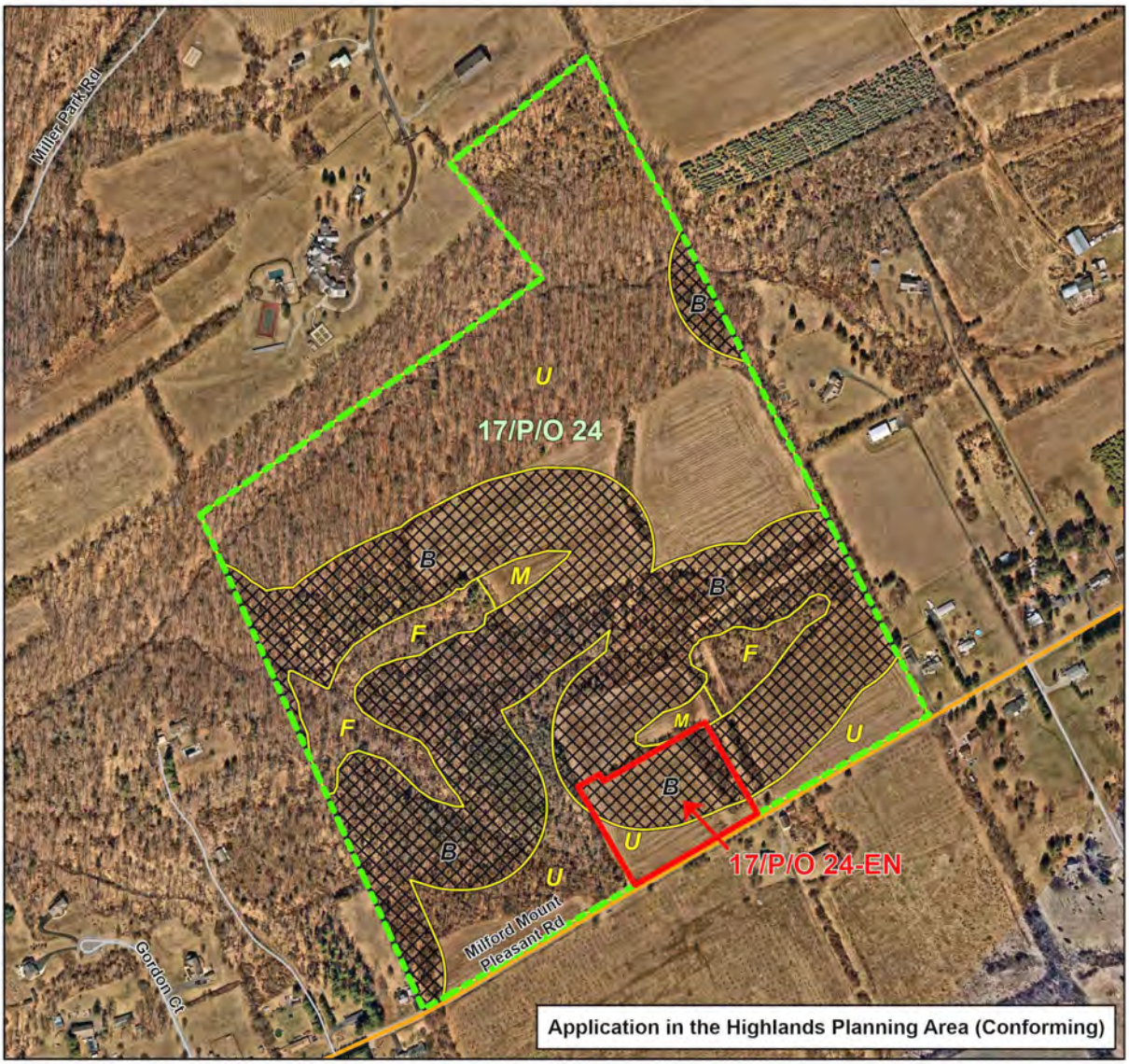
Property in Question
Exception areas
Preserved Easements
Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
Active Applications
Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ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

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

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7/30/2025

Wetlands



X:\counties\hunco\Pro Projects\Gombosi Holland Farms, LLC.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gombosi Holland Farms, LLC
Block 17 Lots P/O 24 (97.76 ac); &
P/O 17-EN (non-severable exception - 4.5 ac)
Gross Total = 102.26 ac
Holland Twp., Hunterdon County

