STATE AGRICULTURE DEVELOPMENT COMMITTEE
Regular Meeting

May 28, 2026

Secretary Wengryn called the meeting to order at 9:07 am.

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

Roll call indicated the following:

Members Present
Secretary Wengryn, Chairman
Martin Bullock
Scott Ellis
Jess Niederer
Ryan Feeney
Charles Rosen (arrived at 9:15)
Brian Schilling
Lauren Procida

Members Absent
Richard Norz
Gina Fischetti
Tiffany Bohlin

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

Minutes

Approval of SADC Open and Closed Session Minutes of April 30, 2026.

It was moved by Mr. Bullock and seconded by Dr. Schilling to approve the SADC Open and Closed Session Minutes of April 30, 2026. The motion was unanimously approved.

Report of the Chairman

Secretary Wengryn attended the season opening of the Monmouth Park Racetrack and the New Jersey Equine Awards.

The Department is trying to determine the impact of the April frost and the degree of damage that has been done to crops across the state.

Report of the Executive Director

NOTE: Mr. Rosen arrived during this report.

Mr. Roohr welcomed Alina Robinson, an addition to the SADC Acquisition team.

SADC staff attended the Land Trust Summit, where the Woodland Program was spoken about and met with positive feedback.

SADC staff co-hosted a webinar with the NJ Forestry Association that introduced the Woodland Program to about 140 landowners.

Mr. Roohr will be attending the Garden State Preservation Trust meeting later today to get approval for the SADC 2027 Budget Appropriation Request.

Mr. Roohr notified the committee of Cindy Roberts retirement and expressed his appreciation to her dedication and contributions to the agency's mission.

Public Comment

Ms. Patricia Springwell of Hunterdon County encouraged the committee to continue prioritizing preserving land while making executive decisions.

New Business

A. Stewardship

1. Resolution: Special Occasion Events - B&B Farms CSA, LLC

Mr. Kimmel presented B&B Farms CSA, LLC's SOE renewal application. B&B was initially renewed in 2025 for a one-year application. Mr. Kimmel explained B&B Farms is requesting a two-year renewal and staff's recommendation is to approve their request.

It was moved by Dr. Schilling and seconded by Ms. Niederer to approve resolution FY2026R5(1) granting final approval, as presented, subject to any condition of said resolutions.

1. B&B Farms CSA, LLC, SADC ID#01-0014-DE, FY2026R5(1), Block 472, Lot 3, Galloway Township, Atlantic County, 18.715 acres.

The motion was unanimously approved. A copy of Resolution FY2026R5(1) is attached to and is a part of these minutes.

B. Resolution: Final Approval – FY2026 County PIG Program (including Comprehensive Farmland Preservation Plan Update) and Municipal PIG Program

Mr. Allen reviewed the approvals for the fiscal year 2027 County and Municipal Incentive Grant programs. Fourteen out of the 18 county partners applied for funding this year and staff are recommending final approval for 12 counties with Bergen and Sussex to receive conditional approval contingent on their plan adoption. The targeted acreage totals approximately 182,000 acres with an estimated cost for the acquisitions totaling $1.67 billion.

26 out of the 41 municipal partners applied this year and staff is recommending approval of 23 of those municipalities and recommending conditional approval for Bedminster, Montgomery and West Amwell contingent on their plan adoption. The targeted acreage totals approximately 70,000 acres with an estimated cost of $771 million.

In total, the County PIG program targets approximately 197,000 farm acres and the Municipal PIG program targets approximately 97,000 acres. Accounting for the overlap between both programs, the result is an estimated targeted acreage of 226,000 acres total.

Mr. Allen reported updates on 4 townships'10-year preservation plan. In Colts Neck there are 24 preserved farms, totaling approximately 1,000 acres, and the plan targets another 700 acres.

East Amwell Township's 10-year comprehensive farmland preservation plan includes 61 preserved farms, totaling approximately 5,000 acres, and the plan targets another 1230 acres.

Kingwood Township's 10-year comprehensive farmland preservation plan includes 46 preserved farms, totaling approximately 4,000 acres, and the plan targets another 2600 acres.

Pilesgrove Township's 10-year comprehensive farmland preservation plan includes 71 preserved farms, totaling approximately 8,000 acres, and the plan targets another 7,700 acres.

It was moved by Dr. Schilling and seconded by Mr. Rosen to approve Resolutions FY2026R5(2) and FY2026R5(3) for the FY2027 County PIG Program and Municipal PIG Program, which includes Comprehensive Farmland Preservation Plan Update. The motion was approved. A copy of Resolutions FY2026R5(2) and FY2026R5(3) are attached to and a part of these minutes.

C. Resolutions: Final Approval – Municipal Planning Incentive Grant

Staff referred the committee to two requests for final approval under the Municipal 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 Dr. Schilling and seconded by Mr. Bullock to approve Resolutions FY2026R5(4) and FY2026R5(5) granting final approval, as presented, subject to any condition of said resolutions.

1. Robin Joy Harrell, SADC ID#17-0277-PG, FY2026R5(4), Block 25, Lot 1, Upper Pittsgrove Township, Salem County, 22.61 acres.

2. Horses and Hay, LLC, SADC ID#18-0243-PG, FY2026R5(5), Block 11.01, Lot 46, Franklin Township, Somerset County, 18.339 acres.

The motion was approved. A copy of resolutions FY2026R5(4) through FY2026R5(5) is attached to and part of these minutes.

D. Resolutions: Final Approvals and Preliminary 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 Ms. Niederer and seconded by Mr. Rosen to approve Resolutions FY2026R5(6) through and FY2026R5(9) granting final approval, as presented, subject to any condition of said resolutions.

1. Louis Allen Risko, SADC ID#21-0640-PG, FY2026R5(6), Block 20, Lot 14,

Greenwich Township, Warren County, 43.78 acres.

2. Jenna Jones, SADC ID#17-0275-PG, FY2026R5(7), Block 74, Lot 17, Pilesgrove Township, Salem County, 37.09 acres.

3. Stephen Paul & Lori Ann Shellender, SADC ID#17-0272-PG, FY2026R5(8), Block 29, Lots 21 & 21.01; Block 30, Lot 8, Lower Alloways Creek Township, Salem County, 62.39 acres

4. Binaghi Family Limited Partnership, SADC ID#02-0002-PG, FY2026R5(9), Block 701, Lot 11; Block 702, Lot 3, Old Tappan Borough Township, Bergen County, 16 acres.

The motion was unanimously approved. A copy of resolutions FY2026R5(6) through FY2026R5(9) are attached to and part of these minutes.

E. Resolutions: Final Approval- Direct Easement Purchase Program

NOTE: Ms. Procida left the meeting during this presentation.

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

It was moved by Mr. Bullock and seconded by Ms. Niederer to approve Resolutions FY2026R5(10) through and FY2026R5(15) granting final approval, as presented, subject to any condition of said resolutions.

1. JAB Realty Management, LLC, SADC ID#13-0092-DE, FY2026R5(10), Block 23, Lot 1.01, Upper Freehold Township, Monmouth County, 54.64 acres.

2. Christine M. Moraca (Lot 9), SADC ID#17-0411-DE, FY2026R5(11), Block 16, Lot 9, Alloway Township, Salem County, 69.83 acres.

3. Christine M. Moraca (Lot 14), SADC ID#17-0410-DE, FY2026R5(12), Block 15, Lot 14, Alloway Township, Salem County, 17.83 acres.

4. Justin and Leslie Hatton, SADC ID#17-0424-DE, FY2026R5(13), Block 53, Lot 18, Lower Alloway Creek Township, Salem County, 74.94 acres.

   Ms. Neiderer asked if staff evaluates a property's risk of sea level rise. Staff provided examples of various mapping tools used.

5. Thomas J. and Patricia A. Tedesco, SADC ID#06-0104-DE, FY2026R5(14), Block 2, Lot 1.03, Hopewell Township, Cumberland County and Block 105, Lot 7, Alloway Township, Salem County, 33.92 acres.

6. Bluestone Farms, LLC (North), SADC ID#11-0058-DE, FY2026R5(15), Block 34, Lot 6; Block 32, Lot 1; Block 22, Lot 1, Hopewell Township, Mercer County, 173.42 acres.

The motion was unanimously approved. A copy of resolutions FY2026R5(10) through FY2026R5(15) are attached to and part of these minutes.

F. Resolution: Response to Catastrophic Frost Damage

Mr. Roohr presented the Response to Catastrophic Frost Damage Resolution related to the Governor's Executive Order that called for a state of emergency due to the catastrophic frost damage that occurred in April. Almost all fruit farm operations across the state were affected.

The SADC regulations require farm markets on preserved land need to have at least 51% of their annual sales come from products produced on their farm. The rules also state that value added products' majority of ingredients must come from products produced on the farm. This resolution would waive those rules for operations that were impacted by the frost till the end of the 2026 growing season or until the Governor declares an end to the State of Emergency, whichever is later.

Mr. Rosen suggested the resolution be amended to say "any value-added products produced during the 2026 growing season" since some of those products could remain available into 2027. Committee members discussed that this concern was alleviated by the condition in the resolution that the waivers would remain until the Governor declares an end to the emergency set forth in the Executive Order (unless that occurs before the end of the 2026 growing season). The committee was concerned about this rule relief being abused. It would also require more monitoring enforcement by staff to find these violations.

After extensive discussion, the committee recognized the need for relief from these rules for certain farming operations. Ms. Neiderer requested the resolution be amended to include the crops listed in the Executive Order.

It was moved by Dr. Schilling and seconded by Mr. Rosen to approve Resolution FY2026R5(16) for the Response to Catastrophic Frost Damage. The motion was approved. A copy of Resolution FY2026R5(16) is attached to and a part of these minutes.

G. Discussion: Film Production on Preserved Land

Mr. Roohr announced to the committee that at the recent Somerset CABD meeting, the Board voted to support film production to occur on a preserved farm; however, the SADC would still need to review the plan. The activity will mostly occur in the exception area, no permanent structures will be created, and there will be no soil disturbance as it is already on disturbed land. Mr. Roohr wanted to bring this to the committee's attention.

Mr. Rosen stated there is a state interest in film production on farms and suggested the committee start to explore these options while keeping the program's integrity in place.

Public Comment

Ms. Patricia Springwell asked the committee to continue preserving land in Hunterdon County.

Ms. Christina Chrobokowa from 360 Earthworks expressed her support for the Response to Catastrophic Frost Damage Resolution as well as diversified farming practices.

CLOSED SESSION

At 10:19 a.m. Mr. Roohr read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss the certifications of values for the fee simple or development easement acquisitions of properties in Southampton Township, Burlington County and Hopewell Township, Mercer County under the state acquisition program; the acquisition of a development easement on property in Howell Township, Monmouth County, and any other matters under N.J.S.A. 10:4-12(b) that arose

during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

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

Action as a Result of Closed Session

A. Real Estate Matters – Certification of Value

It was moved by Mr. Ellis and seconded by Mr. Bullock to approve the Robert Hock farm, Hopewell Township certification of value as discussed in closed session. Ms. Neiderer recused from the vote. The motion was approved.

NOTE: Secretary Wengryn left the meeting.

CLOSED SESSION

At 10:37 a.m. Mr. Roohr read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss the certifications of values for the fee simple or development easement acquisitions of properties in Southampton Township, Burlington County and the acquisition of a development easement on property in Howell Township, Monmouth County, and any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

Action as a Result of Closed Session

A. Resolution: Preliminary Approval

It was moved by Dr. Schilling and seconded by Mr. Rosen to approve Resolution FY2026R5(17) granting preliminary approval, as presented, subject to any condition of said resolutions.

1. Estate of Joan M. Lipski, SADC ID#13-0485-PG, FY2026R5(17), Block 170, Lot 18.02, Howell Township, Monmouth County, 24.77 acres.

The motion was unanimously approved. A copy of resolution FY2026R5(17) is attached to and part of these minutes.

B. Real Estate Matters – Certification of Value

It was moved by Mr. Bullock and seconded by Ms. Neiderer to approve the Edmund Gager farm, Southampton Township certification of value as discussed in closed session. The motion was approved.

Member Comment

Dr. Schilling stated there are subcommittees in place that could research and discuss the items raised regarding sea level rise and other impacts of inundation and the ability for film production on preserved farms. He suggested staff and the subcommittee members prepare suggestions to present to the full committee.

The committee requested a position paper from staff about film production engagement rules as they pertain to preserved land.

Additionally, the committee asked for the Next Gen Team to provide more frequent updates on their projects.

ADJOURNMENT
The meeting was adjourned at 11:26 a.m.

Respectfully Submitted,

Charles Roohr, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY#2026R5(1)

Special Occasion Events on Preserved Farmland
B&B Farms CSA, LLC
May 28, 2026

Subject Property:
Block 472, Lot 3
Galloway Township, Atlantic County
18.715 acres
SADC ID# 01-0014-DE
SOE ID# 01-0014-DE-SOE2

I. Applicant and property

WHEREAS, B&B Farms CSA, LLC, hereinafter "Owner" and/or "Applicant", is the current record owner of Block 472, Lot 3 in Galloway Township, Atlantic County, by deed dated April 15, 2020 and recorded in the Atlantic County Clerk's Office on April 27, 2020 in Deed Book 14783, Page 23000, totaling approximately 20 acres, hereinafter referred to as the "Property", as shown in **Schedule A**; and

WHEREAS, a farmland preservation development easement on the Property, excluding a 1.286-acre non-severable exception area, was conveyed by Carolyn LaMonaca Brown and Arthur J. Brown to the State Agriculture Development Committee (SADC), pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c. 32 (ARDA), as a Deed of Easement dated December 17, 2010 and recorded in the Atlantic County Clerk's Office on January 13, 2011 in Deed Book 13246, Instrument Number 2011002707, resulting in a preserved farm parcel of 18.715 acres (the "Premises"); and

II. Special Occasion Events law

WHEREAS, P.L. 2023, c.9, effective February 3, 2023, as amended by P.L.2025, c.83, effective July 1, 2025, recognizes that, under certain conditions, the holding of special occasion events (SOEs) can have a positive effect on the operations of preserved farms and that, with proper oversight, SOEs on preserved farmland can have minimal impact on land's viability for farming and provide new business opportunities for farmers, without displacing agricultural or horticultural production as the first priority use of preserved farmland or disrupting neighborhoods that surround preserved farms; and

WHEREAS, the SOE statute defines an SOE as a wedding, lifetime milestone event, or other cultural or social event conducted, in whole or in part, on preserved farmland on a commercial farm, and states that SOEs shall not include activities

eligible for the protections of the Right to Farm Act, N.J.S.A. 4:1C-1 et seq.; recreational uses permitted under the farmland preservation deed of easement; weddings held for the owner, operator, or employee of the commercial farm; and weddings held for certain family members of the commercial farm owner; and

WHEREAS, the SOE statute requires that farm owners and farm operators apply to the farmland preservation easement holder for approval prior to holding SOEs on preserved farmland; and

WHEREAS, a farm operator, with notarized written authorization from the farm owner, may apply to hold SOEs on preserved farmland; and

WHEREAS, if the Applicant is the Operator but not the Owner of the farm, the Operator shall submit a notarized affidavit from the Owner authorizing the application; and

WHEREAS, the farm must be in compliance with the farmland preservation deed of easement to qualify to hold SOEs; and

WHEREAS, the preserved farmland must be a commercial farm and also produce agricultural or horticultural products worth $10,000 or more annually to qualify to hold SOEs; and

WHEREAS, the SOE statute defines the area used to hold SOEs as the "occupied area", meaning any area supporting the activities and infrastructure associated with a special occasion event including, but not limited to: an area for parking, vendors, tables, equipment, infrastructure, or sanitary facilities; an existing building; or a temporary or portable structure; and

WHEREAS, the occupied area associated with an SOE shall be no more than the lesser of 10 acres or 10 percent of the preserved farmland; and

WHEREAS, SOEs shall not interfere with the use of the preserved farmland for agricultural or horticultural production; and

WHEREAS, SOEs shall have minimal effects on the occupied area and shall be designed to protect the agricultural resources of the land and ensure that the land can be readily returned to productive agricultural or horticultural use after an SOE; and

WHEREAS, the SOE statute does not apply to SOEs, or the parts of SOEs, that are held on exception areas or other locations that are not preserved farmland.

WHEREAS, the SOE statute contains the following requirements regarding holding SOEs on preserved farmland:

1. SOEs that involve the service of alcoholic beverages shall comply with all applicable State and local laws, regulations, resolutions, and ordinances; and

2. All applicable State and local laws, regulations, resolutions, and ordinances including, but not limited to, those concerning food safety, litter, noise, solid waste, traffic, and the protection of public health and safety shall apply to the special occasion event and all activities related thereto; and

3. To comply with local laws, regulations, resolutions, and ordinances, and if the proposed SOE meets certain conditions, the municipality may require that the owner or operator of the commercial farm submit an application to the municipality for approval, but the municipality shall not charge an application fee of more than $50.00, and the application shall not require more information than the identification and location where tents and other temporary structures, sanitary facilities, parking, access and egress will be located, where music will be played, the number of expected guests, and other information that may be required of a similar event when conducted at a public park or public venue; and

4. A municipality may require a municipal application if the SOE would: (a) generate a parking or traffic flow situation that could unreasonably interfere with the movement of normal traffic or emergency vehicles or other organized group sharing similar common purposes or goals proceeding in or upon any street, park, or other public place within the municipality; or (b) require the expenditure of municipal resources or inspections from agencies or authorities of the municipality; and

5. No new permanent structures shall be constructed on preserved farmland for the purpose of holding SOEs, and

6. Improvements to existing structures shall be limited to the minimum required for the protection of health and safety; and

7. Permanent structures constructed fewer than five years prior to the date of the application shall not be used for the purpose of holding any SOEs, unless: 1) the permanent structure was constructed and is used in accordance with N.J.S.A. 4:1C-9 by a winery for the primary purpose of facilitating the tasting, sale, consumption, production, packaging, or marketing of wine, wine-related products, or farm-related products, as determined by the easement holder; or 2) the total amount of revenue to be earned from all SOEs in the application, and approved to be held on the farm during the calendar year, will not exceed 10 percent of the total revenues accruing to the farm in that calendar year; and

8. The installation and use of tents, canopies, umbrellas, tables, chairs, and other temporary structures on preserved farmland for the purpose of holding SOEs is permitted provided they comply with applicable construction and fire codes

and provided their use is limited to the timeframe from April 1 to November 30; and

9. No public utilities, including gas or sewer lines, shall be extended to preserved farmland for the purpose of holding SOEs, except that electric and water service may be extended to preserved farmland for the purpose of holding SOEs; and

10. Parking for SOEs shall be provided through the use of existing parking areas on the farm and curtilage surrounding existing buildings to the extent possible, and additional on-site areas required for temporary parking shall comply with the standards in the Agricultural Management Practice (AMP) for On-Farm Direct Marketing Facilities, Activities, and Events, N.J.A.C. 2:76-2A.13; and

11. If a commercial farm holds more than one SOE on the same calendar day, only one of the SOEs held on that calendar day may have more than 100 guests; and

12. A commercial farm may hold 26 SOEs each calendar year, of which only six SOEs may have 250 guests or more in attendance at any time during the event; and

13. SOEs held by or for a nonprofit entity shall not count against the 26 SOE limit if the event has fewer than 100 guests and the permittee does not charge for, and receives no fees or compensation for, hosting the event, other than for reimbursement of out-of-pocket expenses, provided the maximum reimbursement to the permittee shall not exceed $1,000; and

14. A retail food establishment, other than a temporary retail food establishment, shall not operate on a farm in support of SOEs, with the exception of a retail food establishment based at the farm; and

III. Previous Application

WHEREAS, on July 2, 2025, the Owner submitted an "Application to Hold Special Occasion Events on Preserved Farmland" to the SADC, which the SADC approved on July 24, 2025, by Resolution FY2025R7(2); and

WHEREAS, Resolution FY2025R7(2) approved the Applicant to hold five SOEs on the Premises in calendar year 2025; and

IV. Current Application

WHEREAS, on April 21, 2026, the Owner submitted and the SADC received a renewal "Application to Hold Special Occasion Events on Preserved Farmland"; and

WHEREAS, in response to written questions from the SADC, the Owner submitted additional application information to clarify application details and to complete the application; and

WHEREAS, the application was signed by Jennifer LaMonaca on behalf of the Owner; and

WHEREAS, Resolution FY2025R7(2) states that Jennifer LaMonaca is authorized to execute documents as managing member on behalf of the Owner as set forth in a "Certificate of Limited Liability Company's Members" for "B & B Farms CSA, LLC" dated April 19, 2024; and

WHEREAS, the Owner represented that there have been no changes to Jennifer LaMonaca's authorization to act on behalf of the Owner; and

WHEREAS, the Owner represented that there is a commercial farm on the preserved farmland and that the value of agricultural or horticultural crops produced on the preserved farmland is $10,000 or more annually;

WHEREAS, the application stated that the current agricultural or horticultural uses of the preserved farm are vegetables (estimated 11 acres), fruit (estimated 2 acres), nursery/greenhouse/floriculture (estimated 2 acre), and field crops (estimated 3 acres); and

WHEREAS, the Owner provided a copy of the FA-1 and Supplemental Gross Sales forms for Farmland Assessment for the Premises for calendar year 2026, with the FA-1 form describing the 2025 current year farming activity as field crops (5 acres), fruit crops (6 acres), vegetable crops (6 acres), and ornamental crops (1 acre), and the Supplemental Gross Sales form listing cover crops (5 acres), berry crops (5 acres), mixed vegetable crops (6 acres), and cut flowers (1 acre); and