0 250 500 1,000 1,500 Feet

	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

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

N

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

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

8/1/2025

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\hunco\Pro Projects\Gombosi Holland Farms, LLC.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gombosi Holland Farms, LLC
Block 17 Lots P/O 24 (97.76 ac); &
P/O 17-EN (non-severable exception - 4.5 ac)
Gross Total = 102.26 ac
Holland Twp., Hunterdon County

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

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

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

8/20/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Gombosi Holland Farms, LLC**		
SADC ID:	**10-0317-DE**	**Total Score**	**35.00**
Farm Address:	**Holland Township**	**Maximum Score**	**Farm 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***	***30.00***
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	Top 3 Scores
Each Point = %	0.67	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	Top 3 Scores
Each Point = %	0.33	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 estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-23. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-6 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(15)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Gombosi, Frances et al

MARCH 26, 2026

Subject Property: **Gombosi, Frances et al**
Block 6, Lot 17, 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 Gombosi, Frances et al, hereinafter "Owners," identified as Block 6, Lot 17, Kingwood 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.

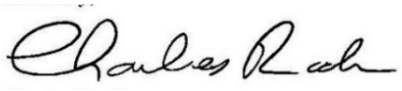
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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

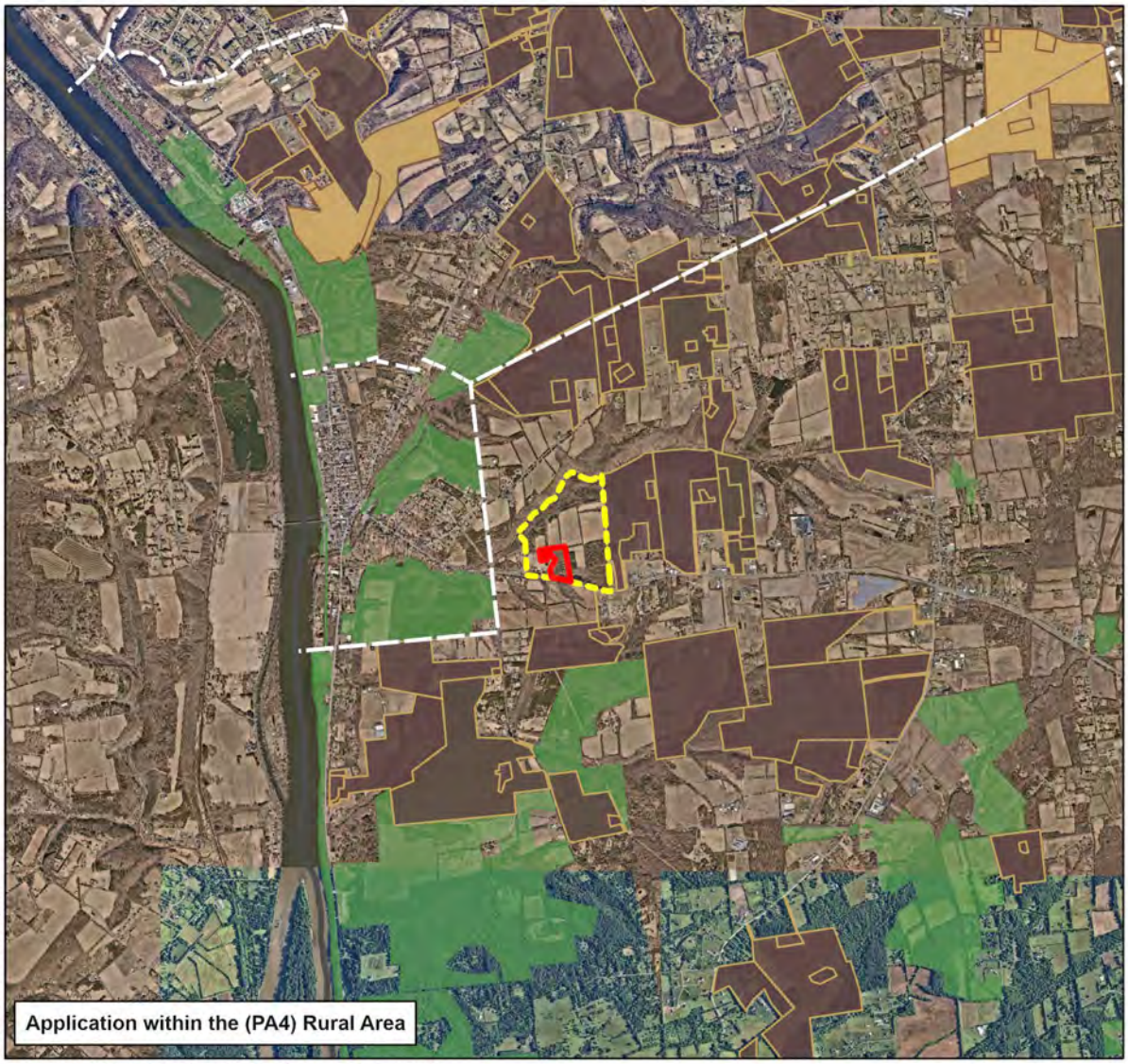
Charles Roohr, Executive Director
State Agriculture Development Committee

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\hunco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gombosi, Frances et al
Block 6 Lots P/O 17 (104.72 ac);
P/O 17-ES (severable exception - 8.0 ac);
& P/O 17-EN (non-severable exception - 1.0 ac)
Gross Total = 113.72 ac
Kingwood Twp., Hunterdon County

0 1250 2500 5000 7500
Feet

N

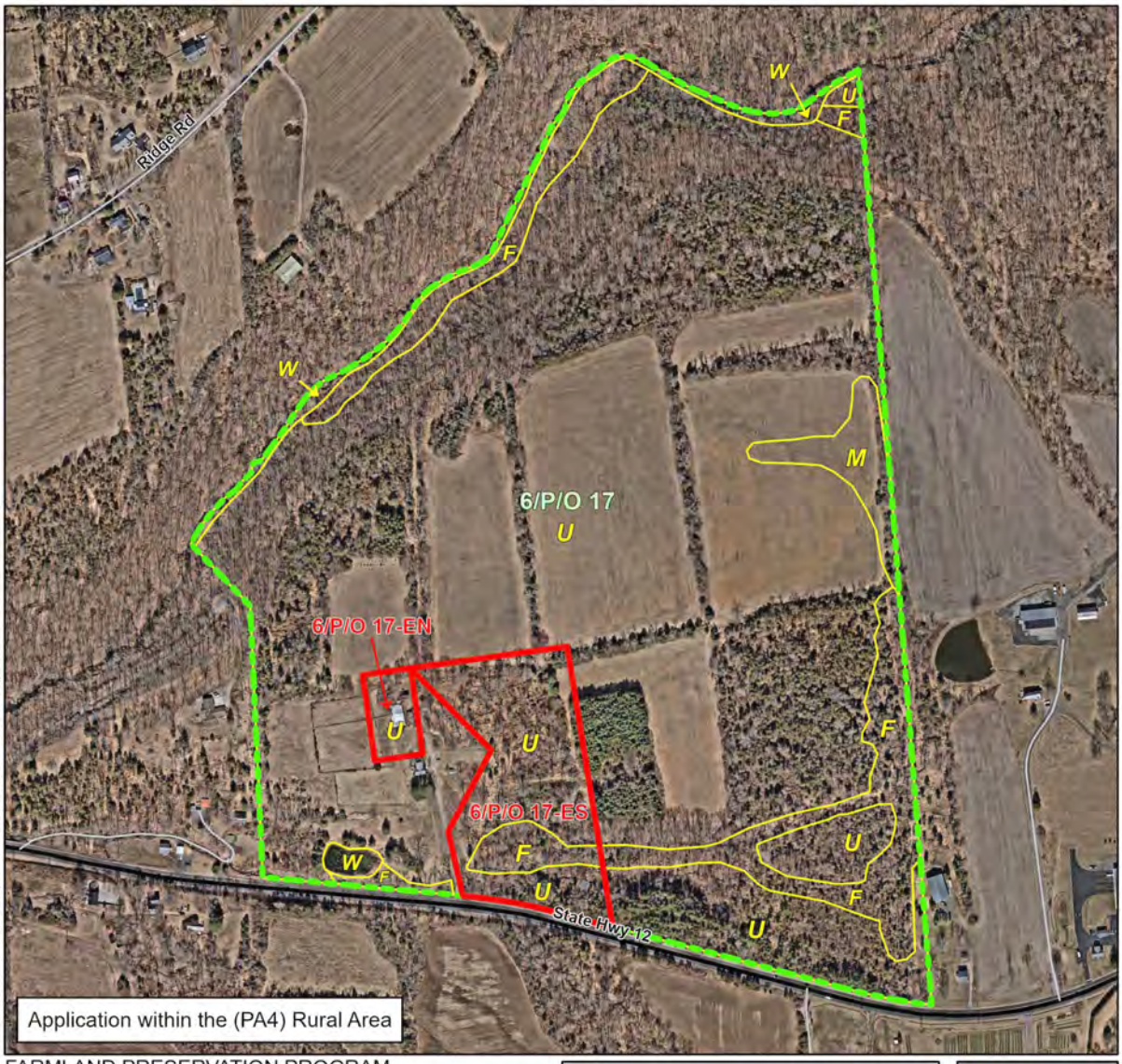
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation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