WHEREAS, the application included a map that outlined parts of the occupied area proposed to be used for SOEs, hereinafter referred to as the "Occupied Area Applicant Map", as depicted in **Schedule B**; and

WHEREAS, the Owner proposes to use the same SOE Occupied Area that had been approved in Resolution FY2025R7(2) and is depicted in **Schedule C**; and

WHEREAS, the Owner is seeking SADC approval to have twelve cultural or social SOEs in calendar year 2026 and approval to have SOEs in calendar year 2027; and

WHEREAS, the application described the proposed SOEs as the following:

- 1 FesTomato Festival – free, open to the public, in partnership with NOFA NJ. Vendors in Farm Store, and outdoors with tents;

- 1 Arts and Crafts Festival – free, open to the public. Vendors in Farm Store, and outdoors with tents;
- 6 Dinners/themed events – ticket events. Vendors in Farm Store, and outdoors with tents;
- 2 Workshops/educational sessions. Vendors in Farm Store, and outdoors with tents; and
- 2 Concerts – ticket event. Live music in Farm Store. Vendors in Farm Store, and outdoors with tents; and

WHEREAS, the application stated that the anticipated 2026 dates for SOEs were August 8, (FesTomato), September 12 (Arts and Crafts Festival), monthly from June to December (Dinners/themed events), and other dates to be determined (concerts and workshops/educational sessions); and

WHEREAS, the application stated that the permanent structures on the Premises to be used for holding SOEs included the farm's Red Barn and Old Barn, which are noted on the map in Schedule C, and that they are more than five (5) years old; and

WHEREAS, the application stated that the temporary structures to be used for holding SOES included 15-21 tents, which would be located on the Premises and in the exception area; and

WHEREAS, the application stated that 2-3 portable bathroom facilities or a mobile trailer unit would be used for the SOEs; and

WHEREAS, the application stated that electric service for the proposed SOEs would come from onsite electricity, i.e., indoor and outdoor outlets located at the Farm Store, Red Barn and Old Barn; and

WHEREAS, the application stated that water service for the proposed SOEs would come from onsite wells and that temporary sinks connected to hoses located at the Farm Store, Red Barn and Old Barn would be used for handwashing and drinking; and

WHEREAS, the application stated that the existing permanent parking to be used for SOEs would be the parking lot at the Farm Store and the parking area behind the house, noted at Lots 3 and 5, respectively, on the map in Schedules B and C; and

WHEREAS, the application stated that the areas to be used for temporary parking for SOEs would be Lot 1A in a field to the left of the driveway near the farm entrance, Lot 1B in front of the Old Barn, Lot 2 along Field 2 and a mowed farm road, and Lot 4 behind the Red Barn; and

WHEREAS, the application stated that the proposed SOEs would have an estimated attendance range of 25-500 and that an estimated two (2) SOEs would have 250 guests or more; and

V. Annual SOE Certification

WHEREAS, pursuant to P.L. 2023, c.9 and Resolution FY2025R7(2), the Owner is required to annually certify to the SADC information about the SOEs that were held in 2025, including, but not limited to, the date, occasion, and approximate number of attendees of each event; and

WHEREAS, the Applicant submitted its Annual SOE Certification on April 20, 2026, certifying that four SOEs were held on the premises in 2025, including two concerts on July 19 and September 29, an arts and crafts festival on September 13, and a tomato festival on August 9, with a combined approximate attendance of 1,050 people; and

VI. Review of Application and Certification

WHEREAS, on May 11, 2026, the SADC performed an annual monitoring inspection of the Premises; and

WHEREAS, in order to measure the acreage of the occupied area proposed by the Owner, the SADC created a GIS map, hereinafter referred to as the "Occupied Area SADC Map", attached hereto as **Schedule C**; and

WHEREAS, the occupied area is approximately 1.782 acres, or approximately 9.522% of the Premises, as calculated using the Occupied Area SADC Map; and

WHEREAS, to review whether the preserved farmland produces agricultural or horticultural products worth $10,000 or more annually, the SADC used the information from the application regarding the farm's current agricultural or horticultural uses and an Agricultural/Horticultural Production Value Estimating Tool For SOE Applications, hereinafter "Estimating Tool", as shown in **Schedule D**; and

WHEREAS, the Estimating Tool indicates that the value of agricultural or horticultural products produced on the Premises is more than $10,000 annually; and

WHEREAS, the SADC confirmed that the permanent structures on the Premises to be used for holding SOEs are more than five (5) years old based on a review of NearMap aerial imagery dated March 29, 2016; and

WHEREAS, paragraphs 1, 2, and 3 of the Property's farmland preservation deed of easement state that nonagricultural uses are prohibited on the Premises; and

WHEREAS, the Owner violated paragraphs 1, 2, and 3 of the farmland preservation deed of easement and the SOE law by holding an SOE on July 19, 2025, prior to the SADC's July 24, 2025 approval to hold SOEs; and

WHEREAS, the SOE statute states that the easement holder shall approve an SOE application upon a determination that the farm is in compliance with the terms of the farmland preservation deed of easement and a finding that the applicant and proposed SOEs comply with the requirements of the SOE statute and any rules and regulations adopted by the SADC,

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC makes the following findings of fact and conclusions of law regarding the application by the Owner to hold SOEs on the Premises:

    a. The preserved farm currently is in compliance with the farmland preservation deed of easement; however, the Owner violated the deed of easement in 2025 by holding an SOE on July 19, 2025 without first obtaining written SADC approval. The Owner is put on notice that any future SOEs held on the Premises without prior written SADC approval will constitute violations of the deed of easement and the SOE law and may subject the Owner to further enforcement action.

    b. There is a commercial farm on the Premises.

    c. The preserved farmland produces agricultural or horticultural products worth at least $10,000 annually.

    d. The proposed occupied area is no more than the lesser of 10 acres or 10 percent of the preserved farmland.

    e. The proposed number of SOEs to be held on the farm during the calendar year is not more than 26.

    f. The proposed number of SOEs that would have 250 guests or more in attendance at any time during the event is not more than 6.

    g. The farm and proposed SOE comply with the requirements of the SOE statute, provided continued monitoring of the farm's activities and events does not find otherwise.

3. The SADC approves an SOE permit for the Owner for calendar years 2026 and 2027. This permit includes approval of the Owner's application to hold SOEs on the Premises in 2026 and 2027, provided the farm remains in compliance with

ARDA, the terms of the farmland preservation deed of easement, the SOE statute, and this resolution.

4. If there are major changes between the SOEs held in 2026 and the SOEs planned to be held in 2027, the Owner shall submit a new SOE application to the SADC.

5. The installation and use of temporary structures on preserved farmland for the purpose of holding SOEs is limited to the timeframe from April 1 to November 30.

6. The Owner shall annually certify to the SADC, in a form and manner prescribed by the SADC, information about the SOEs that were held in the prior calendar year, including, but not be limited to, the date, occasion, and approximate number of attendees of each event.

7. The SADC will transmit a copy of this resolution to Galloway Township and the Atlantic County Agriculture Development Board.

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

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

5/28/26
Date

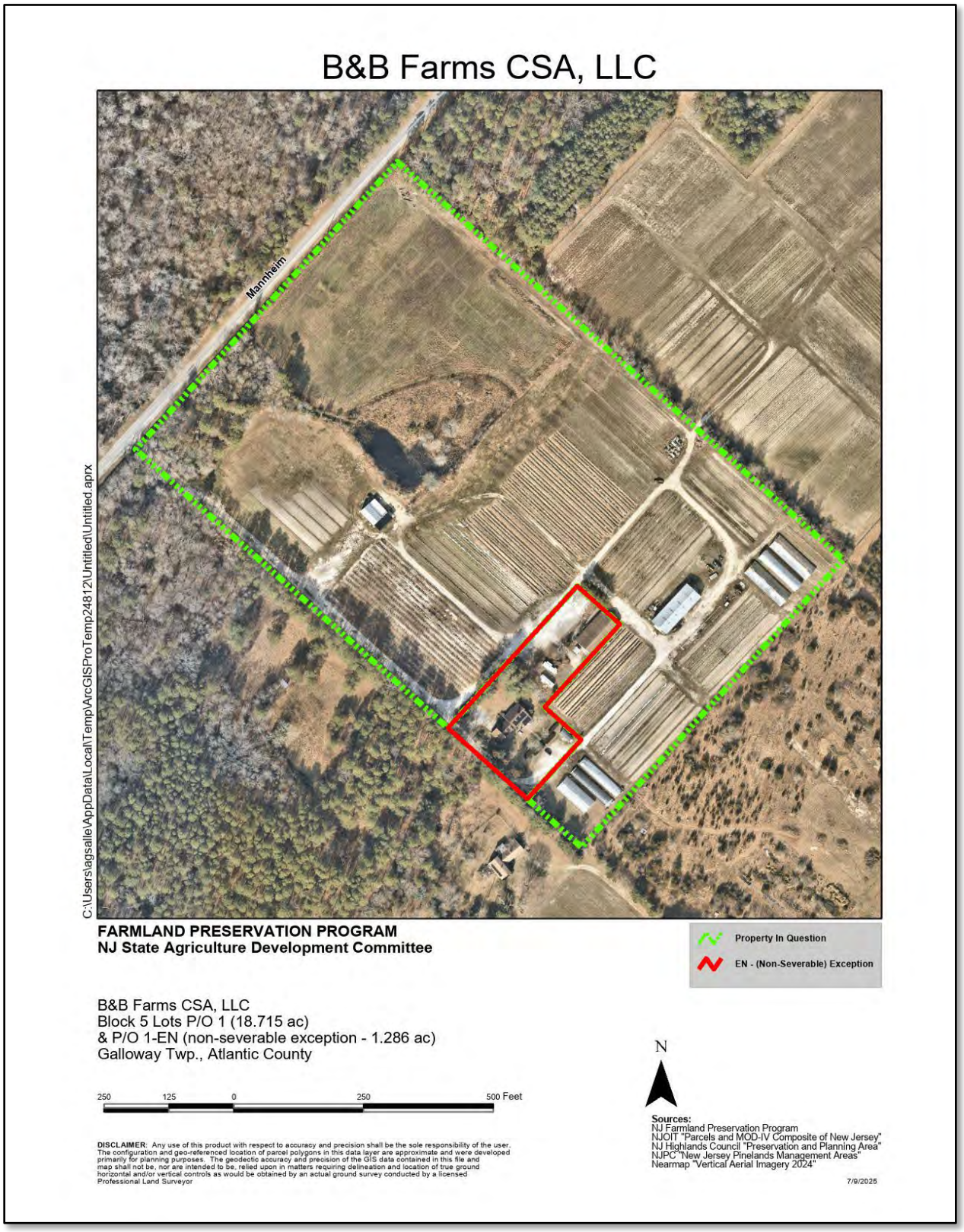
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

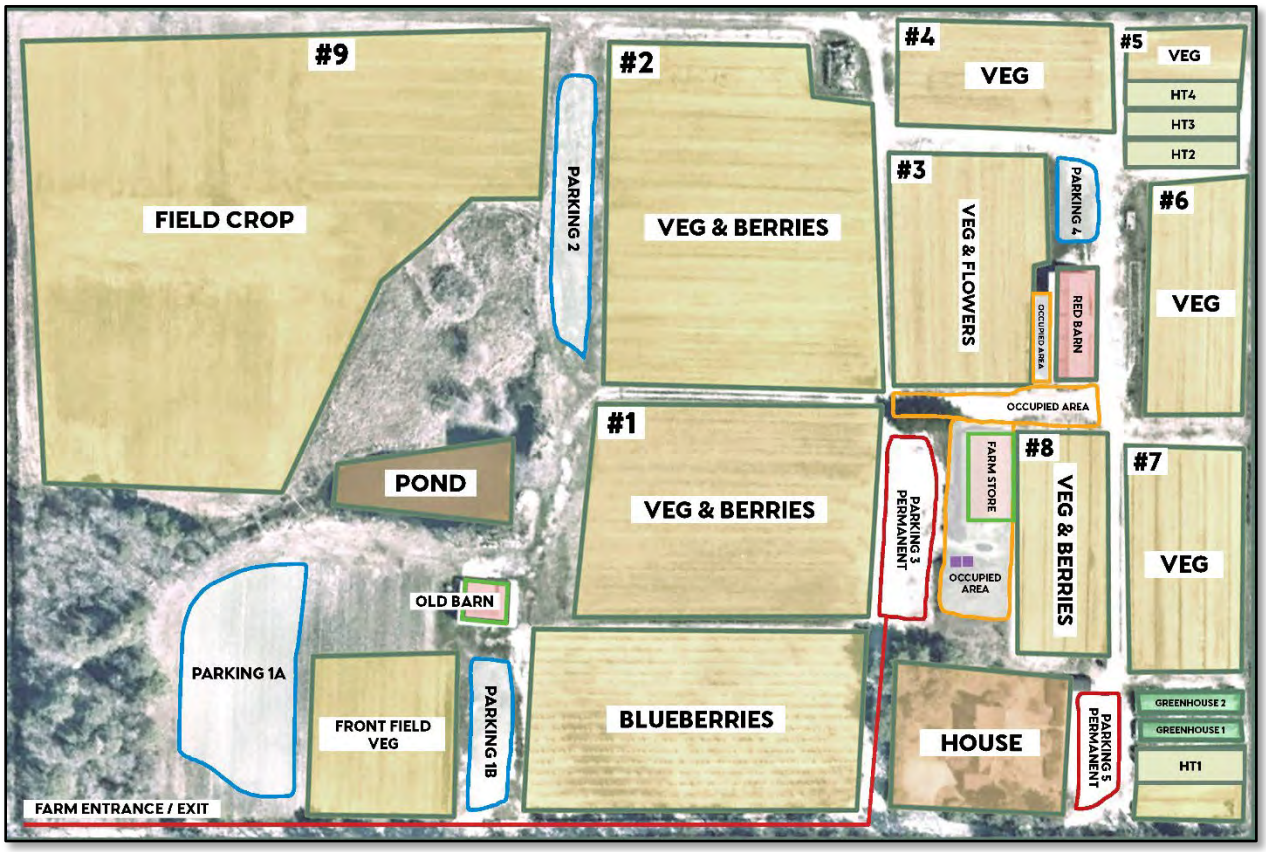
Schedule A

Premises



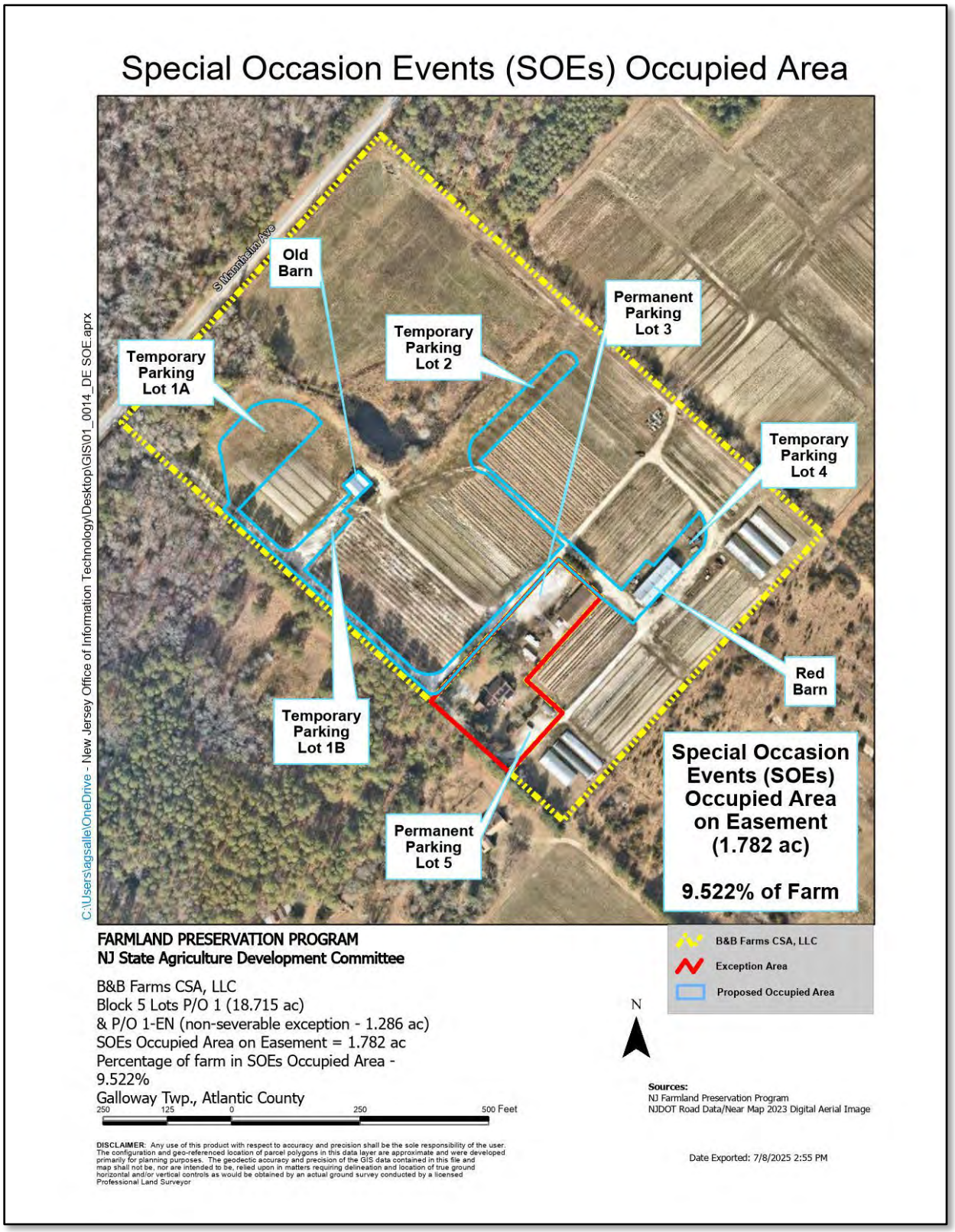
Schedule B

Occupied Area Applicant Map



Schedule C

Occupied Area SADC Map



Schedule D

Agricultural/Horticultural Production Value
Estimating Tool For SOE Applications

Agricultural/Horticultural Production Value Estimating Tool For Special Occasion Event (SOE) Applications

Applicant Name	B&B Farms CSA, LLC
Farm Address	250 South Mannheim Ave, Egg Harbor City, NJ 08215
County	Atlantic
Municipality	Galloway
SADC ID Number	01-0014-DE

General Category of Production	Estimated Gross Production Value/ Acre	Number of Acres	Total Estimated Gross Production Value
Vegetable	$1,747	11.0	$19,219.20
Fruit (other than grapes)	$6,335	2.0	$12,670.00
Winery/Grapes	$0		
Nursery/greenhouse/floriculture	$10,000	2.0	$20,000.00
Sod	$6,000		
Field crops	$294	3.0	$883.20
Hay	$287		
Equine	$190		
Livestock	$190		
Dairy	$190		
Christmas Trees	$0		
Woodland	$0		
TOTALS		**18.0**	**$52,772.40**

Basic Instructions: Fill in the number of acres from the farm's SOE Application. The spreadsheet estimating tool will then provide an estimated value of the farm's annual agricultural or horticultural production.

***Notes**: The SADC is in the process of adding an "Estimated Gross Production Value/Acre" for each "General Category of Production". Any category that does not yet have an estimated value will show up as $0. Please check back regularly for updated versions of this spreadsheet tool as the remaining estimated values get added.

***Last Updated 3/23/23**

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2026R5(2)

APPROVAL
Of
COUNTY PLANNING INCENTIVE GRANT ("PIG")
APPLICATIONS

FY 2027 PIG PROGRAM

May 28, 2026

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

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

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

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

3. Prepare a comprehensive farmland preservation plan; and

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

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17 (N.J.A.C. 2:76-17) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a county farmland preservation planning incentive grant program; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.6, a county, in submitting an application to the SADC shall include a copy of the comprehensive farmland preservation plan; a project area inventory for each project area designated within the plan in accordance with N.J.A.C. 2:76-17.5; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously allocated ; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4, the SADC specified that a county comprehensive farmland preservation plan shall, at a minimum, include the following components:

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

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

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

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

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

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

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

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

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

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

WHEREAS, the *Guidelines* emphasize that these county comprehensive farmland preservation plans should be developed in consultation with the agricultural community including the CADB, county planning board and the county board of agriculture, and where appropriate, in conjunction with surrounding counties, with at least two public meetings; and

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

WHEREAS, to date, Atlantic, Bergen, Burlington, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Salem, Somerset, Sussex and Warren Counties have submitted comprehensive farmland preservation plans and planning incentive grant applications; and

WHEREAS, the 18 total participants in the County Planning Incentive Grant Program identified 130 project areas targeted 6,178 farm parcels and 197,662 acres at an estimated total cost of $2,303,229,511, as summarized in the attached Schedule A; and

WHEREAS, of the 18 counties listed above, 14 counties, excluding Atlantic, Camden, Ocean, and Passaic Counties, applied for funding under the 2027 County Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.6(b)1 and N.J.A.C. 2:76-17.6(b), in order to improve county and municipal farmland preservation coordination, the counties notified all municipalities in which targeted farms are located within a project area and provided evidence of municipal review and comment and, if appropriate, the level of funding the municipality is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, SADC staff reviewed and evaluated the counties' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area inventories are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry; and

WHEREAS, 12 counties that applied for funding under the 2027 County Planning Incentive Grant round have comprehensive farmland preservation plans adopted within the last 10 years pursuant to N.J.A.C. 2:76-17.4(c); and

WHEREAS, Bergen and Sussex Counties applied for funding under the 2027 County Planning Incentive Grant round but have comprehensive farmland preservation plans that are greater than 10 years old; and

WHEREAS, Bergen and Sussex Counties are actively revising their comprehensive farmland preservation plan but have yet to adopt revisions; and

WHEREAS, the 14 applicants for the 2027 County Planning Incentive Grant round targeted 5,010 farm parcels and 182,070 acres at an estimated total cost of $2,172,033,815, with a ten-year preservation goal of 73,322 acres, as summarized in the attached Schedule B.