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

7/16/2025

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Wetlands



X:\counties\hunco\Pro Projects\Gombosi, Frances et al 2.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gombosi, Frances et al
Block 6 Lots P/O 17 (104.72 ac);
P/O 17-ES (severable exception - 8.0 ac);
& P/O 17-EN (non-severable exception - 1.0 ac)
Gross Total = 113.72 ac
Kingwood Twp., Hunterdon County

	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

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

0 250 500 1,000 1,500 Feet

N

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

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7/16/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gombosi, Frances et al
Block 6 Lots P/O 17 (104.72 ac);
P/O 17-ES (severable exception - 8.0 ac);
& P/O 17-EN (non-severable exception - 1.0 ac)
Gross Total = 113.72 ac
Kingwood Twp., Hunterdon County

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

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Near Map 2025 Digital Aerial

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7/15/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	Gombosi, Frances et al.		
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
Max Allowable Score of all of the above		*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 sqft)	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. 2:76-6 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(16)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of Mecouch, Clifford W. & Rose M. (Lot 18) - SADC ID#: 17-0420-DE

MARCH 26, 2026

WHEREAS, on August 13, 2025, the SADC received a development easement sale application from Clifford W. and Rose M. Mecouch, hereinafter "Owners," for the property identified as Block 4701, Lots 18 & 20, 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.

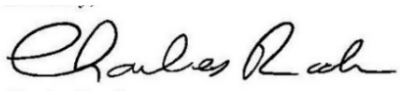
2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) (c)2 and (c)3 because the farm:
    a. is 111.69 acres, which is larger than the average farm size and acreage criteria for a

"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.



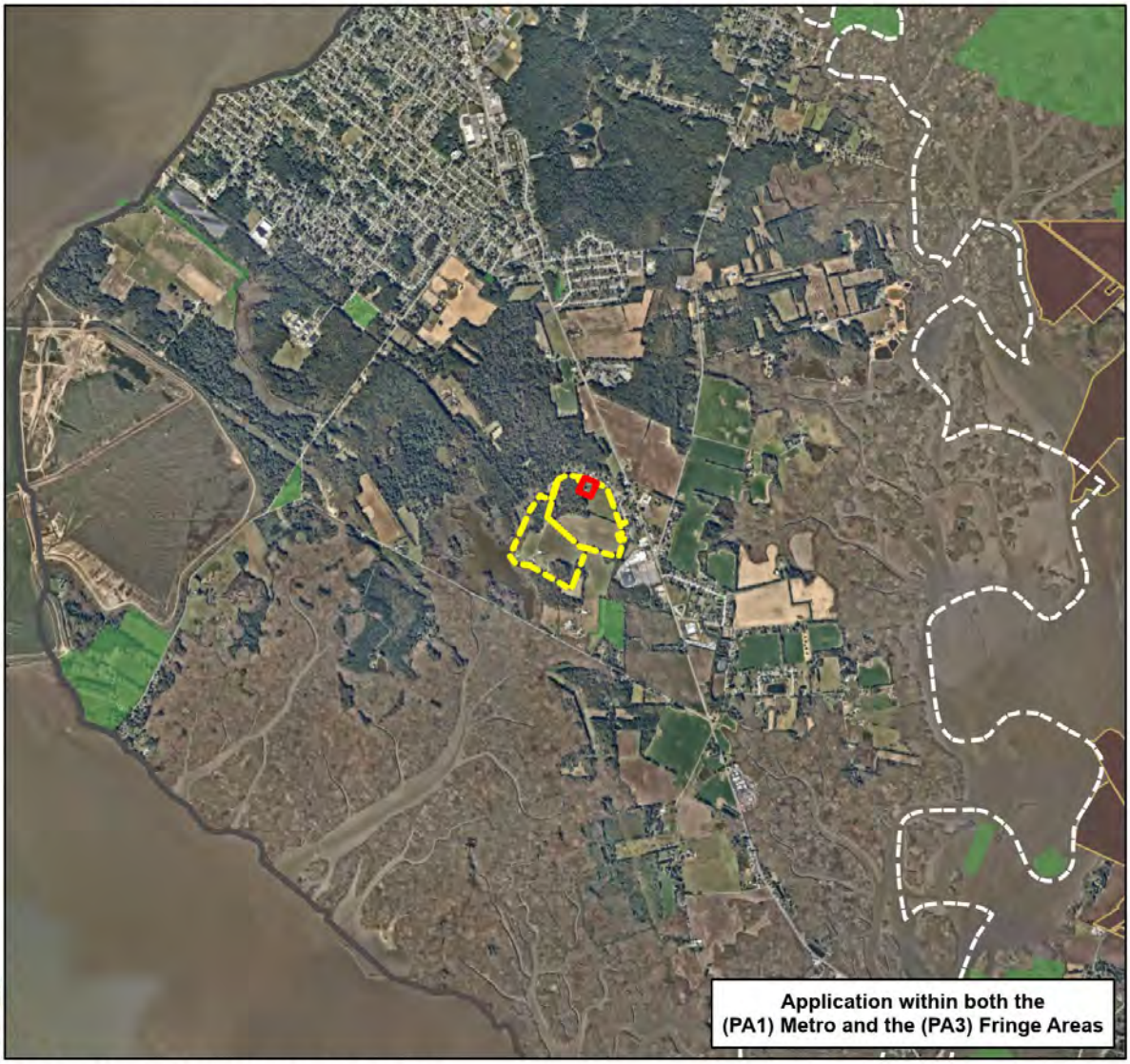
3/26/26
Date

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



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mecouch, Clifford W. and Rose M. (Lot 18)
Block 4701 Lots 18 (51.87 ac); P/O 20 (56.82 ac);