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval to Burlington, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset, and Warren Counties' Planning Incentive Grant applications for the FY 2027 funding round; and

BE IT FURTHER RESOLVED, that the SADC grants approval to Bergen and Sussex Counties

Planning Incentive Grant applications for the FY 2027 funding round conditioned upon the counties readopting their comprehensive farmland preservation plans prior to expending funds allocated to them in the SADC's FY2027 appropriation; and

BE IT FURTHER RESOLVED, that Atlantic, Camden, Ocean, and Passaic Counties' decisions not to apply to the 2027 County Planning Incentive Grant Program does not preclude use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plans; and

BE IT FURTHER RESOLVED, that the SADC will monitor each county's funding plan and adjust the eligibility of funds based on the county's progress in implementing the proposed funding plan. Pursuant to N.J.A.C. 2:76-17.8(a)3 each county with an approved Planning Incentive Grant shall expend its grant funds within three years of the date the funds are appropriated. These funds will be considered expended upon the SADC's issuance of a grant containing the final remaining funds. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the county; and

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

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



5/28/26
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	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farm Parcels	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax $0.0_/$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	620	9,684	$43,506,378	$4,493	150	450	700	0.13	$0.400	No Set Amount
Bergen	1	4	31	$1,826,737	$58,927	23	115	230	1.00	$22.820	No Set Amount
Burlington	4	179	11,925	$89,970,735	$7,545	1,000	5,000	10,000	1.50	$19.000	No Set Amount
Camden	5	261	2,846	$22,065,210	$7,753	258	1,393	3,147	2.00	$7.600	No Set Amount
Cape May	6	130	2,813	$6,750,320	$2,400	100	500	1,000	1.00	$8.000	No Set Amount
Cumberland	19	339	13,830	$66,537,612	$4,811	1,131	5,654	11,307	1.00	$1.300	No Set Amount
Hopewell	1	25	746	$3,424,927	$4,591	158	788	1,231	0.00	$0.021	$0.012
Gloucester	11	848	16,546	$127,881,781	$7,729	1,000	3,000	5,000	4.00	$11.300	No Set Amount
Franklin	6	224	3,929	$29,467,500	$7,500	100	750	1,500	1.00	$0.125	No Set Amount
Hunterdon	5	535	21,614	$191,240,377	$8,848	1,000	5,000	10,000	3.00	$6.000	$1.800
Alexandria	4	47	2,174	$37,002,300	$17,020	524	1,160	2,137	4.00	$0.365	$0.183
Delaware	2	217	4,901	$61,262,500	$12,500	500	2,500	5,000	6.00	$0.489	No Set Amount
East Amwell	2	18	1,233	$9,740,700	$7,900	75	375	750	4.00	$0.269	No Set Amount
Holland	0	31	1,113	$11,130,000	$10,000	0	0	0	0.00	$0.277	$0.000
Kingwood	1	49	2,603	$26,030,000	$10,000	170	679	849	3.00	$0.189	No Set Amount
Raritan	4	30	1,492	$37,300,000	$25,000	100	300	600	8.00	$0.328	No Set Amount
Readington	1	34	1,657	$19,884,000	$12,000	35	329	1,065	6.00	$0.670	No Set Amount
Tewksbury	3	69	1,759	$35,180,000	$20,000	100	300	1,000	5.00	$0.789	No Set Amount
Union	4	17	629	$5,409,400	$8,600	50	200	500	0.20	$0.139	$0.050
West Amwell	1	53	2,772	$27,720,000	$10,000	100	300	500	0.06	$0.187	$0.070
Mercer	7	62	2,149	$22,460,604	$10,450	100	500	1,000	3.00	$19.540	No Set Amount
Hopewell	0	14	776	$23,280,000	$30,000	100	500	1,000	3.00	$1.198	No Set Amount
Middlesex	5	106	2,482	$154,747,042	$62,355	225	1,125	2,250	3.00	$47.660	No Set Amount
Monmouth	6	182	7,104	$153,319,505	$21,581	541	2,599	4,075	2.75	$55.810	$1.360
Colts Neck	1	7	704	$26,048,000	$37,000	215	414	623	0.00	$0.444	No Set Amount
Holmdel	1	11	299	$11,643,160	$39,000	11	25	85	2.50	$1.076	No Set Amount
Howell	4	14	353	$7,060,000	$20,000	127	370	452	2.00	$1.509	No Set Amount
Manalapan	1	31	994	$19,880,000	$20,000	25	125	250	2.00	$2.247	$0.038
Marlboro	3	20	432	$15,552,000	$36,000	45	216	452	1.00	$0.738	$0.730
Millstone	4	60	2,750	$49,500,000	$18,000	200	600	1,000	6.00	$1.441	No Set Amount
Upper Freehold	1	106	4,431	$66,465,000	$15,000	550	1,000	1,500	6.00	$785.000	No Set Amount
Morris	3	181	3,735	$128,608,016	$34,435	100	520	1,080	0.62	$7.200	No Set Amount
Ocean	7	213	2,516	$60,092,144	$23,884	200	901	1,623	1.20	$11.659	No Set Amount
Passaic	1	4	100	$5,000,000	$50,000	100	500	1,000	1.00	$4.525	$0.750
Salem	3	950	38,677	$216,592,444	$5,600	650	3,250	6,500	2.00	$1.320	$1.320

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farm Parcels	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax $0.0_/$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Alloway	1	153	5,533	$33,751,300	$6,100	500	1,000	1,500	0.50	$0.014	No Set Amount
Mannington	1	41	933	$5,598,000	$6,000	50	300	454	4.00	$0.035	$0.035
Oldmans	1	74	2,420	$14,805,560	$6,118	100	500	1,000	2.00	$0.057	$0.057
Pilesgrove	4	204	7,753	$70,541,966	$9,099	0	0	0	0.00	$0.149	$0.149
Pittsgrove	1	204	4,249	$31,867,500	$7,500	0	0	0	0.00	$0.061	No Set Amount
Upper Pittsgrove	1	210	6,913	$51,847,500	$7,500	700	3,500	7,000	1.00	$0.034	$0.034
Somerset	10	276	10,433	$263,026,983	$25,211	446	2,850	6,300	3.00	$23.540	No Set Amount
Bedminster	1	111	5,204	$156,120,000	$30,000	500	2,500	4,000	2.00	$0.414	No Set Amount
Franklin	2	58	1,139	$22,780,000	$20,000	146	731	1,462	5.00	$7.359	No Set Amount
Hillsborough	3	7	296	$5,927,291	$20,000	100	500	1,000	2.80	$1.844	No Set Amount
Montgomery	1	26	672	$16,800,000	$25,000	153	306	763	0.00	$1.622	$0.000
Peapack & Gladstone	2	18	377	$13,195,000	$35,000	174	80	1,573	4.00	$0.284	No Set Amount
Sussex	6	615	24,157	$108,586,018	$4,495	458	2,290	4,580	0.17	$0.395	No Set Amount
Frankford	4	87	3,412	$15,241,404	$4,467	100	500	1,000	1.00	$0.074	$0.074
Green	3	54	1,408	$9,152,000	$6,500	150	675	1,300	1.00	$0.043	No Set Amount
Warren	7	603	26,575	$140,047,834	$5,270	1,000	5,000	10,000	2.00	$3.100	$0.939
Blairstown	1	20	1,569	$11,770,088	$7,500	38	200	375	2.40	$0.177	No Set Amount
Franklin	2	148	4,560	$23,028,000	$5,050	100	500	1,000	0.00	$0.257	No Set Amount
Freylinghuysen	7	69	2,278	$14,807,000	$6,500	0	0	0	0.00	$0.000	No Set Amount
Harmony	1	73	2,566	$16,586,696	$5,248	75	400	750	0.00	$2.168	$2.168
Hope	1	58	3,137	$13,972,198	$4,454	80	650	1,000	2.25	$0.049	No Set Amount
Knowlton	2	58	2,248	$11,240,000	$5,000	0	0	0	0.00	$0.000	No Set Amount
White	1	88	2,673	$17,446,671	$6,527	100	900	2,000	2.00	$0.109	No Set Amount
Washington	1	40	1,985	$15,483,000	$7,800	100	500	1,000	2.00	$0.137	No Set Amount
County Totals (18)	**123**	**6,108**	**197,216**	**$1,802,259,741**		**8,482**	**40,647**	**79,792**		**$243.569**	
Municipal Totals (45)	**85**	**2,878**	**97,072**	**$1,094,940,660**		**6,350**	**24,673**	**47,671**		**$812.389**	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

Date: 5/28/26

Schedule B

2025 COUNTY PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS

County	# of Project Areas	# of Target Farms Parcels	Targeted Farm Acreage	Estimated Total Cost	Estimated Cost Per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax $0.0_/$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Bergen	1	4	31	$1,826,737	$58,927	23	115	230	1.00	$22.82	No Set Amount
Burlington	4	179	11,925	$89,970,735	$7,545	1,000	5,000	10,000	1.50	$19.00	No Set Amount
Cape May	6	130	2,813	$6,750,320	$2,400	100	500	1,000	1.00	$8.00	No Set Amount
Cumberland	19	339	13,830	$66,537,612	$4,811	1,131	5,654	11,307	1.00	$1.30	No Set Amount
Gloucester	11	848	16,546	$127,881,781	$7,729	1,000	3,000	5,000	4.00	$11.30	No Set Amount
Hunterdon	5	535	21,614	$191,240,377	$8,848	1,000	5,000	10,000	3.00	$6.00	$1.80
Mercer	7	62	2,149	$22,460,604	$10,450	100	500	1,000	3.00	$19.54	No Set Amount
Middlesex	5	106	2,482	$154,747,042	$62,355	225	1,125	2,250	3.00	$47.66	No Set Amount
Monmouth	6	182	7,104	$153,319,505	$21,581	541	2,599	4,075	2.75	$55.81	$1.36
Morris	3	181	3,735	$128,608,016	$34,435	100	520	1,080	0.62	$7.20	No Set Amount
Salem	3	950	38,677	$216,592,444	$5,600	650	3,250	6,500	2.00	$1.32	$1.32
Somerset	10	276	10,433	$263,026,983	$25,211	446	2,850	6,300	3.00	$23.54	No Set Amount
Sussex	6	615	24,157	$108,586,018	$4,495	458	2,290	4,580	0.17	$0.40	No Set Amount
Warren	7	603	26,575	$140,047,834	$5,270	1,000	5,000	10,000	2.00	$3.10	$0.94
Final Approval Totals											
Total	**93**	**5,010**	**182,070**	**$1,671,596,008**	**$18,547**	**7,774**	**37,403**	**73,322**		**227**	
Date: 5/28/26											

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2026R5(3)

APPROVAL Of
MUNICIPAL PLANNING INCENTIVE GRANT ("PIG") APPLICATIONS INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND PROJECT AREA SUMMARIES
FY 2027 PIG PROGRAM

May 28, 2026

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

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

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

2. Establish an agricultural advisory committee composed of at least three, but not more than five, residents with a majority of the members actively engaged in farming and owning a portion of the land they farm; and

3. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, such as, but not limited to, repeated annual appropriations or repeated issuance of bonded indebtedness, which the SADC deems to be, in effect, a dedicated source of funding; and

4. Prepare a farmland preservation plan element pursuant to paragraph (13) of section 19 of P.L. 1975, c.291 (C.40:55D-28) in consultation with the agricultural advisory committee; and

5. Prepare and adopt a right-to-farm ordinance that is consistent with, or provides greater protections to, commercial farm operators and owners than, the Right to Farm Act, N.J.S.A 4:1C-1 et seq., as determined by the Committee; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17A (N.J.A.C. 2:76-17A) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a municipal farmland preservation planning incentive grant program; and

WHEREAS, as a condition of eligibility for a planning incentive grant, a municipality's comprehensive farmland preservation plan must be reviewed and readopted at least every 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland plan element, a project area inventory for each project area designated within the plan in accordance with N.J.A.C. 2:76-17A.5; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously allocated; and

WHEREAS, the SADC has 41 active municipal planning incentive grant participants that identified 85 project areas in 9 counties and targeted 2,878 farm parcels and 97,072 acres at an estimated total cost of $1,094,940,660, as summarized in the attached Schedule A; and

WHEREAS, of the 41 municipalities, 26 applied for funding under the 2027 Municipal Planning Incentive Grant Program and identified areas targeting 2,210 farm parcels and 70,483 acres at an estimated total cost of $771,794,762, with a ten-year preservation goal of 44,085 acres, as summarized in the attached Schedule B; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(b)1 and N.J.A.C. 2:76-17A.6(b)2, in order to improve municipal and county farmland preservation coordination, the municipalities forwarded their applications to the county for review and provided evidence of county review and comment and, if appropriate, the level of funding the county is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, SADC staff reviewed and evaluated the municipalities' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry; and

WHEREAS, 23 of the municipalities that applied for funding under the 2027 Municipal Planning Incentive Grant Program have comprehensive farmland preservation plans adopted within the last 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, three (3) municipalities that applied for funding under the 2027 Municipal Planning Incentive Grant Program have comprehensive farmland preservation plans greater than 10 years old, are actively revising these plans and anticipate readoption in advance of the approval of the SADC's FY27 appropriation request; and

WHEREAS, as part of their applications for the 2027 Municipal Planning Incentive Grant round, East Amwell Township, Hunterdon County; Kingwood Township, Hunterdon County; Colts Neck Township, Monmouth County; and Pilesgrove Township, Salem County included an amended comprehensive farmland preservation plan developed consistent with the SADC's adopted guidelines; and

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

WHEREAS, East Amwell Township, Hunterdon County; Kingwood Township, Hunterdon County; Colts Neck Township, Monmouth County; and Pilesgrove Township, Salem County have executed grant agreements with the SADC to fund their comprehensive farmland preservation plan updates; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the following Municipal Planning Incentive Grant applications submitted under the FY27 program funding round, as summarized in the attached Schedule B:

1. Hopewell Township, Cumberland County
2. Franklin Township, Gloucester County
3. Delaware Township, Hunterdon County
4. East Amwell Township, Hunterdon County
5. Holland Township, Hunterdon County
6. Kingwood Township, Hunterdon County
7. Readington Township, Hunterdon County
8. Colts Neck Township, Monmouth County
9. Manalapan Township, Monmouth County
10. Millstone Township, Monmouth County
11. Alloway Township, Salem County
12. Mannington Township, Salem County
13. Pilesgrove Township, Salem County
14. Pittsgrove Township, Salem County
15. Upper Pittsgrove Township, Salem County
16. Franklin Township, Somerset County
17. Peapack & Gladstone Borough, Somerset
18. Green Township, Sussex County
19. Frelinghuysen Township, Warren County
20. Franklin Township, Warren County
21. Hope Township, Warren County
22. Knowlton Township, Warren County
23. White Township, Warren County; and

BE IT FURTHER RESOLVED, that the SADC grants approval of the following Municipal Planning Incentive Grant applications conditioned upon readoption of their comprehensive farmland preservation plans prior to approval of the SADC's FY27 appropriation request, as summarized in the attached Schedule B:

1. Hopewell Township, Mercer County
2. Bedminster Township, Somerset County
3. Montgomery Township, Somerset County

BE IT FURTHER RESOLVED, that the SADC grants approval of the East Amwell Township, Hunterdon County; Kingwood Township, Hunterdon County; Colts Neck Township, Monmouth County; and Pilesgrove Township, Salem County comprehensive farmland preservation plan amendments; and

BE IT FURTHER RESOLVED, that the SADC authorizes release of cost share funding for the updates to these comprehensive farmland preservation plans upon completion of grant requirements pursuant to SADC Policy #55 and the executed agreement; and

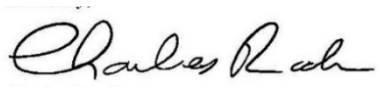
BE IT FURTHER RESOLVED, a municipalities' decision not to apply to the 2027 Municipal Planning Incentive Grant Program does not preclude use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plan; and

BE IT FURTHER RESOLVED, that funding eligibility shall be established pursuant to N.J.A.C. 2:76-17A.8(a), and that the SADC's approval of State funding is subject to Legislative appropriation of funds and the Governor signing the respective appropriation bills; and

BE IT FURTHER RESOLVED, that the SADC will monitor the municipality's funding plan and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan pursuant to N.J.A.C 2:76-17A.8(a)2. Each Planning Incentive Grant municipality shall expend its grant funds within three years of the date the funds are appropriated. These funds will be considered expended upon the SADC's issuance of a grant containing the final remaining funds. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the municipality; and

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

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



5/28/26
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	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farm Parcels	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax $0.0_/$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	620	9,684	$43,506,378	$4,493	150	450	700	0.13	$0.400	No Set Amount
Bergen	1	4	31	$1,826,737	$58,927	23	115	230	1.00	$22.820	No Set Amount
Burlington	4	179	11,925	$89,970,735	$7,545	1,000	5,000	10,000	1.50	$19.000	No Set Amount
Camden	5	261	2,846	$22,065,210	$7,753	258	1,393	3,147	2.00	$7.600	No Set Amount
Cape May	6	130	2,813	$6,750,320	$2,400	100	500	1,000	1.00	$8.000	No Set Amount
Cumberland	19	339	13,830	$66,537,612	$4,811	1,131	5,654	11,307	1.00	$1.300	No Set Amount
Hopewell	1	25	746	$3,424,927	$4,591	158	788	1,231	0.00	$0.021	$0.012
Gloucester	11	848	16,546	$127,881,781	$7,729	1,000	3,000	5,000	4.00	$11.300	No Set Amount
Franklin	6	224	3,929	$29,467,500	$7,500	100	750	1,500	1.00	$0.125	No Set Amount
Hunterdon	5	535	21,614	$191,240,377	$8,848	1,000	5,000	10,000	3.00	$6.000	$1.800
Alexandria	4	47	2,174	$37,002,300	$17,020	524	1,160	2,137	4.00	$0.365	$0.183
Delaware	2	217	4,901	$61,262,500	$12,500	500	2,500	5,000	6.00	$0.489	No Set Amount
East Amwell	2	18	1,233	$9,740,700	$7,900	75	375	750	4.00	$0.269	No Set Amount
Holland	0	31	1,113	$11,130,000	$10,000	0	0	0	0.00	$0.277	$0.000
Kingwood	1	49	2,603	$26,030,000	$10,000	170	679	849	3.00	$0.189	No Set Amount
Raritan	4	30	1,492	$37,300,000	$25,000	100	300	600	8.00	$0.328	No Set Amount
Readington	1	34	1,657	$19,884,000	$12,000	35	329	1,065	6.00	$0.670	No Set Amount
Tewksbury	3	69	1,759	$35,180,000	$20,000	100	300	1,000	5.00	$0.789	No Set Amount
Union	4	17	629	$5,409,400	$8,600	50	200	500	0.20	$0.139	$0.050
West Amwell	1	53	2,772	$27,720,000	$10,000	100	300	500	0.06	$0.187	$0.070
Mercer	7	62	2,149	$22,460,604	$10,450	100	500	1,000	3.00	$19.540	No Set Amount
Hopewell	0	14	776	$23,280,000	$30,000	100	500	1,000	3.00	$1.198	No Set Amount
Middlesex	5	106	2,482	$154,747,042	$62,355	225	1,125	2,250	3.00	$47.660	No Set Amount
Monmouth	6	182	7,104	$153,319,505	$21,581	541	2,599	4,075	2.75	$55.810	$1.360
Colts Neck	1	7	704	$26,048,000	$37,000	215	414	623	0.00	$0.444	No Set Amount
Holmdel	1	11	299	$11,643,160	$39,000	11	25	85	2.50	$1.076	No Set Amount
Howell	4	14	353	$7,060,000	$20,000	127	370	452	2.00	$1.509	No Set Amount
Manalapan	1	31	994	$19,880,000	$20,000	25	125	250	2.00	$2.247	$0.038
Marlboro	3	20	432	$15,552,000	$36,000	45	216	452	1.00	$0.738	$0.730
Millstone	4	60	2,750	$49,500,000	$18,000	200	600	1,000	6.00	$1.441	No Set Amount
Upper Freehold	1	106	4,431	$66,465,000	$15,000	550	1,000	1,500	6.00	$785.000	No Set Amount
Morris	3	181	3,735	$128,608,016	$34,435	100	520	1,080	0.62	$7.200	No Set Amount
Ocean	7	213	2,516	$60,092,144	$23,884	200	901	1,623	1.20	$11.659	No Set Amount
Passaic	1	4	100	$5,000,000	$50,000	100	500	1,000	1.00	$4.525	$0.750
Salem	3	950	38,677	$216,592,444	$5,600	650	3,250	6,500	2.00	$1.320	$1.320

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farm Parcels	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax $0.0_/$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Alloway	1	153	5,533	$33,751,300	$6,100	500	1,000	1,500	0.50	$0.014	No Set Amount
Mannington	1	41	933	$5,598,000	$6,000	50	300	454	4.00	$0.035	$0.035
Oldmans	1	74	2,420	$14,805,560	$6,118	100	500	1,000	2.00	$0.057	$0.057
Pilesgrove	4	204	7,753	$70,541,966	$9,099	0	0	0	0.00	$0.149	$0.149
Pittsgrove	1	204	4,249	$31,867,500	$7,500	0	0	0	0.00	$0.061	No Set Amount
Upper Pittsgrove	1	210	6,913	$51,847,500	$7,500	700	3,500	7,000	1.00	$0.034	$0.034
Somerset	10	276	10,433	$263,026,983	$25,211	446	2,850	6,300	3.00	$23.540	No Set Amount
Bedminster	1	111	5,204	$156,120,000	$30,000	500	2,500	4,000	2.00	$0.414	No Set Amount
Franklin	2	58	1,139	$22,780,000	$20,000	146	731	1,462	5.00	$7.359	No Set Amount
Hillsborough	3	7	296	$5,927,291	$20,000	100	500	1,000	2.80	$1.844	No Set Amount
Montgomery	1	26	672	$16,800,000	$25,000	153	306	763	0.00	$1.622	$0.000
Peapack & Gladstone	2	18	377	$13,195,000	$35,000	174	80	1,573	4.00	$0.284	No Set Amount
Sussex	6	615	24,157	$108,586,018	$4,495	458	2,290	4,580	0.17	$0.395	No Set Amount
Frankford	4	87	3,412	$15,241,404	$4,467	100	500	1,000	1.00	$0.074	$0.074
Green	3	54	1,408	$9,152,000	$6,500	150	675	1,300	1.00	$0.043	No Set Amount
Warren	7	603	26,575	$140,047,834	$5,270	1,000	5,000	10,000	2.00	$3.100	$0.939
Blairstown	1	20	1,569	$11,770,088	$7,500	38	200	375	2.40	$0.177	No Set Amount
Franklin	2	148	4,560	$23,028,000	$5,050	100	500	1,000	0.00	$0.257	No Set Amount
Freylinghuysen	7	69	2,278	$14,807,000	$6,500	0	0	0	0.00	$0.000	No Set Amount
Harmony	1	73	2,566	$16,586,696	$5,248	75	400	750	0.00	$2.168	$2.168
Hope	1	58	3,137	$13,972,198	$4,454	80	650	1,000	2.25	$0.049	No Set Amount
Knowlton	2	58	2,248	$11,240,000	$5,000	0	0	0	0.00	$0.000	No Set Amount
White	1	88	2,673	$17,446,671	$6,527	100	900	2,000	2.00	$0.109	No Set Amount
Washington	1	40	1,985	$15,483,000	$7,800	100	500	1,000	2.00	$0.137	No Set Amount
County Totals (18)	**123**	**6,108**	**197,216**	**$1,802,259,741**		**8,482**	**40,647**	**79,792**		**$243.569**	
Municipal Totals (45)	**85**	**2,878**	**97,072**	**$1,094,940,660**		**6,350**	**24,673**	**47,671**		**$812.389**	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

Date: 5/28/26

Schedule B

MUNICIPAL PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS

County / Municipality	# of Project Areas	# of Targeted Farm Parcels	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax $0.0_/$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Cumberland											
Hopewell	1	25	746	$3,424,927	$4,591	158	788	1,231	0.00	$0.021	$0.012
Gloucester											
Franklin	6	224	3,929	$29,467,500	$7,500	100	750	1,500	1.00	$0.125	No Set Amount
Hunterdon											
Delaware	2	217	4,901	$61,262,500	$12,500	500	2,500	5,000	6.00	$0.489	No Set Amount
East Amwell	2	18	1,233	$9,740,700	$7,900	75	375	750	4.00	$0.269	No Set Amount
Holland	4	31	1,113	$11,130,000	$10,000	703	1,700	2,222	2.00	$0.277	No Set Amount
Kingwood	1	49	2,603	$26,030,000	$10,000	170	679	849	3.00	$0.189	No Set Amount
Readington	1	34	1,657	$19,884,000	$12,000	100	600	1,065	2.00	$0.670	No Set Amount
Mercer											
Hopewell	1	14	776	$23,280,000	$30,000	100	500	1,000	3.00	$1.198	No Set Amount
Monmouth											
Colts Neck	1	7	704	$26,048,000	$37,000	215	414	623	1.20	$0.444	No Set Amount
Manalapan	1	31	994	$19,880,000	$20,000	131	659	1,318	2.00	$2.247	No Set Amount
Millstone	4	60	2,750	$49,500,000	$18,000	200	600	1,000	6.00	$1.441	No Set Amount
Salem											
Alloway	1	153	5,533	$33,751,300	$6,100	500	1,000	1,500	0.50	$0.014	No Set Amount
Mannington	1	41	933	$5,598,000	$6,000	25	125	250	2.00	$0.035	$0.035
Pilesgrove	4	204	7,753	$70,541,966	$9,099	203	1,304	2,608	3.00	$0.149	$0.149
Pittsgrove	1	204	4,249	$31,867,500	$7,500	255	1,018	3,054	1.00	$0.061	No Set Amount
Upper Pittsgrove	1	210	6,913	$51,847,500	$7,500	700	3,500	7,000	1.00	$0.034	$0.034
Somerset											
Bedminster	1	111	5,204	$156,120,000	$30,000	500	2,500	4,000	2.00	$0.414	No Set Amount
Franklin	2	58	1,139	$22,780,000	$20,000	146	731	1,462	5.00	$7.359	No Set Amount
Montgomery	1	26	672	$16,800,000	$25,000	153	306	763	4.00	$1.622	No Set Amount
Peapack & Gladstone	2	18	377	$13,195,000	$35,000	20	80	160	3.00	$0.284	No Set Amount
Sussex											
Green	3	54	1,408	$9,152,000	$6,500	150	675	1,300	1.00	$0.043	No Set Amount
Warren											
Franklin	2	148	4,560	$23,028,000	$5,050	100	500	1,000	0.00	$0.257	No Set Amount
Freylinghuysen	7	69	2,278	$14,807,000	$6,500	45	220	430	2.00	$0.058	No Set Amount
Hope	1	58	3,137	$13,972,198	$4,454	80	650	1,000	2.25	$0.049	No Set Amount
Knowlton	2	58	2,248	$11,240,000	$5,000	100	500	1,000	2.00	$0.052	No Set Amount
White	1	88	2,673	$17,446,671	$6,527	100	900	2,000	2.00	$0.109	No Set Amount
Final Approval Totals	**54**	**2,210**	**70,483**	**$771,794,762**		**5,528**	**23,575**	**44,085**		**$17.910**	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

Date: 5/28/26

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R5(4)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO UPPER PITTSGROVE TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Harrell, Robin Joy
SADC ID# 17-0277-PG
Upper Pittsgrove Township, Salem County
N.J.A.C. 2:76-17A.1, et seq.

MAY 28, 2026

WHEREAS, on October 1, 2025 the application for the sale of a development easement from Robin Joy Harrell, hereinafter "Owner," for the property identified as Block 25, Lot 1, Upper Pittsgrove Township, Salem County, totaling approximately 22.61 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

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

WHEREAS, the Owner received the SADC 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 Area; and

WHEREAS, the Property includes zero (0) of exception areas, resulting in approximately 22.61 net acres to be preserved, hereinafter referred to as "the Premises"; 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, 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, 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 February 11, 2026, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $13,200 per acre based on zoning and environmental regulations in place as of the current valuation date November 10, 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 $9,500 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 $14,626 per acre; and

WHEREAS, the Owners accepted the Upper Pittsgrove Township's offer of $14,626 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 April 14, 2026, the Upper Pittsgrove Township Committee approved the application for the sale of development easement and a funding commitment of $1,462.60 per acre; and

WHEREAS, on April 22, 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 April 22, 2026, the Salem County Board of County Commissioners passed a resolution granting final approval and a commitment of funding for $1,462.60 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 22.61 acres)

	Total	Per/acre
SADC	$264,555.09	($11,700.80/acre)
Township	$33,069.39	($1,462.60/acre)
County	$33,069.39	($1,462.60/acre)
Total Purchase	$330,693.86	($14,626.00/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 $291,562.50; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Upper Pittsgrove Township is requesting $291,562.50 in base grant, which is available at this time (Schedule D); and

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

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

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

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC grants final approval to provide a buffered cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 23.288 net easement acres, at a State cost share of $12,519.86 per acre, for a total grant of approximately $291,562.50 pursuant to N.J.A.C. 2:76-26.12.

3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).

4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.

5. The SADC will be providing its grant directly to the Salem 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.

6. 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.

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

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

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

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

5/28/26
Date

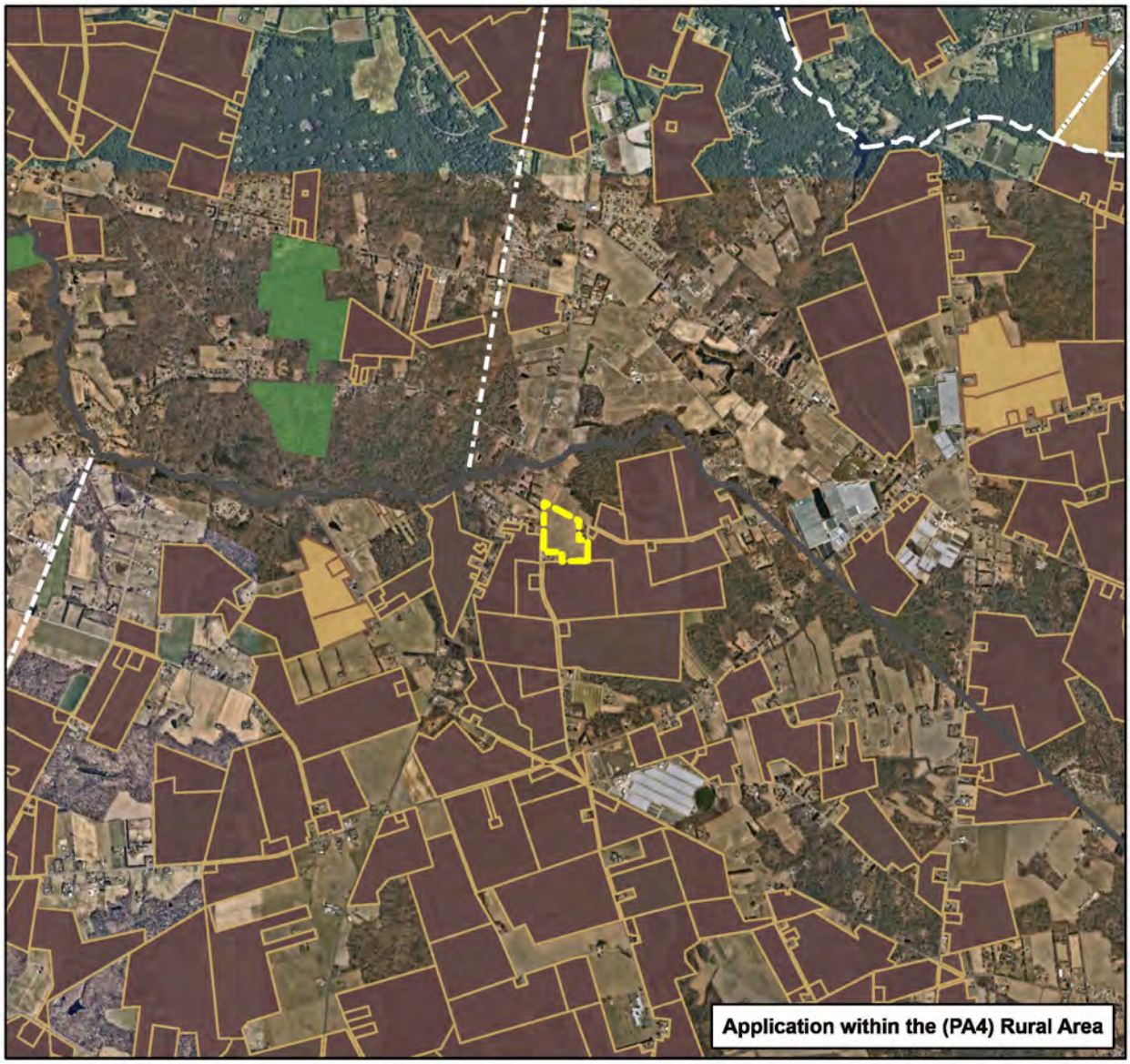
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Harrell, Robin Joy
Block 25 Lot 1 (22.61 ac)
Gross Total = 22.61 ac
Upper Pittsgrove Twp., Salem County

0 1250 2500 5000 7500
Feet

N

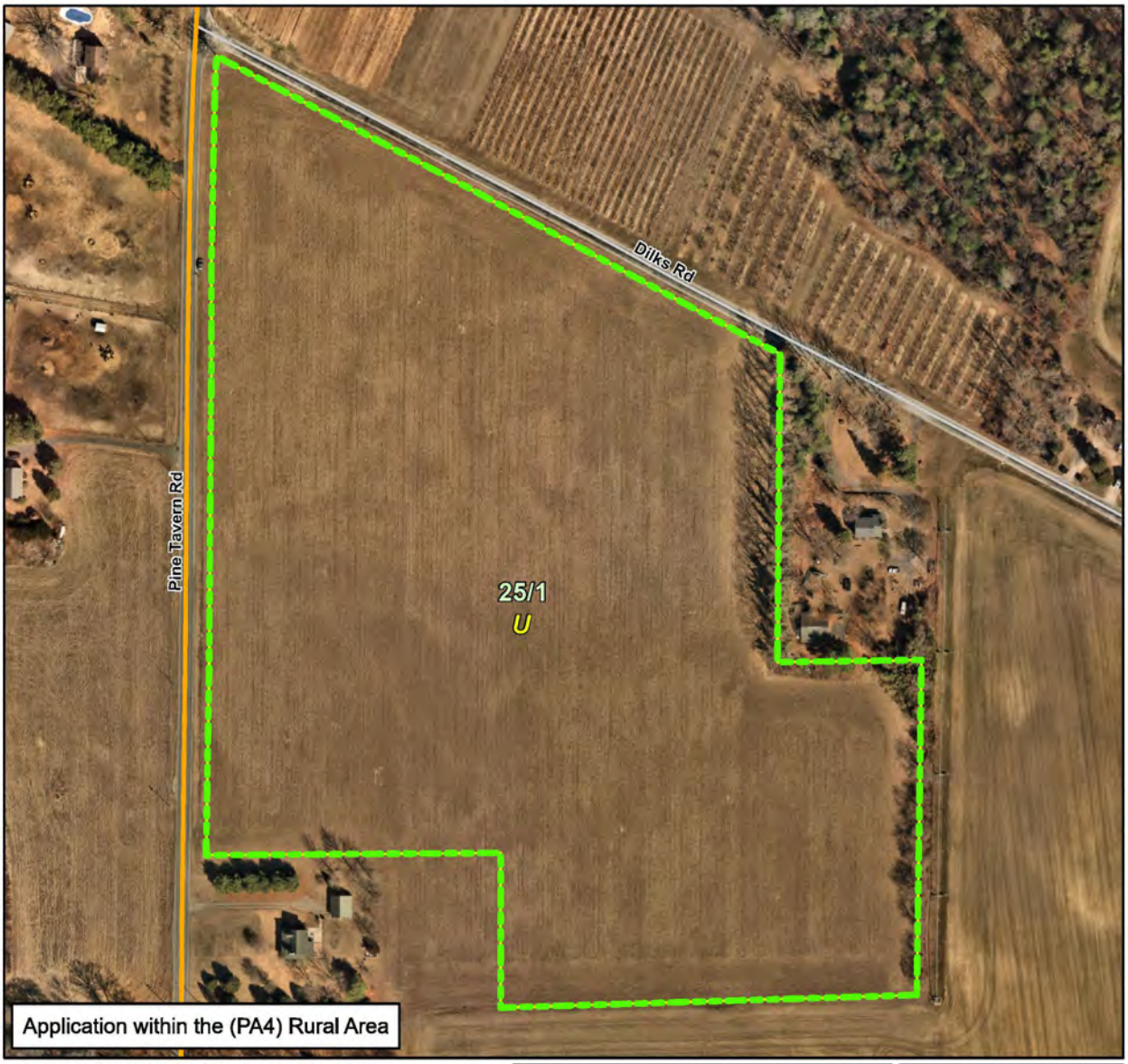
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

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

9/26/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Harrell, Robin Joy
Block 25 Lot 1 (22.61 ac)
Gross Total = 22.61 ac
Upper 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
County Roads

0 100 200 400 600 Feet

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"

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.

9/29/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Harrell, Robin Joy
Block 25 Lot 1 (22.61 ac)
Gross Total = 22.61 ac
Upper Pittsgrove Twp., Salem County

Estimated Easement Acres: 22.61
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.

9/29/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Harrell, Robin Joy**		
SADC ID:	**17-0277-PG**	**Total Score**	**26.98**
Farm Address:	**Upper Pittsgrove**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**20.00**
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***	***21.98***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors			**Points**
Soils			10.00
Size			0.00
Tillability			10.00
Contiguity to Preserved Farms			10.00
Agricultural Water Availability (Y/N)			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.67	30.00
			Agricultural Resource %
			20.00

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)	0
	Additional Restrictions %
	5

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)	**$13,676**
Per Acre Value of Voluntary Deed Restrictions (each)	**$950**
Per Acre Value after Voluntary Deed Restrictions	**$14,626**
Net Acres	**22.61**
Estimated Easement Values	
Estimated Unadjusted Total	**$309,214**
Plus: Adjustment for Voluntary Restrictions (+)	**$21,480**
Estimated offer before Residential Opportunities reduction	**$330,694**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$330,694**

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.

SADC Municipal Pig Financial Status
Upper Pittsgrove Township, Salem County

Schedule D

						SADC		Federal Grant		Grant			
										Fiscal Year 09			750,000.00
										Fiscal Year 11			500,000.00
										Fiscal Year 13			500,000.00
										Fiscal Year 17			500,000.00
										Fiscal Year 19			1,000,000.00
										Fiscal Year 21			1,000,000.00
										Fiscal Year 22			1,000,000.00
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
													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
17-0277-PG	Harrell, Robin Joy	22.6100	23.2880	14,626.00	12,519.86	340,610.29	291,562.50			291,562.50			185,557.29
Closed	27	1,011.1250	1,002.8750			5,612,712.55	3,536,438.68	804,487.67	269,065.25				
Encumbered	5	149.3100	153.7900			1,776,195.25	1,520,423.40						
										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	814,442.71	-	185,557.29
										Total			185,557.29

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R5(5)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO FRANKLIN TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Horses and Hay, LLC
SADC ID# 18-0243-PG
Franklin Township, Somerset County
N.J.A.C. 2:76-17A.1, et seq.

MAY 28, 2026

WHEREAS, on October 23, 2025, the application for the sale of a development easement from Horses and Hay, LLC, hereinafter "Owners," for the property identified as Block 11.01, Lot 46, Franklin Township, Somerset County, totaling approximately 18.339 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

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

WHEREAS, the Owner received the SADC 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 Area; and

WHEREAS, the Property includes, one (1), approximately 1.51-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 16.83 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 1.51-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) No pre-existing non-agricultural uses; and

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

WHEREAS, the only equine service (boarding services, lessons and riding ring) take place within the 1.51 acre non-severable exception; 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 .22 acres (1.31%) 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 March 26, 2026, the SADC certified the Development Easement value of $24,200 per acre based on zoning and environmental regulations in place as of the current valuation date December 22, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $40,000 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 $20,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $28,824 per acre; and

WHEREAS, the Owners accepted the Franklin Township's offer of $28,824 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, the Franklin Township Committee 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, Somerset County is not participating in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15(b), the SADC shall hold the development easement because County funds are not being utilized for the purchase of the development easement; and

WHEREAS, to proceed with the SADC's purchase of the development easement, 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; and

WHEREAS, the estimated cost share breakdown is as follows (based on 16.831 acres)

	Total	Per/acre
SADC	$388,109.40	($23,059.20/acre)
Franklin Township	$ 97,027.35	($ 5,764.80/acre)
Total Purchase	$485,136.74	($28,824.00/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 $427,737.02; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), Franklin Township is requesting $427,737.02 in base grant which is available at this time (Schedule D); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.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 Township for the purchase of a development easement on the Premises, comprising approximately 17.336 net easement acres, at a State cost share of $24,673.34 per acre, for a total grant of approximately $427,737.02 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 hold the easement.

7. The landowner, Franklin Township and the SADC shall enter into an agreement for sale of the development easement.

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 and the Office of the Attorney General.

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.