& P/O 20-ES (severable exception - 3.0 ac)
Gross Total = 111.69 ac
Pennsville Twp., Salem County

0 1250 2500 5000 7500
Feet

N

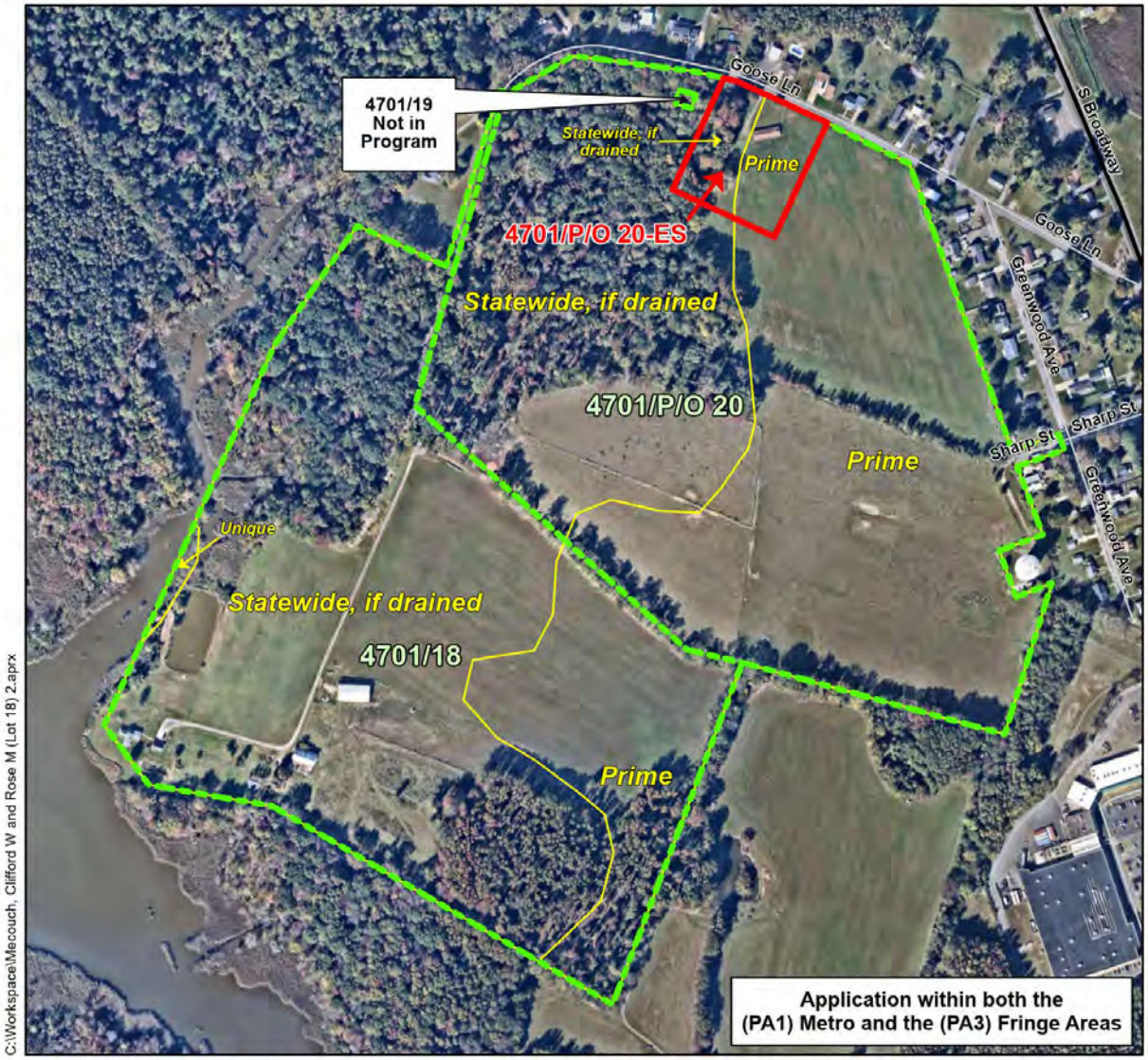
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