Charles Roohr

5/28/26
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	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



C:\GIS\Projects\Projects\Greenlights\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Horses & Hay, LLC
Block 11.01 P/O Lot 46 (16.831 ac); &
& P/O Lot 46-EN (non-severable exception - 1.508 ac)
Gross Total = 18.339 ac
Franklin Twp., Somerset County

0 1250 2500 5000 7500 Feet

N

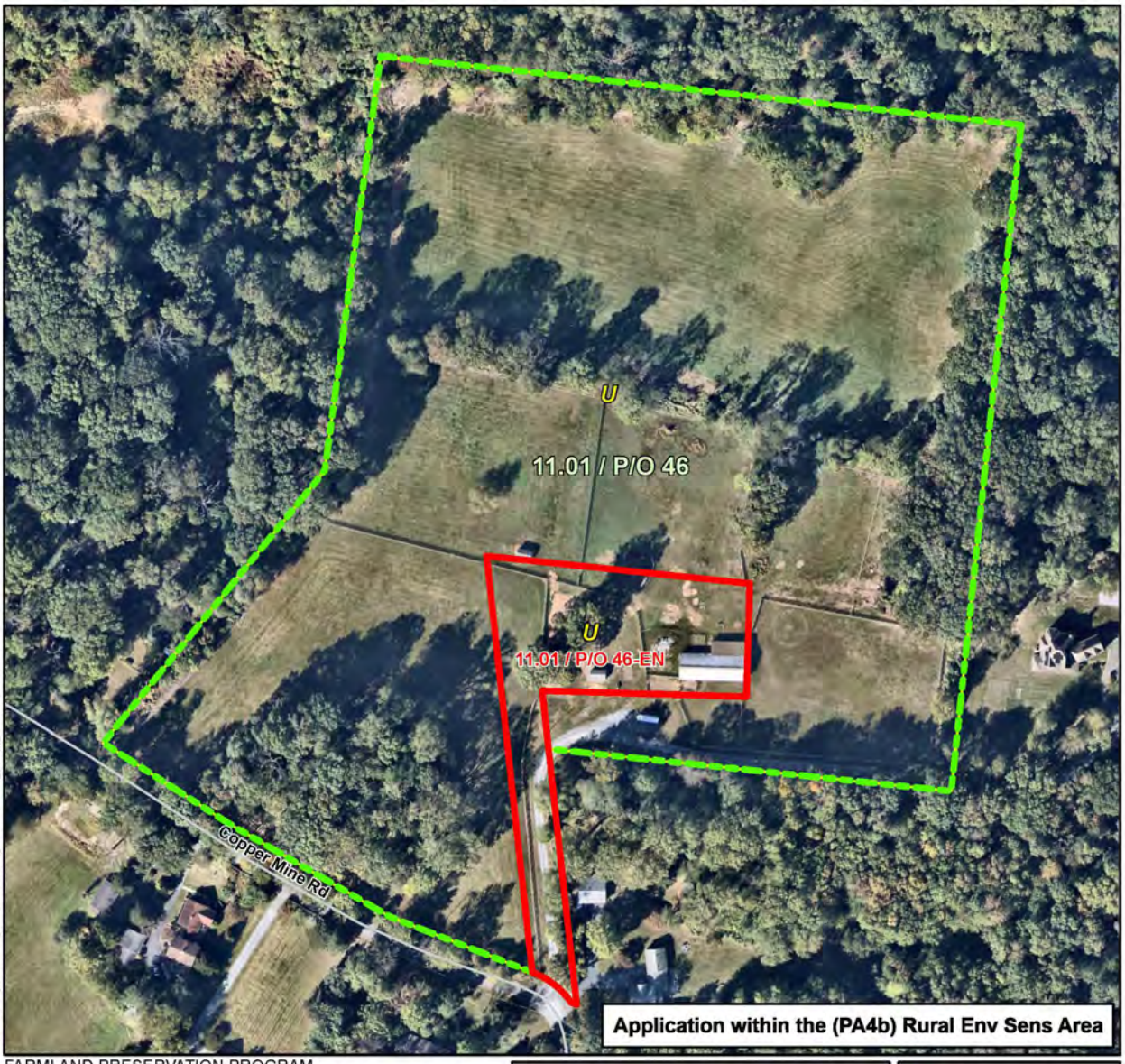
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

Sources:
NJ Farmland Preservation Program
Property Survey Data
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

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

10/14/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Horses & Hay, LLC
Block 11.01 P/O Lot 46 (16.831 ac); &
& P/O Lot 46-EN (non-severable exception - 1.508 ac)
Gross Total = 18.339 ac
Franklin Twp., Somerset County

0 50 100 200 300 400 Feet

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

Property in Question
Exception areas
Wetlands Boundaries
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
Property 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"

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10/14/2025

SCHEDULE B

Preliminary Soil Disturbance Map



C:\GISProjects\Projects\SPS_Mapping.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Horses & Hay, LLC
Block 11.01 P/O Lot 46 (16.83 ac); &
& P/O Lot 46-EN (non-severable exception - 1.508 ac)
Gross Total = 18.34 ac
Franklin Twp., Somerset County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 16.83
Total Disturbance Acres (Does not include exception areas): 0.22
Percent of Disturbance: 1.31%

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.

6/13/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Horses and Hay, LLC**		
SADC ID:	**18-0243-PG**	**Total Score**	**22.06**
Farm Address:	**Franklin (Somerset)**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**13.43**
Natural Resource Factors - Max Add-on % =		**10**	**3.63**
Local Importance Factors - Max Add-on % =		**15**	**0.00**
Max Allowable Score of all of the above		**30**	***17.06***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		8.05
Size		4.00
Tillability		8.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	20.05
		Agricultural Resource %
		13.43

Natural Resource Factors		**Points**
Groundwater Recharge Capability		8.00
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		0.00
Contiguity to Preserved Open Space		3.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	11.00
		Natural Resource %
		3.63

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	**$40,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$26,824**
Per Acre Value of Voluntary Deed Restrictions (each)	**$2,000**
Per Acre Value after Voluntary Deed Restrictions	**$28,824**
Net Acres	**16.83**
Estimated Easement Values	
Estimated Unadjusted Total	**$451,448**
Plus: Adjustment for Voluntary Restrictions (+)	**$33,660**
Estimated offer before Residential Opportunities reduction	**$485,108**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$485,108**

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.

SADC Municipal Pig Financial Status

Schedule D

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			-
										Fiscal Year 17			-
										Fiscal Year 19			-
										Fiscal Year 21			-
													1,250,000.00
	Reprogram FY17											750,000.00	500,000.00
18-0243-PG	Horses and Hay, LLC	16.831	17.336	28,824.00	24,673.34	499,692.86	427,737.02			427,737.02			72,262.98
Closed	0												
Encumbered	1	16.831	17.336			499,692.86	427,737.02						
									Encumber/Expended FY09	-	-	-	-
									Encumber/Expended FY11	427,737.02	-	-	72,262.98
									Encumber/Expended FY13	-	-	-	-
									Encumber/Expended FY17	-	-	-	-
									Encumber/Expended FY19	-	-	-	-
									Encumber/Expended FY20				
									Encumber/Expended FY21	-	-	-	-
									Total				72,262.98

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R5(6)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO WARREN COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Risko, Louis Allen ("Owner")
SADC ID# 21-0640-PG
Greenwich Township, Warren County
N.J.A.C. 2:76-17 et seq.

MAY 28, 2026

WHEREAS, on December 23 2025, the application for the sale of a development easement from Louis Allen Risko, hereinafter "Owner," for the property identified as Block 20, Lot 14, Greenwich Township, Warren County, totaling approximately 43.78 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

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

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is in a County Project Area and in the Highlands Planning 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 41.78 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 area
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

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

WHEREAS, the Property has a quality score of 69.46 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 April 7, 2026, in accordance with Resolution #FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $2,000 per acre based on zoning and environmental regulations in place as of the current valuation date March 14, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $7,900 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $3,950 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $7,110 per acre; and

WHEREAS, the Owners accepted the Warren County's offer of $7,110 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, the Greenwich Township, has not yet adopted a resolution approving 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, on May 21, 2026, the Warren County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on May 26, 2026, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $1,422 per acre for the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 41.78 acres)

	Total	Per/acre
SADC	$237,644.64	($5,688 /acre)
Warren County	$ 59,411.16	($1,422 /acre)
Total Purchase	$297,055.80	($7,110 /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 $291,905.72; 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 $291,905.72 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 43.033 net easement acres, at a State cost share of $6,086.16 per acre, for a total grant of approximately $261,905.72 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.

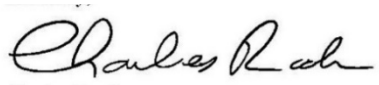
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the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



5/28/26
Date

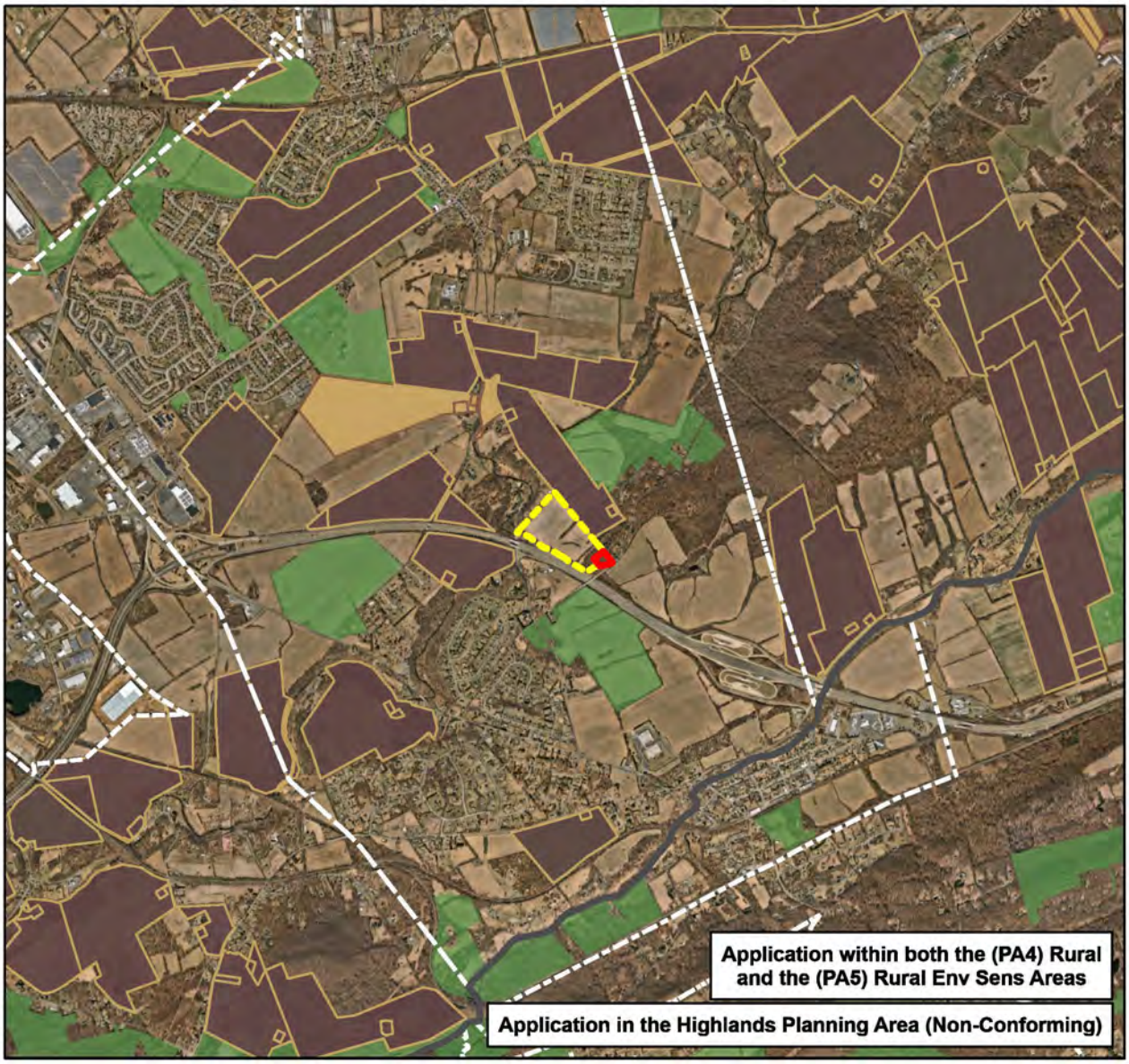
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Risko, Louis Allen
Block 20 Lots P/O 14 (41.78 ac); &
P/O 14-EN (non-severable exception - 2.0 ac)
Gross Total = 43.78 ac
Greenwich Twp., Warren County

0 1250 2500 5000 7500 Feet

N

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

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

10/20/2025

Wetlands



C:\Workspace\Risko, Louis Allen.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Risko, Louis Allen
Block 20 Lots P/O 14 (41.78 ac); &
P/O 14-EN (non-severable exception - 2.0 ac)
Gross Total = 43.78 ac
Greenwich Twp., Warren County

0 100 200 400 600 Feet

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

Property in Question
Exception areas
Wetlands Boundaries
County Roads
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

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"

N

10/22/2025

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

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Risko, Louis Allen
Block 20 Lots P/O 14 (41.78 ac); &
P/O 14-EN (non-severable exception - 2.0 ac)
Gross Total = 43.78 ac
Greenwich Twp., Warren County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 41.78
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.

10/21/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Risko, Louis Allen**		
SADC ID:	**21-0640-PG**	**Total Score**	**40.00**
Farm Address:	Warren, Greenwich	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		**20**	**17.39**
Natural Resource Factors - Max Add-on % =		**10**	**3.63**
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**	**10.00**

Agricultural Resource Factors		**Points**
Soils		8.96
Size		6.00
Tillability		9.00
Contiguity to Preserved Farms		8.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	25.96
		Agricultural Resource %
		17.39

Natural Resource Factors		**Points**
Groundwater Recharge Capability		8.00
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		2.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	11.00
		Natural Resource %
		3.63

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	**$7,900**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$6,320**
Per Acre Value of Voluntary Deed Restrictions (each)	**$395**
Per Acre Value after Voluntary Deed Restrictions	**$7,110**
Net Acres	**41.78**
Estimated Easement Values	
Estimated Unadjusted Total	**$264,050**
Plus: Adjustment for Voluntary Restrictions (+)	**$33,006**
Estimated offer before Residential Opportunities reduction	**$297,056**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$297,056**

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

SCHEDULE D

SADC County Planning Incentive Grant Financial Status
Warren County

											Base Grant				Competitive Funds							
											Fiscal Year 11	1,500,000.00			Maximum Grant Fiscal Year 11	3,000,000.00		Fund Balance Fiscal Year 11	0.00			
											Fiscal Year 13	1,000,000.00			Fiscal Year 13	5,000,000.00		Fiscal Year 13	0.00			
											Fiscal Year 17	1,000,000.00			Fiscal Year 17	5,000,000.00		Fiscal Year 17	0.00			
												-			Fiscal Year 18	2,000,000.00		Fiscal Year 18	0.00			
											Fiscal Year 20	-			Fiscal Year 20	2,000,000.00		Fiscal Year 20	5,919,044.87			
											Fiscal Year 21	-			Fiscal Year 25	7,500,000.00		Fiscal Year 25	29,354,529.45			
											Fiscal Year 22	1,000,000.00										
					SADC Certified or	SADC Grant	SADC		Federal Grant													
SADC ID#	Farm	Municipality	Acres	Pay Acres	Negotiated Per Acre	Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														4,500,000.00								
21-0615-PG	Beatty, Carol A. (South)	Greenwich	49.925	49.090	9,500.00	5,700.00	466,355.00	279,813.00							296,514.00	279,813.00	279,813.00			4,445,586.25		
21-0614-PG	Beatty, Carol A. (North)	Greenwich	84.171	84.171	8,800.00	5,300.00	740,704.80	446,106.30			30,391.40	30,391.40	30,391.40	1,002,812.28	428,164.60	415,714.90	415,714.90			4,029,571.35		
21-0688-PG	Dykstra Properties, LLC	Mansfield	286.381	286.381	3,900.00	2,740.00	1,116,885.90	784,683.94							815,333.58	784,683.94	784,683.94			3,245,187.41		
21-0619-PG	7 Old Orchard Rd, LLC	Hardwick	74.219	70.336	4,000.00	2,440.00	281,344.00	171,619.84							189,243.96	171,619.84	171,619.84			3,973,567.57	2,000,000.00	
21-0611-PG	Anema, Ralph & Dianna	Washington	121.968	121.968	4,300.00	2,980.00	524,462.40	363,464.64							374,648.58	363,464.64	363,464.64			2,878,026.80	1,832,076.13	
21-0624-PG	McEvoy, Gerard & Janet (Lot 11.01 #2)	White	20.090	19.998	7,923.00	6,338.40	158,444.15	126,755.32			2,812.28	2,812.28		1,000,000.00	123,943.04	123,943.04				2,858,157.20	1,728,002.69	
21-0625-PG	Ferri, Alexander & Ashley	Washington	63.068	63.068	4,200.00	2,920.00	264,885.60	184,158.56			195,494.00	184,158.56		615,841.44								
21-0623-PG	McEvoy, Gerard & Janet (Lot 11 #1)	White	84.618	84.618	7,842.00	6,273.60	663,574.36	530,859.48			585,063.15	530,859.48		284,981.96								
21-0636-PG	Terhune Farm Partners, LP	Mansfield	66.6800	66.6800	11,850.00	9,972.40	800,122.00	684,904.43			284,981.96			-	399,922.47						1,328,080.21	2,000,000.00
21-0639-PG	Santini, Santino J. Jr. & Christine M.	Franklin	83.1500	85.6450	9,860.00	8,440.16	844,459.70	722,857.50							722,857.50						861,343.03	1,743,879.68
21-0840-PG	Risko, Louis Allen	Warren	41.7800	43.0330	7,110.00	6,086.16	305,984.63	261,905.72							261,905.72							1,481,973.96
Closed	41		3,287.335	3,273.854			15,792,985.43	10,590,970.14	89,686.77	38,717.25												
Encumbered	6		359.386	272,912.042			3,037,450.44	2,511,441.03														
										Encumber/Expended FY09	-	-	-	-								
										Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	290,754.44	2,709,245.56				
										Encumber/Expended FY13	-	-	1,000,000.00	-	-	-	4,466,313.42		533,686.58			
										Encumber/Expended FY17	-	2,812.28	997,187.72	-	-	19,869.60	2,121,973.20			2,858,157.20		
										Encumber/Expended FY18					866,659.65	104,073.44	167,923.87				861,343.03	
										Encumber/Expended FY20	-	-	-	-	518,026.04	-	-					1,481,973.96
										Encumber/Expended FY21	-	-	-	-								
										Encumber/Expended FY22	284,981.96	715,018.04	-	-								
										Encumber/Expended FY25	-	-	-	-	-	-	-					
										Total				0.00								

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R5(7)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO SALEM COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Jones, Jenna
SADC ID# 17-0275-PG
Pilesgrove Township, Salem County
N.J.A.C. 2:76-17 et seq.

MAY 28, 2026

WHEREAS, on October 6, 2025, the application for the sale of a development easement from Jenna Jones, hereinafter "Owners," for the property identified as Block 74, Lot 17, Pilesgrove Township, Salem County, totaling approximately 37.09 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

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

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

WHEREAS, the Property includes, one (1), approximately 2-acre severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 35.09 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 severable exception area:

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

WHEREAS, the Premises includes:

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

WHEREAS, at the time of application, the Property was in corn 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 1.73 acres (4.93%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 66.41 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 February 26, 2026, the SADC certified the Development Easement value of $8,200 per acre based on zoning and environmental regulations in place as of the current valuation date November 14, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $14,000 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 $7,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $11,742 per acre; and

WHEREAS, the Owners accepted the Salem County's offer of $11,742 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, the Pilesgrove Township Committee has not yet adopted a resolution approving 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, on April 22, 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, pursuant to N.J.A.C. 2:76-17.13(a) on April 22, 2026, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $82,405.36 per acre for the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 35.09 acres)

	Total	Per/acre
SADC	$329,621.42	($9,393.60/acre)
Salem County	$82,405.36	($2,348.40/acre)
Total Purchase	$412,026.78	($11,742.00/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 $363,278.71; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting $363,278.71 in base grant 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 36.143 net easement acres, at a State cost share of $10,051.15 per acre, for a total grant of approximately $363,278.71 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.

5/28/26
Date

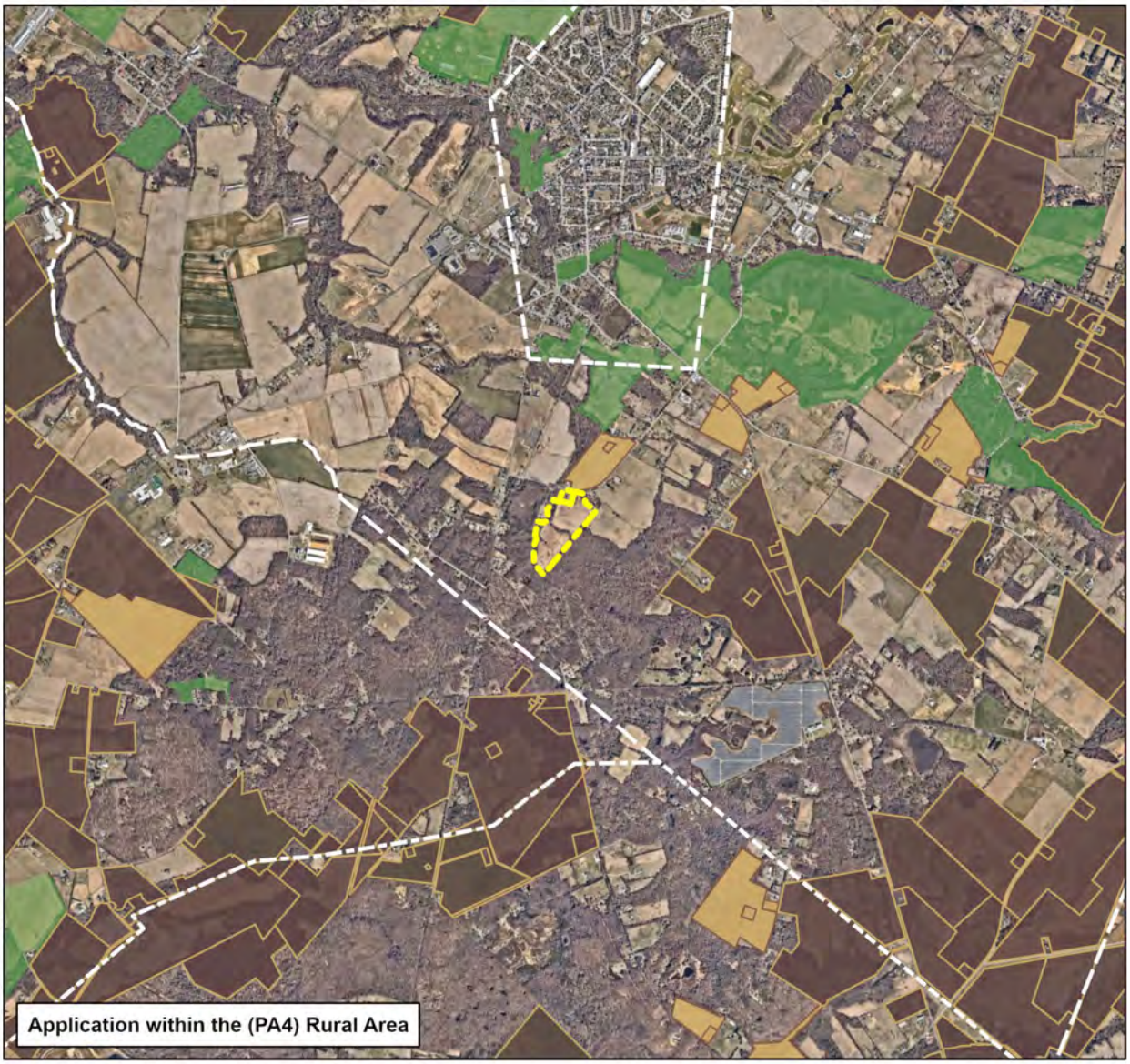
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Jones, Jenna
Block 74 Lots P/O 17 (35.09 ac); &
P/O 17-ES (severable exception - 2.0 ac)
Gross Total = 37.09 ac
Pilesgrove 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 (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries
- NJ Municipal Boundaries

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

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

8/25/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Jones, Jenna
Block 74 Lots P/O 17 (35.09 ac); &
P/O 17-ES (severable exception - 2.0 ac)
Gross Total = 37.09 ac
Pilesgrove Twp., Salem County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	12	13
Modified Ag (M)	15	16
Upland/Non-Wetlands (U)	73	71
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

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.

8/26/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Jones, Jenna
Block 74 Lots P/O 17 (35.09 ac); &
P/O 17-ES (severable exception - 2.0 ac)
Gross Total = 37.09 ac
Pilesgrove Twp., Salem County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 35.09
Total Disturbance Acres (Does not include exception areas): 1.73
Percent of Disturbance: 4.93%

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

150 75 0 150 300 Feet

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

10/3/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Jones, Jenna**		
SADC ID:	**17-0275-PG**	**Total Score**	**33.87**
Farm Address:	**Pilesgrove**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**14.08**
Natural Resource Factors - Max Add-on % =		**10**	**4.79**
Local Importance Factors - Max Add-on %=		**15**	**10.00**
Max Allowable Score of all of the above		***30***	***28.87***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		9.01
Size		4.00
Tillability		8.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	21.01
		Agricultural Resource %
		14.08

Natural Resource Factors		**Points**
Groundwater Recharge Capability		2.52
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
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	14.52
		Natural Resource %
		4.79

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	**$14,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$11,042**
Per Acre Value of Voluntary Deed Restrictions (each)	**$700**
Per Acre Value after Voluntary Deed Restrictions	**$11,742**
Net Acres	**35.10**
Estimated Easement Values	
Estimated Unadjusted Total	**$387,574**
Plus: Adjustment for Voluntary Restrictions (+)	**$24,570**
Estimated offer before Residential Opportunities reduction	**$412,144**
Less: Adjustment for Residential Opportunities ( )	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$412,144**

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

SADC County Planning Incentive Grant Financial Status

Salem County

											Base Grant				Competitive Funds							
											Fiscal Year 09			617,339.97	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			500,000.00	Fiscal Year 13	5,000,000.00		Fiscal Year 13		0.00		
											Fiscal Year 17			1,000,000.00	Fiscal Year 17	5,000,000.00		Fiscal Year 17		0.00		
											-			-	Fiscal Year 18	2,000,000.00		Fiscal Year 18		0.00		
											Fiscal Year 20			2,000,000.00	Fiscal Year 20	2,000,000.00		Fiscal Year 20		5,919,044.87		
											Fiscal Year 21			2,000,000.00	Fiscal Year 25	7,500,000.00		Fiscal Year 25		29,354,529.45		
											Fiscal Year 22			2,000,000.00								
					SADC		SADC		Federal Grant														
SADC ID#	Farm	Municipality	Acres	Pay Acres	Certified or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														9,617,339.97								
17-0160-PG	Brown, Steven R. & Timothy G.	Upper Pittsgrove	48.239	48.239	3,300.00	2,380.00	159,188.70	114,808.82							117,274.50	114,808.82		2,909,331.85	4,009,566.11			
17-0168-PG	Catalano, Joanne J.	Mannington	198.090	196.611	4,350.00	3,010.00	858,771.77	388,134.69	470,637.08	203,664.42	400,707.75	388,134.69	388,134.69	6,611,865.31								
17-0169-PG	E&A Farms (Williams)	Quinton	92.924	81.930	3,950.00	1,948.99	323,623.50	159,681.16	163,942.34	67,264.94	159,588.00	159,681.16	159,681.16	6,452,184.15						5,000,000.00		
17-0182-PG	Tice, Barry and Joanne	Upper Pittsgrove	40.735	40.735	5,500.00	3,650.00	224,042.50	148,682.75			153,373.00	148,682.75	148,682.75	6,303,501.40								
17-0179-PG	Sorbello, Frank & Thomas	Pilesgrove	94.398	94.398	6,000.00	2,091.69	566,388.00	197,451.07	368,936.93	170,701.13	204,771.00	197,451.07	197,451.07	6,106,050.33								
17-0190-PG	Dare, Carolyn B.	Upper Pittsgrove	20.946	20.946	7,200.00	4,500.00	150,811.20	94,257.00			94,257.00	94,257.00	94,257.00	6,011,793.33								
17-0206-PG	Kelly, Dennis J. Sr. (E&D Farm)	Pilesgrove	83.923	83.923	7,260.00	3,510.00	609,280.98	294,569.48	314,711.50	57,907.12	4,473.40	4,473.40	4,473.40	6,007,319.93	290,096.08	290,096.08	290,096.08			4,709,903.92		
17-0186-PG	Harris, Howard Grant & Elizabeth	Pilesgrove	79.298	79.298	6,250.00	3,125.77	495,612.50	247,867.50	247,745.00	71,306.95					259,125.00	247,867.50	247,867.50			4,462,036.42		
17-0194-PG	Moore, John J. & Lori A.	Mannington	66.928	66.928	5,200.00	3,500.00	348,025.60	234,248.00			7,319.93	7,319.93	7,319.93	6,000,000.00	226,928.07	226,928.07	226,928.07			4,235,108.35		
17-0195-PG	Melchert, Richard H. (Lot 4)	Upper Pittsgrove	77.159	77.063	7,600.00	4,700.00	585,678.80	362,196.10							374,214.00	362,196.10	362,196.10			3,872,912.25		
17-0199-PG	Ayars, Joseph P. (Lot 1)	Elsinboro	49.636	49.636	3,500.00	1,549.99	173,726.00	76,935.50	96,790.50	47,154.50					91,560.00	57,908.67	57,908.67			3,815,003.58		
17-0205-PG	Schaeffer, David L.	Pilesgrove	80.685	80.685	7,950.00	3,697.33	641,445.75	298,318.75	343,127.00	95,020.63					321,039.17	298,318.75	298,318.75			3,516,684.83		
17-0207-PG	Morda, Mary Louise	Pilesgrove	84.227	84.227	8,350.00	4,173.80	703,295.45	351,546.45	351,749.00	75,905.58					351,647.73	351,546.45	351,546.45			3,165,138.38		
17-0209-PG	Vittori, Joel L. & Faith C.	Mannington	79.300	79.100	5,100.00	3,450.00	403,410.00	272,895.00							288,116.40	272,895.00	272,895.00			2,892,243.38		
17-0210-PG	Johnson, Ralph E. & Jill Marie	Mannington and Quinton	43.694	43.694	5,600.00	3,700.00	244,686.40	161,667.80							174,924.90	161,667.80	161,667.80			2,730,575.58		
17-0204-PG	Duffy, Diane Carol & Paul Charles (L 16.04)	Mannington	58.216	58.216	5,100.00	2,350.00	296,901.60	136,807.60	160,094.00	64,037.60					143,051.80	136,807.60	136,807.60			2,593,767.98		
17-0223-PG	Dare, Dennis & Nancy	Upper Pittsgrove	69.749	69.749	5,300.00	3,550.00	369,669.70	247,608.95			259,256.50	247,608.95	247,608.95	5,752,391.05								
17-0221-PG	Stimpson, Donald	Upper Pittsgrove	40.240	40.240	7,100.00	4,450.00	285,704.00	179,068.00			182,717.00	179,068.00	179,068.00	5,573,323.05								
17-0224-PG	Smith, C. Dale & Donald G.	Alloway	77.154	77.143	6,700.00	4,250.00	516,858.10	327,857.75			344,080.00	327,857.75	327,857.75	5,245,465.30								
17-0257-PG	Bishop, Kevin & Jessica	Upper Pittsgrove	31.992	31.992	9,888.00	7,990.40	319,536.10	255,628.88			289,724.70	255,628.88	255,628.88	4,989,836.42								
17-0283-PG	Herdman, Bruce and Ann Marie	Pilesgrove	28.400	29.252	10,800.00	9,244.80	315,921.60	270,428.89			270,428.89			4,719,407.53								
17-0278-PG	Hughes, Charles E. (Lot 46)	Pittsgrove	38.240	39.387	14,444.00	12,364.06	568,905.83	486,983.23			486,983.23			4,232,424.30								
17-0279-PG	Hughes, Charles E. (Lot 21)	Pittsgrove	27.280	28.098	14,441.00	12,361.50	405,763.22	347,333.43			347,333.43			3,885,090.87								
17-0275-PG	Jones, Jenna	Pilesgrove	35.090	36.143	11,742.00	10,051.15	424,391.11	363,278.71			363,278.71			3,521,812.16								
17-0272-PG	Shellender, Stephen Paul & Lorie Ann	Lower Alloways Creek	62.390	64.262	7,409.00	6,342.10	476,117.16	407,556.03			407,556.03			3,114,256.13								
Closed	37		2548.674	2535.279			14,130,253.97	8,274,001.49	3,435,040.31	1,294,458.20												
Encumbered	6		239.639	245.381			2,350,287.61	1,990,389.11	-	-												
										Encumber/Expended	FY09	-	-	617,339.97	-							
										Encumber/Expended	FY11	-	-	1,500,000.00	-	-	21,652.92	69,015.23	2,909,331.85			
										Encumber/Expended	FY13	-	-	500,000.00	-	-	93,155.90	897,277.99		4,009,566.11		
										Encumber/Expended	FY17	-	-	1,000,000.00	-	-	-	2,406,232.02			2,593,767.98	
										Encumber/Expended	FY18					-	-	-				
										Encumber/Expended	FY20	989,836.42	-	1,010,163.58	-	-	-	-				
										Encumber/Expended	FY21	885,743.87	-	-	1,114,256.13							
										Encumber/Expended	FY22	-	-	-	2,000,000.00							
										Encumber/Expended	FY25					-	-	-				
											Total				3,114,256.13				2,909,331.85	4,009,566.11	2,593,767.98	2,000,000.00	2,000,000.00

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2026R5(8)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO SALEM COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Shellender, Stephen Paul and Lorie Ann
SADC ID# 17-0272-PG
Lower Alloways Creek Township, Salem County
N.J.A.C. 2:76-17 et seq.

MAY 28, 2026

WHEREAS, on November 21, 2025, the application for the sale of a development easement from Stephen Paul and Lorie Ann Shellender, hereinafter "Owners," for the property identified as Block 29, Lots 21 & 21.01; Block 30, Lot 8, Lower Alloways Creek Township, Salem County, totaling approximately 62.39 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

WHEREAS, the Owner(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 zero (0) exception areas, resulting in approximately 62.39 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the Premises includes:

1) Zero (0) exceptions,
2) One (1) existing single family residential unit
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 29, Lots 21 & 21.01) 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 corn and 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 .93 acres (1.49%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 56.66 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 March 4, 2026, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $4,300 per acre based on zoning and environmental regulations in place as of the current valuation date January 12, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $9,200 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 $4,600 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 a 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 $7,409 per acre; and

WHEREAS, the Owners accepted the Salem County's offer of $7,409 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, the Lower Alloways Creek Township Committee a 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, on April 22, 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, pursuant to N.J.A.C. 2:76-17.13(a) on April 22, 2026 the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for $1,481.80 per acre for the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 62.39 acres)

	Total	Per/acre
SADC	$369,798.01	($5,927.20/acre)
Salem County	$92,449.50	($1,481.80/acre)
Total Purchase	$462,247.51	($7,409/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 $407,556.03; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting $407,556.03 in base grant, 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 64.262 net easement acres, at a State cost share of $6,342.10 per acre, for a total grant of approximately $407,556.03 pursuant to N.J.A.C. 2:76-26.12.

3. This final approval is conditioned on all contiguous lots (Block 29, Lots 21 & 21.01) 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'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.

Charles Roohr

5/28/26
Date

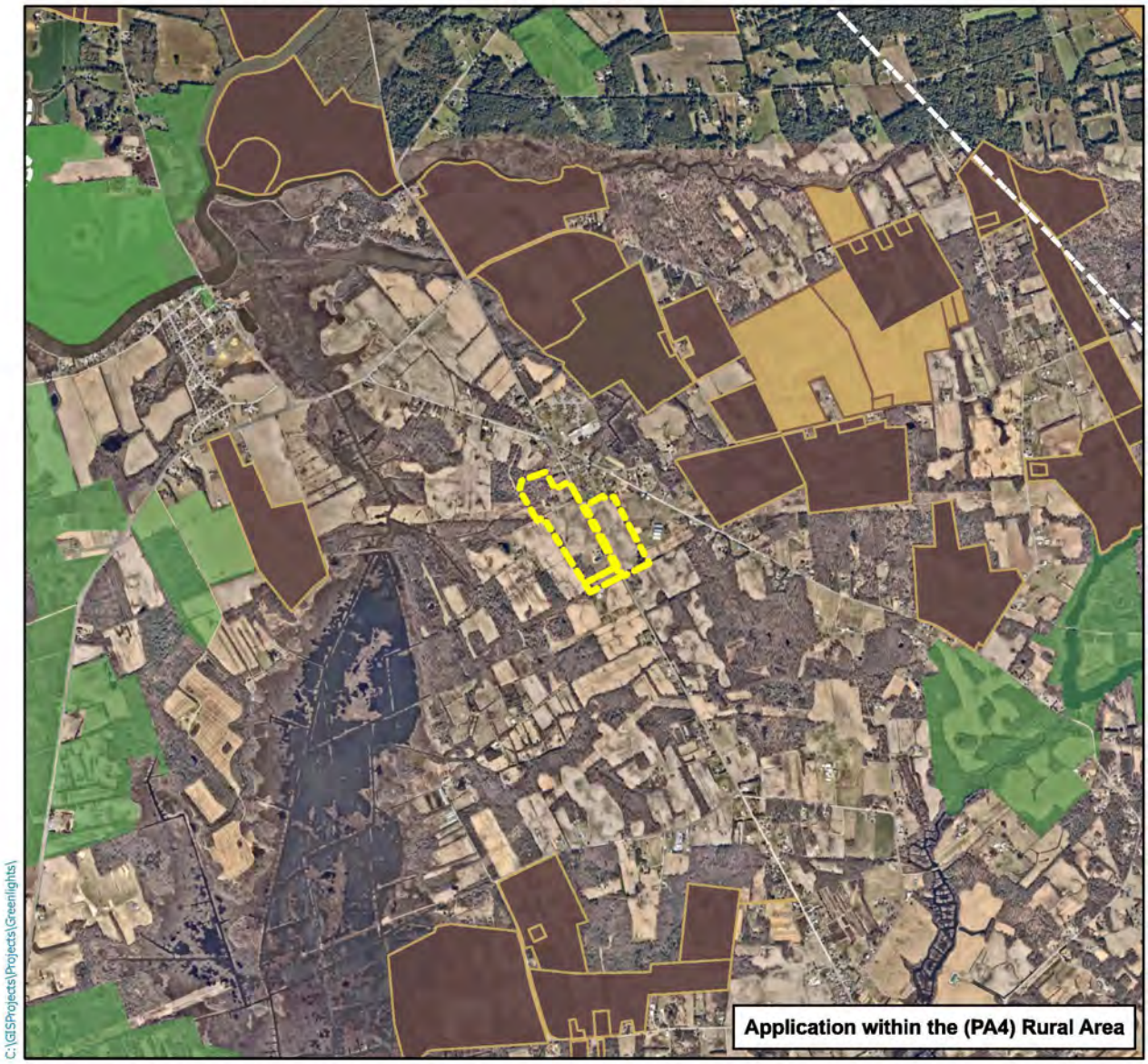
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Shellender, Stephen Paul & Lorie Ann
Block 29 Lots 21 (39.05 ac); & 21.01 (3.15 ac); &
Block 30 Lot 8 (20.19 ac)
Gross Total = 62.39 ac
Lower Alloways Twp., Salem County

0 1250 2500 5000 7500 Feet

N

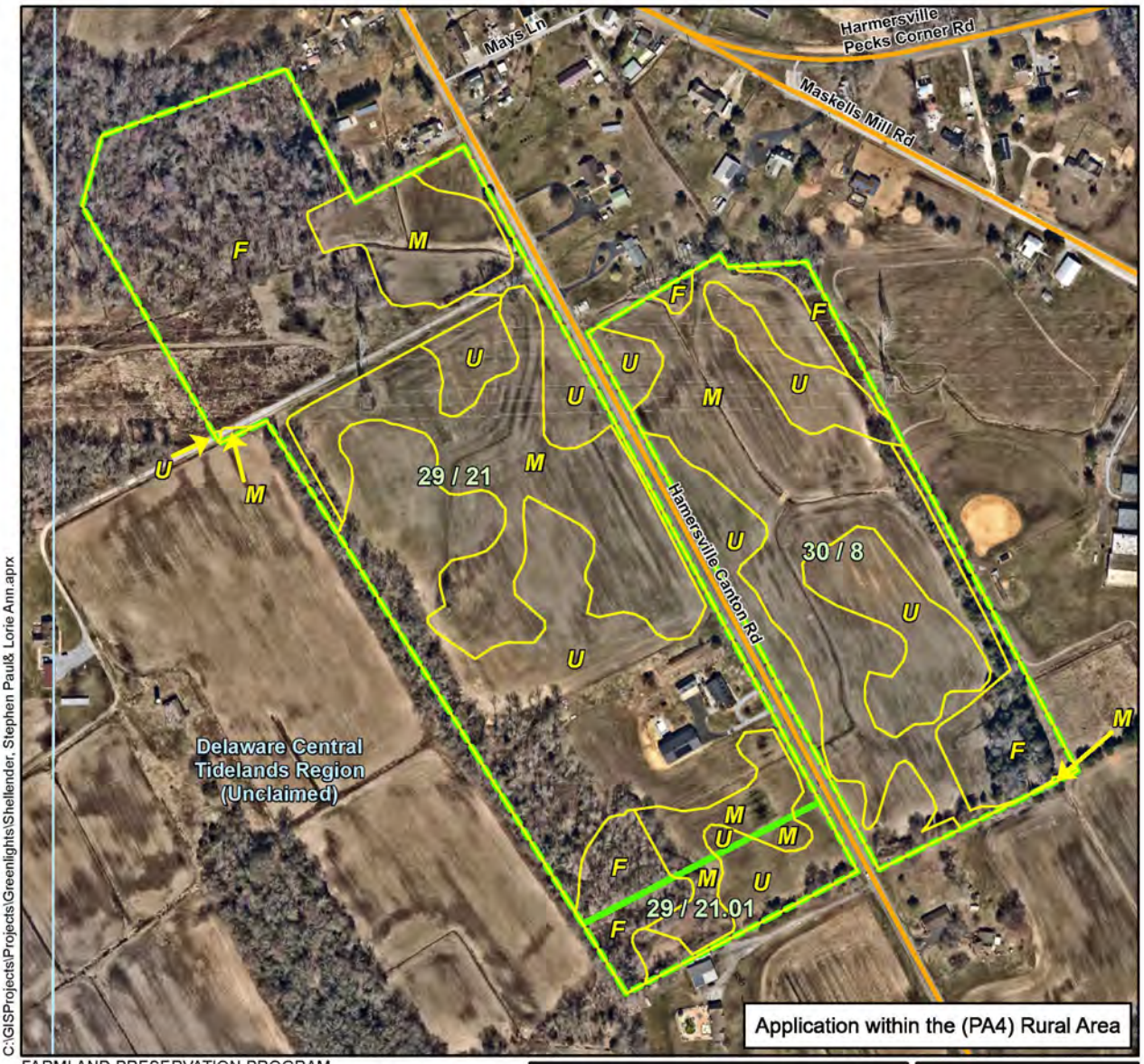
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

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

10/28/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Shellender, Stephen Paul & Lorie Ann
Block 29 Lots 21 (39.05 ac); & 21.01 (3.15 ac); &
Block 30 Lot 8 (20.19 ac)
Gross Total = 62.39 ac
Lower Alloways Twp., Salem County

0 100 200 400 600 Feet

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

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

N

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

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.