3/4/2026

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Soils



C:\Workspace\Mecouch, Clifford W and Rose M (Lot 18) 2.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mecouch, Clifford W. and Rose M. (Lot 18)
Block 4701 Lots 18 (51.87 ac); P/O 20 (56.82 ac);
& P/O 20-ES (severable exception - 3.0 ac)
Gross Total = 111.69 ac
Pennsville Twp., Salem County

0 125 250 500 750 Feet

	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

N

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

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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 Mecouch, Clifford W. and Rose M. (Lot 18)

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:	Mecouch Lot 18	Restricted Farm or Current Application				2	
	Mecouch Lot 24	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 Mecouch, Clifford W. and Rose M. (Lot 24) - SADC ID#: 17-0422-DE

MARCH 26, 2026

WHEREAS, on August 13, 2025, the SADC received a development easement sale application from Clifford W. and Rose M. Mecouch, hereinafter "Owner," for the property identified as Block 4701, Lot 24, 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.

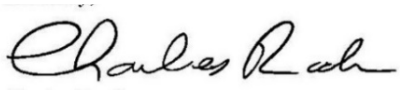
1. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) (c)2 and (c)3 because the farm:

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.



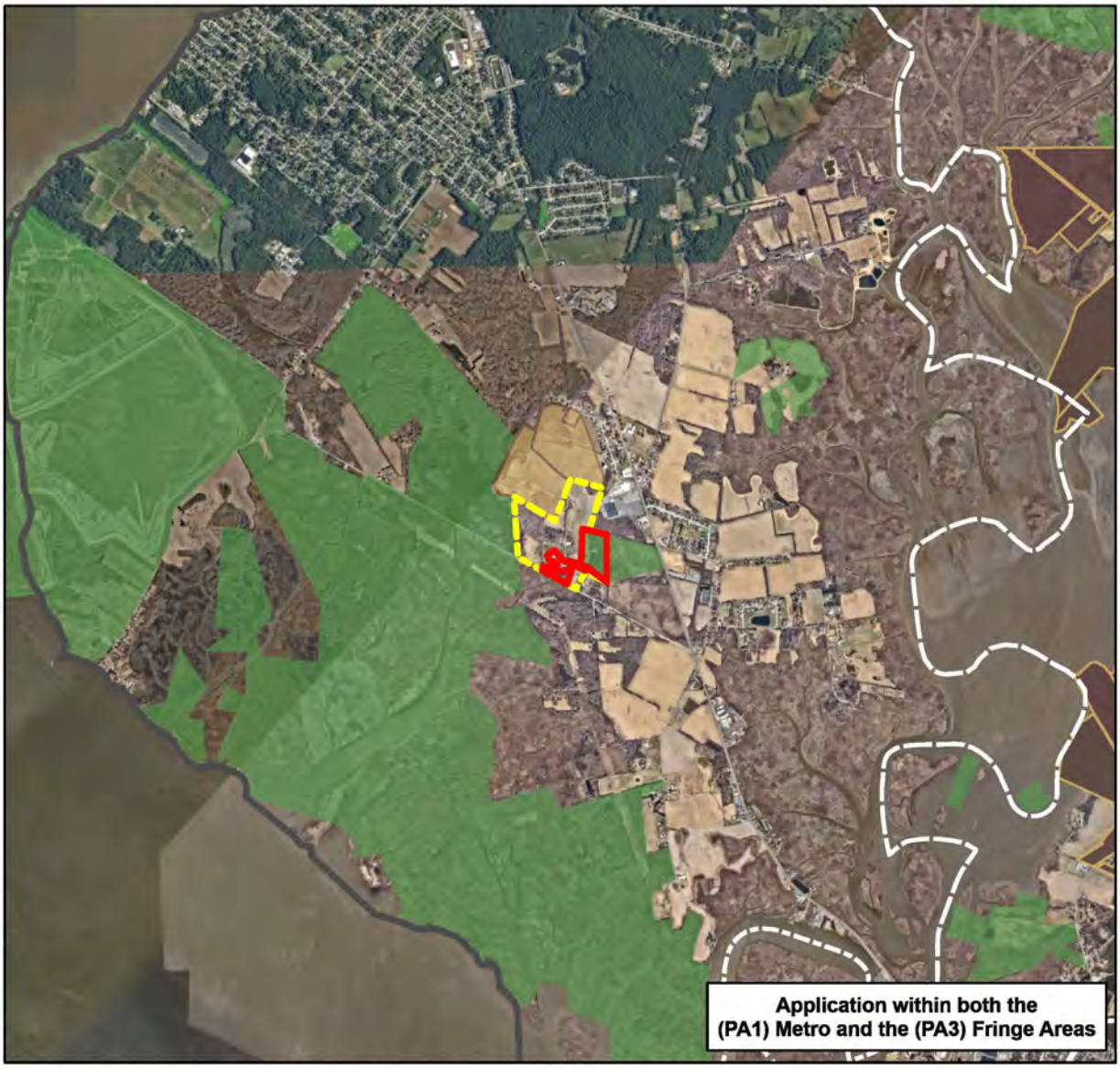
3/26/26
Date

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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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mecouch, Clifford W. and Rose M. (Lot 24)
Block 4701 Lots P/O 24 (66.09 & 4.31 ac);
& P/O 24-EN (non-severable exceptions - 19.11 & 3.27 ac)
Gross Total = 92.78 ac
Pennsville Twp., Salem County