10/28/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Shellender, Stephen Paul & Lorie Ann
Block 29 Lots 21 (39.05 ac); & 21.01 (3.15 ac); &
Block 30 Lot 8 (20.19 ac)
Gross Total = 62.39 ac
Lower Alloways Twp., Salem County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 62.39
Total Disturbance Acres (Does not include exception areas): 0.93
Percent of Disturbance: 1.49%

150 75 0 150 300 Feet

Source:
Farmland Preservation Program Data
NJDOT Road Data
NearMap 2015 Digital Data

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping and completeness of this product will vary from location to location based upon the source materials used,
representation of the features on the ground and product scale.
Accurate boundaries should always be determined by a licensed New Jersey land surveyor.

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Shellender, Stephen Paul & Lorie Ann**		
SADC ID:	**17-0272-PG**	**Total Score**	**30.53**
Farm Address:	**Lower Alloways Creek**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**11.10**
Natural Resource Factors - Max Add-on % =		**10**	**4.43**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***20.53***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		8.57
Size		0.00
Tillability		7.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	16.57
		Agricultural Resource %
		11.10

Natural Resource Factors		**Points**
Groundwater Recharge Capability		1.41
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		7.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	13.41
		Natural Resource %
		4.43

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$9,200**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$6,489**
Per Acre Value of Voluntary Deed Restrictions (each)	**$460**
Per Acre Value after Voluntary Deed Restrictions	**$7,409**
Net Acres	**62.39**
Estimated Easement Values	
Estimated Unadjusted Total	**$404,849**
Plus: Adjustment for Voluntary Restrictions (+)	**$57,399**
Estimated offer before Residential Opportunities reduction	**$462,248**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$462,248**

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.

SADC County Planning Incentive Grant Financial Status

Salem County

											Base Grant				Competitive Funds							
											Fiscal Year 09			617,339.97	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			500,000.00	Fiscal Year 13	5,000,000.00		Fiscal Year 13		0.00		
											Fiscal Year 17			1,000,000.00	Fiscal Year 17	5,000,000.00		Fiscal Year 17		0.00		
											-			-	Fiscal Year 18	2,000,000.00		Fiscal Year 18		0.00		
											Fiscal Year 20			2,000,000.00	Fiscal Year 20	2,000,000.00		Fiscal Year 20		5,919,044.87		
											Fiscal Year 21			2,000,000.00	Fiscal Year 25	7,500,000.00		Fiscal Year 25		29,354,529.45		
											Fiscal Year 22			2,000,000.00								
					SADC Certified or	SADC Grant	SADC		Federal Grant														
SADC ID#	Farm	Municipality	Acres	Pay Acres	Negotiated Per Acre	Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
														5,617,339.97								
17-0160-PG	Brown, Steven R. & Timothy G.	Upper Pittsgrove	48.239	48.239	3,300.00	2,380.00	159,188.70	114,808.82							117,274.50	114,808.82		2,909,331.85	4,009,566.11			
17-0168-PG	Catalano, Joanne J.	Mannington	198.090	196.611	4,350.00	3,010.00	858,771.77	388,134.69	470,637.08	203,664.42	400,707.75	388,134.69	388,134.69	6,611,865.31								
17-0169-PG	E&A Farms (Williams)	Quinton	92.924	81.930	3,950.00	1,948.99	323,623.50	159,681.16	163,942.34	67,264.94	159,588.00	159,681.16	159,681.16	6,452,184.15						5,000,000.00		
17-0182-PG	Tice, Barry and Joanne	Upper Pittsgrove	40.735	40.735	5,500.00	3,650.00	224,042.50	148,682.75			153,373.00	148,682.75	148,682.75	6,303,501.40								
17-0179-PG	Sorbello, Frank & Thomas	Pilesgrove	94.398	94.398	6,000.00	2,091.69	566,388.00	197,451.07	368,936.93	170,701.13	204,771.00	197,451.07	197,451.07	6,106,050.33								
17-0190-PG	Dare, Carolyn B.	Upper Pittsgrove	20.946	20.946	7,200.00	4,500.00	150,811.20	94,257.00			94,257.00	94,257.00	94,257.00	6,011,793.33								
17-0206-PG	Kelly, Dennis J. Sr. (E&D Farm)	Pilesgrove	83.923	83.923	7,260.00	3,510.00	609,280.98	294,569.48	314,711.50	57,907.12	4,473.40	4,473.40	4,473.40	6,007,319.93	290,096.08	290,096.08	290,096.08			4,709,903.92		
17-0186-PG	Harris, Howard Grant & Elizabeth	Pilesgrove	79.298	79.298	6,250.00	3,125.77	495,612.50	247,867.50	247,745.00	71,306.95					259,125.00	247,867.50	247,867.50			4,462,036.42		
17-0194-PG	Moore, John J. & Lori A.	Mannington	66.928	66.928	5,200.00	3,500.00	348,025.60	234,248.00			7,319.93	7,319.93	7,319.93	6,000,000.00	226,928.07	226,928.07	226,928.07			4,235,108.35		
17-0195-PG	Melchert, Richard H. (Lot 4)	Upper Pittsgrove	77.159	77.063	7,600.00	4,700.00	585,678.80	362,196.10							374,214.00	362,196.10	362,196.10			3,872,912.25		
17-0199-PG	Ayars, Joseph P. (Lot 1)	Elsinboro	49.636	49.636	3,500.00	1,549.99	173,726.00	76,935.50	96,790.50	47,154.50					91,560.00	57,908.67	57,908.67			3,815,003.58		
17-0205-PG	Schaeffer, David L.	Pilesgrove	80.685	80.685	7,950.00	3,697.33	641,445.75	298,318.75	343,127.00	95,020.63					321,039.17	298,318.75	298,318.75			3,516,684.83		
17-0207-PG	Morda, Mary Louise	Pilesgrove	84.227	84.227	8,350.00	4,173.80	703,295.45	351,546.45	351,749.00	75,905.58					351,647.73	351,546.45	351,546.45			3,165,138.38		
17-0209-PG	Vittori, Joel L. & Faith C.	Mannington	79.300	79.100	5,100.00	3,450.00	403,410.00	272,895.00							288,116.40	272,895.00	272,895.00			2,892,243.38		
17-0210-PG	Johnson, Ralph E. & Jill Marie	Mannington and Quinton	43.694	43.694	5,600.00	3,700.00	244,686.40	161,667.80							174,924.90	161,667.80	161,667.80			2,730,575.58		
17-0204-PG	Duffy, Diane Carol & Paul Charles (L 16.04)	Mannington	58.216	58.216	5,100.00	2,350.00	296,901.60	136,807.60	160,094.00	64,037.60					143,051.80	136,807.60	136,807.60			2,593,767.98		
17-0223-PG	Dare, Dennis & Nancy	Upper Pittsgrove	69.749	69.749	5,300.00	3,550.00	369,669.70	247,608.95			259,256.50	247,608.95	247,608.95	5,752,391.05								
17-0221-PG	Stimpson, Donald	Upper Pittsgrove	40.240	40.240	7,100.00	4,450.00	285,704.00	179,068.00			182,717.00	179,068.00	179,068.00	5,573,323.05								
17-0224-PG	Smith, C. Dale & Donald G.	Alloway	77.154	77.143	6,700.00	4,250.00	516,858.10	327,857.75			344,080.00	327,857.75	327,857.75	5,245,465.30								
17-0257-PG	Bishop, Kevin & Jessica	Upper Pittsgrove	31.992	31.992	9,988.00	7,990.40	319,536.10	255,628.88			289,724.70	255,628.88	255,628.88	4,989,836.42								
17-0253-PG	Herdman, Bruce and Ann Marie	Pilesgrove	28.400	29.252	10,800.00	9,244.80	315,921.60	270,428.89			270,428.89			4,719,407.53								
17-0278-PG	Hughes, Charles E. (Lot 46)	Pittsgrove	38.240	39.387	14,444.00	12,364.06	568,905.83	486,983.23			486,983.23			4,232,424.30								
17-0279-PG	Hughes, Charles E. (Lot 21)	Pittsgrove	27.280	28.098	14,441.00	12,361.50	405,763.22	347,333.43			347,333.43			3,885,090.87								
17-0275-PG	Jones, Jenna	Pilesgrove	35.090	36.143	11,742.00	10,051.15	424,391.11	363,278.71			363,278.71			3,521,812.16								
17-0272-PG	Shellender, Stephen Paul & Lorie Ann	Lower Alloways Creek	62.390	64.262	7,409.00	6,342.10	476,117.16	407,556.03			407,556.03			3,114,256.13								
Closed	37		2548.674	2535.279			14,130,253.97	8,274,001.49	3,435,040.31	1,294,458.20												
Encumbered	6		239.639	245.381			2,350,287.61	1,990,389.11	-	-												
											Encumber/Expended	FY09			-	-	617,339.97	-				
											Encumber/Expended	FY11			-	-	1,500,000.00	-				
											Encumber/Expended	FY13			-	-	500,000.00	-				
											Encumber/Expended	FY17			-	-	1,000,000.00	-				
											Encumber/Expended	FY18										
											Encumber/Expended	FY20			989,836.42	-	1,010,163.58	-				
											Encumber/Expended	FY21			885,743.87	-	-	1,114,256.13				
											Encumber/Expended	FY22			-	-	-	2,000,000.00				
											Encumber/Expended	FY25										
												Total						3,114,256.13				

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R5(9)

ELIGIBLE FARM REVIEW AND WAIVER
for
BERGEN COUNTY PLANNING INCENTIVE GRANT

On the Property of the Binaghi Family Limited Partnership

SADC ID# 02-0002-PG

MAY 28, 2026

WHEREAS, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Bergen County ("County") pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the County received SADC approval of its most recent PIG Plan application annual update on May 23, 2024; and

WHEREAS, on March 26, 2026, the SADC received a Planning Incentive Grant ("PIG") application from Bergen County for the Binaghi Family Limited Partnership, identified as Block 701, Lot 11 and Block 702, Lot 3 in Old Tappan Borough, totaling approximately 16 gross acres hereinafter referred to as "Property" and as identified on the attached map (Schedule A); and

WHEREAS, the Property is located in the County's Project Area; and

WHEREAS, the Property is currently in fruit and vegetable production; and

WHEREAS, the Property includes one (1), approximately 0.37-acre non-severable exception area for and limited to one future single family residential unit and one (1), approximately 0.70-acre severable exception area for and limited to zero (0) future single family residential unit and to afford future flexibility of uses, resulting in approximately 14.93 net acres to be preserved; and

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

WHEREAS, SADC staff has reviewed the application and determined that it is complete and accurate and meets the minimum standards as per N.J.A.C. 2:76-6.20 and has a quality score of 36.5 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 the SADC is responsible for establishing standards for determining an "eligible farm" by determining minimum score requirements in the County Planning Incentive Grant Program (PIG); and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score

pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the County Planning Incentive Grant Program within the previous three funding cycles, as determined by the SADC ; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 15, 2025, in accordance with Resolution #FY2020R6(5), the Executive Director and SADC Chairman approved the quality score standards for determining farms eligible for the County PIG program; and

WHEREAS, since Bergen County did not submit individual farm applications for the previous three funding cycles, there is no average quality score for the County; and

WHEREAS, because the County does not have an average quality score, the SADC will consider on a case by case basis, a waiver of the minimum score criterion pursuant to N.J.A.C. 2:76-17.9(a)7 for individual farm applications submitted under the county planning incentive grant program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7i the Committee may grant a waiver of the minimum score criteria upon a finding that any of the following apply:

(A) The conversion of the farm to non-agricultural use will likely cause a substantial negative impact on the public investment made in farmland preservation within the project area; or

(B) The subject property is of exceptionally high agricultural resource value based on soil characteristics; or

(C) The subject property represents a unique and valuable agricultural resource to the surrounding community, and the Committee finds that it has a reasonable opportunity to remain agriculturally viable.

WHEREAS, the Bergen County Agriculture Development Board (CADB) has requested that the SADC provide a waiver of the minimum score criteria based on the following which meet the requirements of (C) above:

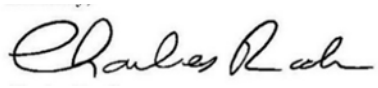
- The subject property represents a unique and valuable agricultural resource to the surrounding community, and the Committee finds that it has a reasonable opportunity to remain agriculturally viable.

NOW, THEREFORE, in accordance with the above WHEREAS paragraphs, which are incorporated herein by reference:

1. The SADC finds that the subject property meets the criteria Pursuant to N.J.A.C. 2:76-17.9(a)7i (1)(C) and represents a unique and valuable agricultural resource to the surrounding community and the Committee finds that it has a reasonable opportunity to remain agriculturally viable.
2. The SADC grants a waiver of the minimum score criteria; and
3. The SADC shall notify the County in writing that the application has been granted a waiver and SADC staff will finalize the preliminary approval as per N.J.A.C. 2:76-17.9; and

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

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



5/28/26
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	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Lauren Procida (rep. DEP Acting Commissioner Potosnak)	YES
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Schedule A

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Binaghi Family Limited Partnership
Block 701 Lots P/O 11 (12.66 ac); &
P/O 11-EN (non-severable exception - 0.37 ac); &
P/O 11-ES (severable exception - 0.70 ac); &
Block 702 Lot 3 (2.27 ac)
Gross Total = 16.00 ac
Old Tappan Bor., Bergen County

0 1250 2500 5000 7500 Feet

N

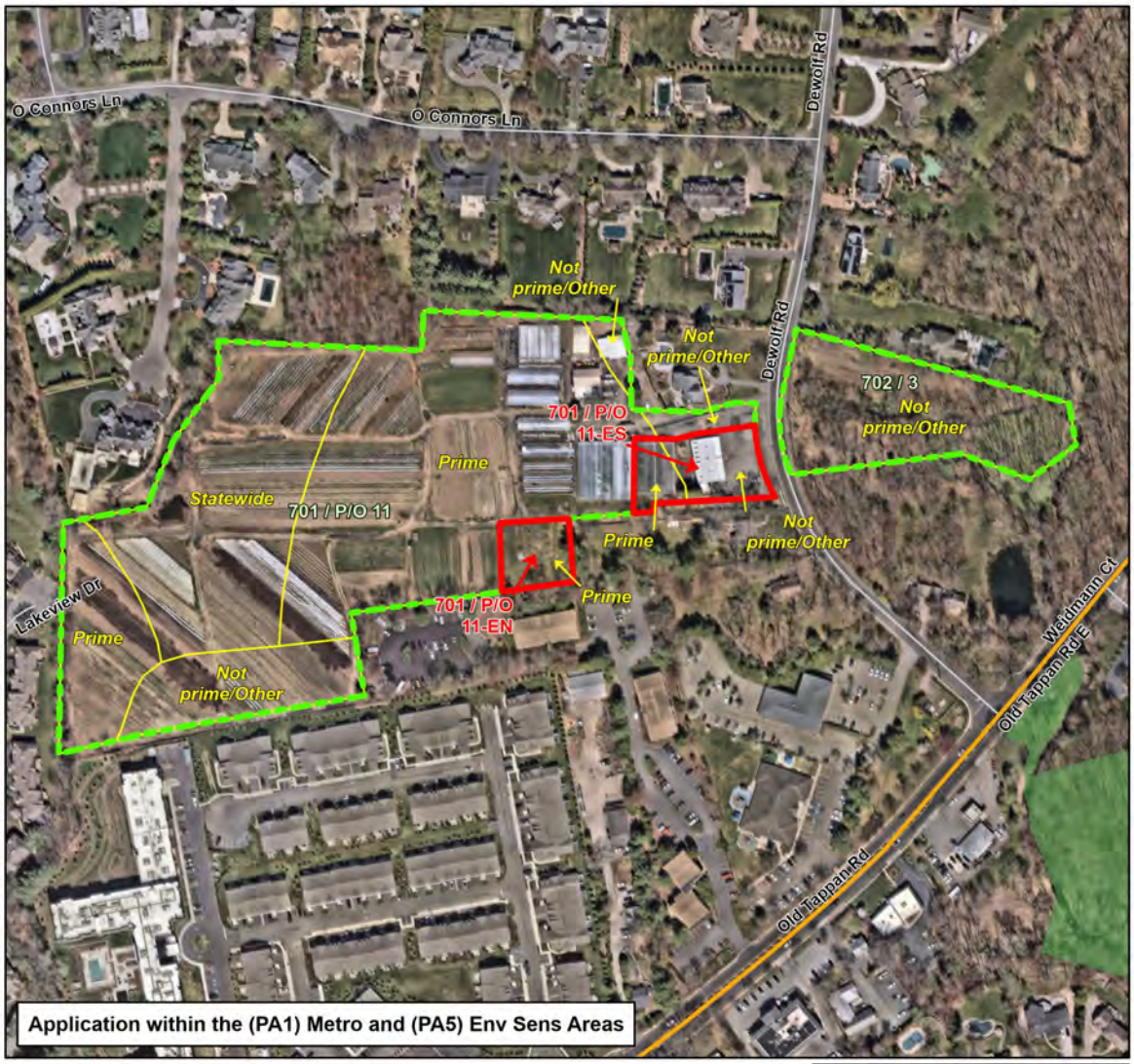
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

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

5/19/2026

Soils



X:\counties\bercoo\Pro Projects\Binaghi Family Limited Partnership.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Binaghi Family Limited Partnership
Block 701 Lots P/O 11 (12.66 ac); &
P/O 11-EN (non-severable exception - 0.37 ac); &
P/O 11-ES (severable exception - 0.70 ac); &
Block 702 Lot 3 (2.27 ac)
Gross Total = 16.00 ac
Old Tappan Bor., Bergen County

0 100 200 400 Feet

	Gross %	Net %
Prime	50	50
Local	0	0
Statewide	23	25
Statewide if Drained	0	0
Unique	0	0
Not Prime	27	25
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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5/19/2026

Schedule B

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

GENERAL INFORMATION

COUNTY OF Bergen Old Tappan Boro 0243

APPLICANT Binaghi Family Limited Partnership

PRIORITIZATION SCORE

SOILS:		Other	25% *	0	=	.00
		Prime	50% *	.15	=	7.50
		Statewide	25% *	.1	=	2.50
					SOIL SCORE:	**10.00**
TILLABLE SOILS:		Cropland Harvested	83% *	.15	=	12.45
		Wetlands/Water	7% *	0	=	.00
		Woodlands	10% *	0	=	.00
					TILLABLE SOILS SCORE:	**12.45**
BOUNDARIES AND BUFFERS:	Commercial		11% *	0	=	.00
	Farmland (Unrestricted)		10% *	.06	=	.60
	Preserved state, local open space/wildlife		8% *	.18	=	1.44
	Residential Development		51% *	0	=	.00
	Streams and Wetlands		7% *	.18	=	1.26
	Woodlands		13% *	.06	=	.78
					BOUNDARIES AND BUFFERS SCORE:	**4.08**
CONTIGUOUS PROPERTIES / DENSITY:	Binaghi Family Limited Pa	Restricted Farm or Current Application				2
					DENSITY SCORE:	**2.00**
LOCAL COMMITMENT:			100% *	0	=	.00
					LOCAL COMMITMENT SCORE:	**.00**
SIZE:					**SIZE SCORE:**	**6.79**
IMMIMENCE OF CHANGE: SADC Impact factor = 2.18						
					IMMINENCE OF CHANGE SCORE:	**2.18**
COUNTY RANKING:						
EXCEPTIONS:					**EXCEPTION SCORE:**	**-1.00**

TOTAL SCORE: 36.50

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2026R5(10)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of JAB Realty Management, LLC

MAY 28, 2026

Subject Property: **JAB Realty Management, LLC**
Block 23, Lot 1.01 – Upper Freehold Township, Monmouth County
SADC ID#: 13-0092-DE

WHEREAS, on November 6, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from JAB Realty Management, LLC, hereinafter "Owner," for the property identified as Block 23, Lot 1.01, Upper Freehold Township, Monmouth County, hereinafter "the Property," totaling approximately 54.64 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes, one (1), approximately 3-acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 51.64 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 3-acre non-severable exception area:

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

WHEREAS, the Premises includes:

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

WHEREAS, 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 .99 acres (1.93%) 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 September 15, 2025; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on April 7, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $12,200 per acre based on zoning and environmental regulations in place as of the current valuation date February 28, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $24,700 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 $12,350 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $19,903 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $19,903 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $19,903 per acre for a total of approximately $1,027,790.92

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.