0 1250 2500 5000 7500
Feet

N

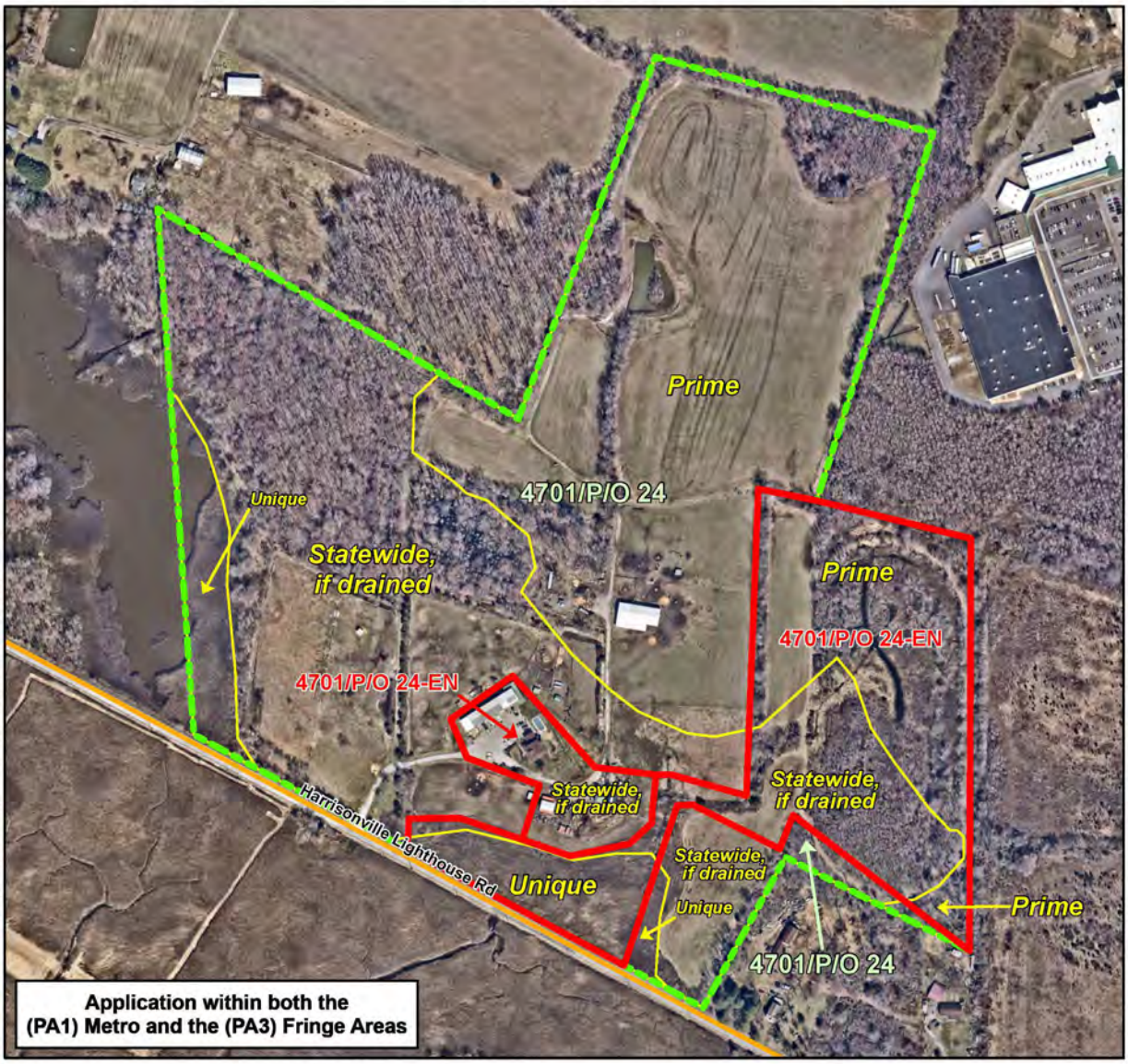
- Property in Question
- Exception Areas
- Exception Areas
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation Easements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

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

9/24/2025

Soils



X:\counties\salco\Pro Projects\Mecouch, Clifford W and Rose M (Lot 24).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Mecouch, Clifford W. and Rose M. (Lot 24)
Block 4701 Lots P/O 24 (66.09 & 4.31 ac);
& P/O 24-EN (non-severable exceptions - 19.11 & 3.27 ac)
Gross Total = 92.78 ac
Pennsville Twp., Salem County

0 125 250 500 750 Feet

	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 (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements

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

N

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9/24/2025

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 Mecouch, Clifford W. and Rose M. (Lot 24)

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:	Mecouch Lot 24	Restricted Farm or Current Application				2	
	Mecouch Lot 18	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 Gant, James A. & Mercina P. - SADC ID#: 17-0409-DE

MARCH 26, 2026

WHEREAS, on April 3, 2025, the SADC received a development easement sale application from Gant, James A. & Mercina P., hereinafter "Owners," for the property identified as Block 4701, Lots 27 & 28, 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

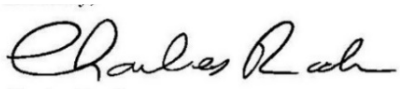
d. has a higher risk of conversion pursuant to the Statewide Formula and is a buffer to critical infrastructure.

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



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gant, James A. & Mercina P.
Block 4701 Lots 27 (10.81 ac); & 28 (32.69 ac)
Gross Total = 43.50 ac
Pennsville Twp., Salem County

0 1250 2500 5000 7500
Feet

N

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

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

12/23/2025

Soils



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gant, James A. & Mercina P.
Block 4701 Lots 27 (10.81 ac); & 28 (32.69 ac)
Gross Total = 43.50 ac
Pennsville Twp., Salem County

0 100 200 400 Feet

	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

N

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

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12/23/2025

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 Gant, James A. & Mercina P.

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 AND BUFFERS:	Farmland (Unrestricted)		31% *	.06	=	1.86
	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 PROPERTIES / DENSITY:	Gant, James A. & Mercina	Restricted Farm or Current Application				2
					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