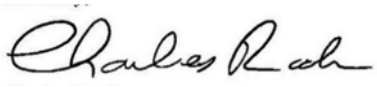
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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



5/28/26
Date

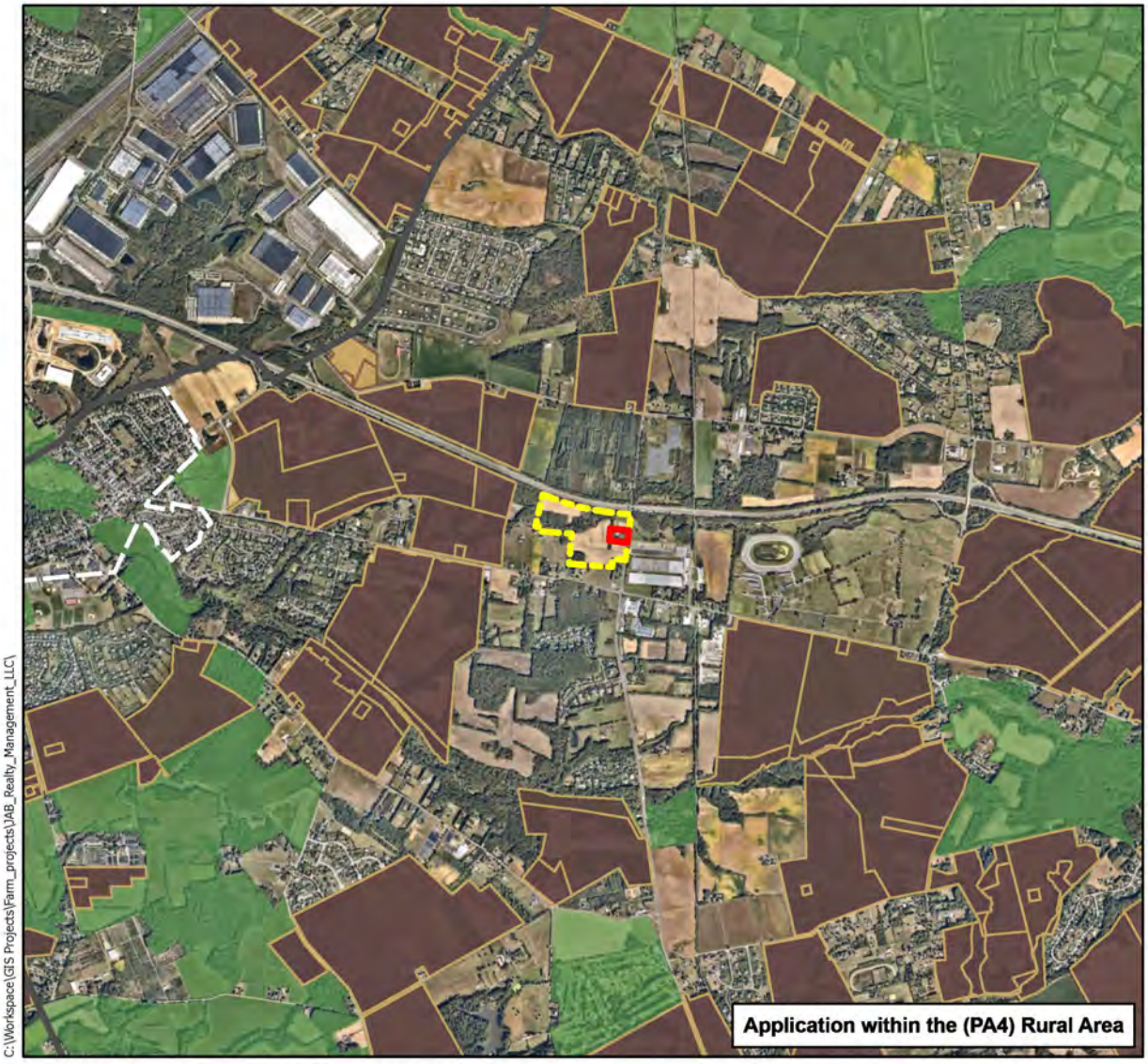
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

JAB Realty Management, LLC
Block 23 Lots P/O 1.01 (51.64 ac); &
P/O 1.01-EN (non-severable exception - 3.0 ac)
Gross Total = 54.64 ac
Upper Freehold Twp., Monmouth County

0 1250 2500 5000 7500
Feet

N

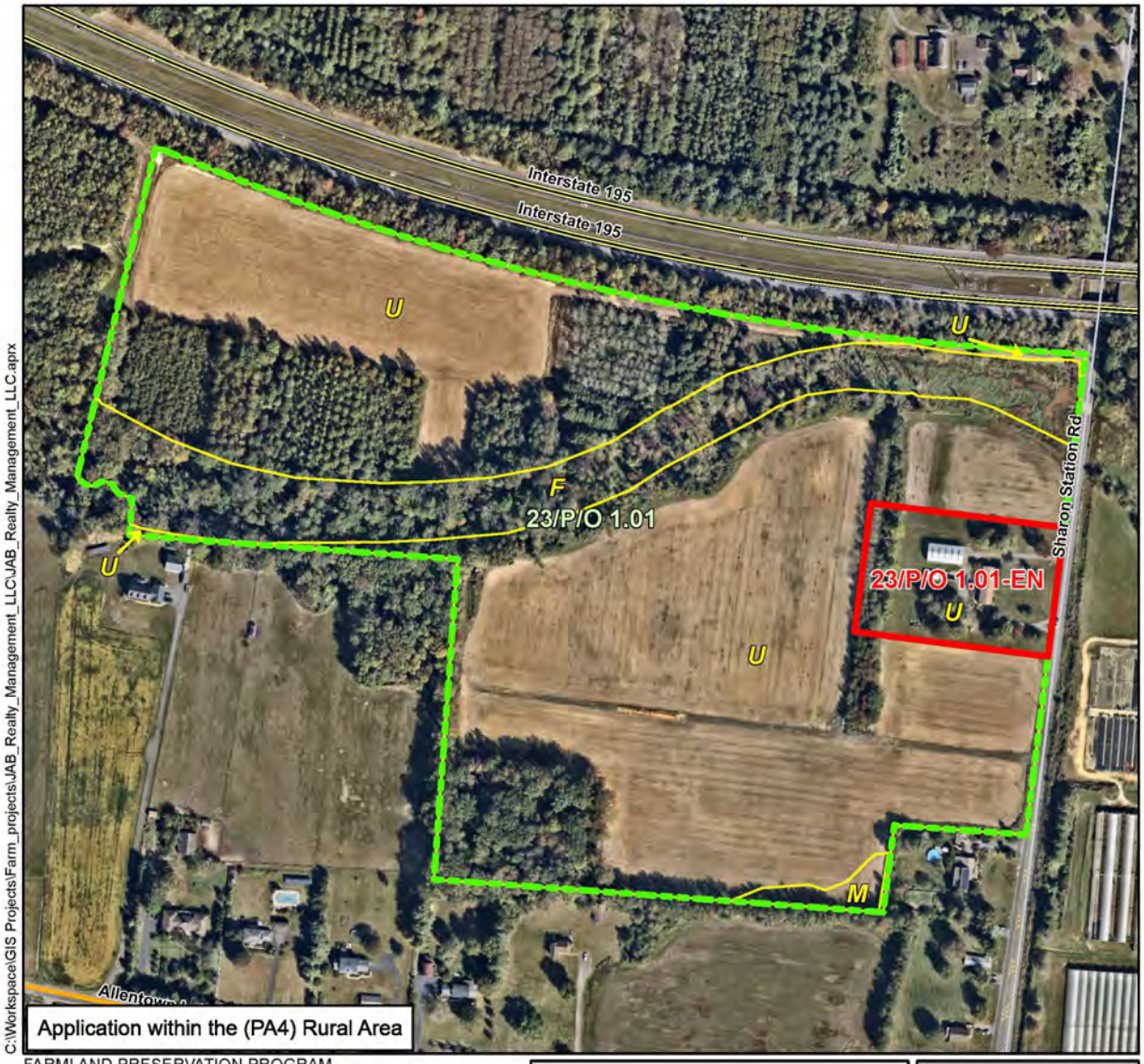
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
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Sources:
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Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2025"

11/18/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

JAB Realty Management, LLC
Block 23 Lots P/O 1.01 (51.64 ac); &
P/O 1.01-EN (non-severable exception - 3.0 ac)
Gross Total = 54.64 ac
Upper Freehold Twp., Monmouth County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	13	14
Modified Ag (M)	1	1
Upland/Non-Wetlands (U)	86	85
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

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

N

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

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.

1/19/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

JAB Realty Management, LLC
Block 23 Lots P/O 1.01 (51.64 ac); & P/O 1.01-EN (non-severable exception - 3.0 ac)
Gross Total = 54.64 ac
Upper Freehold Twp., Monmouth County

Estimated Easement Acres: 51.64
Total Disturbance Acres (Does not include exception areas): 0.99
Percent of Disturbance: 1.93%

150 75 0 150 300 Feet

Extent of Disturbance
Easement Area
Exception Area

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

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

11/19/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**JAB Realty Management, LLC**		
SADC ID:	**13-0092-DE**	**Total Score**	**30.58**
Farm Address:	**Upper Freehold**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.35**
Natural Resource Factors - Max Add-on % =		**10**	**3.23**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***25.58***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		7.90
Size		10.00
Tillability		8.00
Contiguity to Preserved Farms		2.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	25.90
		Agricultural Resource %
		17.35

Natural Resource Factors		**Points**
Groundwater Recharge Capability		3.80
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
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	9.80
		Natural Resource %
		3.23

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$24,700**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$18,668**
Per Acre Value of Voluntary Deed Restrictions (each)	**$1,235**
Per Acre Value after Voluntary Deed Restrictions	**$19,903**
Net Acres	**51.65**
Estimated Easement Values	
Estimated Unadjusted Total	**$964,202**
Plus: Adjustment for Voluntary Restrictions (+)	**$63,788**
Estimated offer before Residential Opportunities reduction	**$1,027,990**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$1,027,990**

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R5(11)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Moraca, Christine M. (Lot 9)

MAY 28, 2026

Subject Property: **Moraca, Christine M. (Lot 9)**
Block 16, Lot 9, Alloway Township, Salem County
SADC ID#: 17-0411-DE

WHEREAS, on April 3, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Moraca, Christine M. (Lot 9) , hereinafter "Owner," for the property identified as Block 16, Lot 9, Alloway Township, Salem County , hereinafter "the Property," totaling approximately 69.83 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 2-acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 67.83 net acres to be preserved, hereinafter referred to as "the Premises"; 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 area
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

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

WHEREAS, in coordination with the landowner, SADC staff identified areas of erosion on the farm, as noted on Schedule A, that will need to be remediated and stabilized to the SADC's satisfaction prior to closing on the easement purchase; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil

disturbance map for the Property, based on aerial interpretation, delineated 0 acres (0%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) on June 2, 2025; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on October 30, 2025, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $7,500 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 $12,500 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 $6,250 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, the Owner agreed to a limit the size of the residential units on the premises and/or 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 $10,139 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $10,139 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 $10,139 per acre for a total of approximately $687,728.37.

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

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

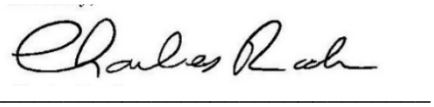
5. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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

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

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

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

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



5/28/26
Date

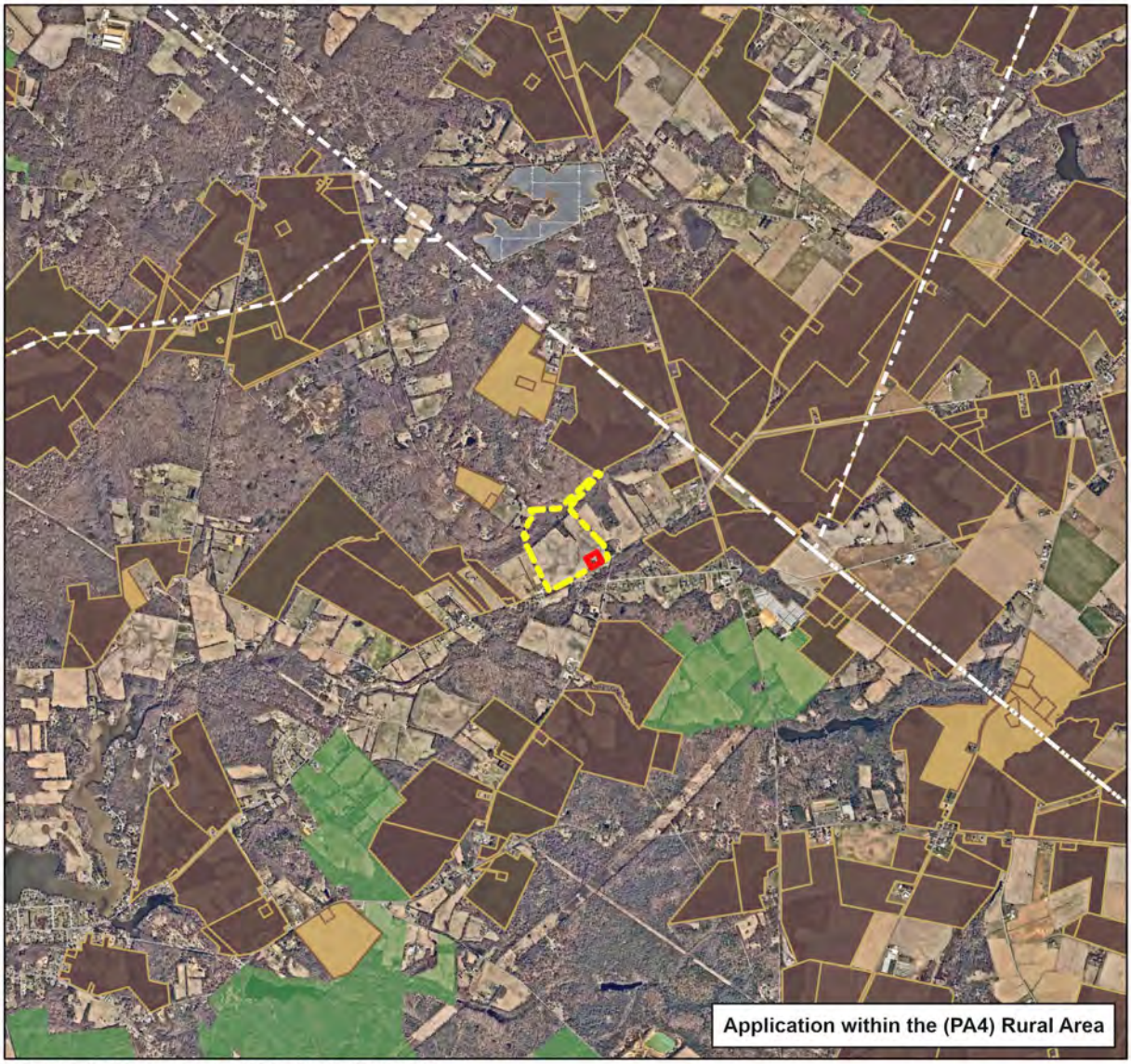
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Moraca, Christine M. (Lot 9)
Block 16 Lots P/O 9 (67.83 ac); &
P/O 9-EN (non-severable exception - 2.0 ac)
Gross Total = 69.83 ac
Alloway 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"- edited to adjacent survey data
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

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5/9/2025

Wetlands



X:\counties\salco\Pro Projects\Moraca, Christine M (Lot 9).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Moraca, Christine M. (Lot 9)
Block 16 Lots P/O 9 (67.83 ac); &
P/O 9-EN (non-severable exception - 2.0 ac)
Gross Total = 69.83 ac
Alloway Twp., Salem County

	Gross %	Net %
Freshwater Wetlands (F)	7	7
Modified Ag (M)	2	2
Upland/Non-Wetlands (U)	91	91
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

0 250 500 1,000 1,500 Feet

N

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

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SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Moraca, Christine M. (Lot 9)
Block 16 Lots P/O 9 (67.83 ac); &
P/O 9-EN (non-severable exception - 2.0 ac)
Gross Total = 69.83 ac
Alloway Twp., Salem County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 67.83
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
Near Map 2025 Digital Aerial

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5/29/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Moraca, Christine M. (Lot 9)**		
SADC ID:	**17-0411-DE**	**Total Score**	**31.11**
Farm Address:	**Alloway**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.19**
Natural Resource Factors - Max Add-on % =		**10**	**3.92**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***21.11***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		9.66
Size		6.00
Tillability		8.00
Contiguity to Preserved Farms		8.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	25.66
		Agricultural Resource %
		17.19

Natural Resource Factors		**Points**
Groundwater Recharge Capability		4.87
Upland Forest		2.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	11.87
		Natural Resource %
		3.92

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	**$12,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,889**
Per Acre Value of Voluntary Deed Restrictions (each)	**$625**
Per Acre Value after Voluntary Deed Restrictions	**$10,139**
Net Acres	**67.83**
Estimated Easement Values	
Estimated Unadjusted Total	**$602,941**
Plus: Adjustment for Voluntary Restrictions (+)	**$84,788**
Estimated offer before Residential Opportunities reduction	**$687,729**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$687,729**

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R5(12)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Moraca, Christine M. (Lot 14)

MAY 28, 2026

Subject Property: **Moraca, Christine M. (Lot 14)**
Block 15, Lot 14, Alloway Township, Salem County
SADC ID#: 17-0410-DE

WHEREAS, on April 3, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Moraca, Christine M. (Lot 14), hereinafter "Owner," for the property identified as Block 15, Lot 14, Alloway Township, Salem County, hereinafter "the Property," totaling approximately 17.83 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the original application included one (1), approximately 2-acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 15.83 net acres to be preserved; and

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

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

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

WHEREAS, the application received SADC preliminary approval on June 26, 2025; and

WHEREAS, while considering the SADC's offer for preservation, the landowner requested to amend the application to make the 2-acre exception area severable and limited it to two (2) future single family residential units and to afford future flexibility of uses resulting in approximately 15.83 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, this change does not impact the SADC certified market value or the statewide

formula value; and

WHEREAS, the 2-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 two (2) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; 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); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on October 30, 2025, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $10,000 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 $16,000 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $8,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $11,390 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $11,390 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 $11,390 per acre for a total of approximately $180,303.70.

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.



5/28/26
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	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



K:\counties\salco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Moraca, Christine M. (Lot 14)
Block 15 Lots P/O 14 (15.83 ac); &
P/O 14-EN (severable exception - 2.0 ac) Gross
Total = 17.83 ac
Alloway Twp., Salem County

0 1250 2500 5000 7500
Feet

N

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

Sources:
NJ Farmland Preservation Program
NJDOT "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"

5/13/2025

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\salco\Pro Projects\Moraca, Christine M (Lot 14).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Moraca, Christine M. (Lot 14)
Block 15 Lots P/O 14 (15.83 ac); &
P/O 14-EN (severable exception - 2.0 ac)
Gross Total = 17.83 ac
Alloway 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

0 100 200 400 600 Feet

N

Sources:
NJ Farmland Preservation Program
NJGIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Land use/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 geographic location of parcel polygons in the data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the data contained in this file and map should not be, and are not intended to be, relied upon, if it is ever required to define the size and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\salem\Pro Projects\Moraca, Christine M (Lot 14).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Moraca, Christine M. (Lot 14)
Block 15 Lots P/O 14 (15.83 ac); &
P/O 14-EN (severable exception - 2.0 ac)
Gross Total = 17.83 ac
Alloway Twp., Salem County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 15.83
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
New Map 2024 Digital Aerial

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

SADC Statewide Formula Value Calculation

Farm Name:	**Moraca, Christine M. (Lot 14)**		
SADC ID:	**17-0410-DE**	**Total Score**	**21.19**
Farm Address:	**Alloway**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**14.23**
Natural Resource Factors - Max Add-on % =		**10**	**1.96**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***16.19***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		9.24
Size		0.00
Tillability		10.00
Contiguity to Preserved Farms		2.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	21.24
		Agricultural Resource %
		14.23

Natural Resource Factors		**Points**
Groundwater Recharge Capability		5.95
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	5.95
		Natural Resource %
		1.96

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$16,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$10,590**
Per Acre Value of Voluntary Deed Restrictions (each)	**$800**
Per Acre Value after Voluntary Deed Restrictions	**$11,390**
Net Acres	**15.83**
Estimated Easement Values	
Estimated Unadjusted Total	**$167,640**
Plus: Adjustment for Voluntary Restrictions (+)	**$12,664**
Estimated offer before Residential Opportunities reduction	**$180,304**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$180,304**

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R5(13)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

MAY 28, 2026

Subject Property: **Hatton, Justin and Leslie M.**
Block 53, Lot 18 – Lower Alloway Creek Township, Salem County
SADC ID#: 17-0424-DE

WHEREAS, on October 29, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Justin and Leslie M. Hatton, hereinafter "Owners," for the property identified as Block 53, Lot 18, Lower Alloway Creek Township, Salem County, hereinafter "the Property," totaling approximately 74.94 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 1.25-acre non-severable exception area for and limited to one future single-family residential unit and to afford future flexibility of uses resulting in approximately 73.69 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 1.25-acre non-severable exception area:

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

WHEREAS, the Premises includes:

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

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .03 acres (.04%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, this application is categorized as an "Alternate" farm in accordance with N.J.A.C. 2:76-6.16 and 11.5, SADC Policy P-14-E ("Prioritization of Project Areas and Individual Applications"), and the State acquisition selection criteria approved by the SADC on December 22, 2025; and

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) 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 April 21, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $4,100 per acre based on zoning and environmental regulations in place as of the current valuation date February 13, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $9,500 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 $4,750 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, the Owner agreed to 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 $7,483 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $7,483 per acre, based on the

Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $7,483 per acre for a total of approximately $408,055.47 (based on 54.531 acres, which excludes 19.159 acres within water bodies *that serve as the property boundary).

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.



5/28/26
Date

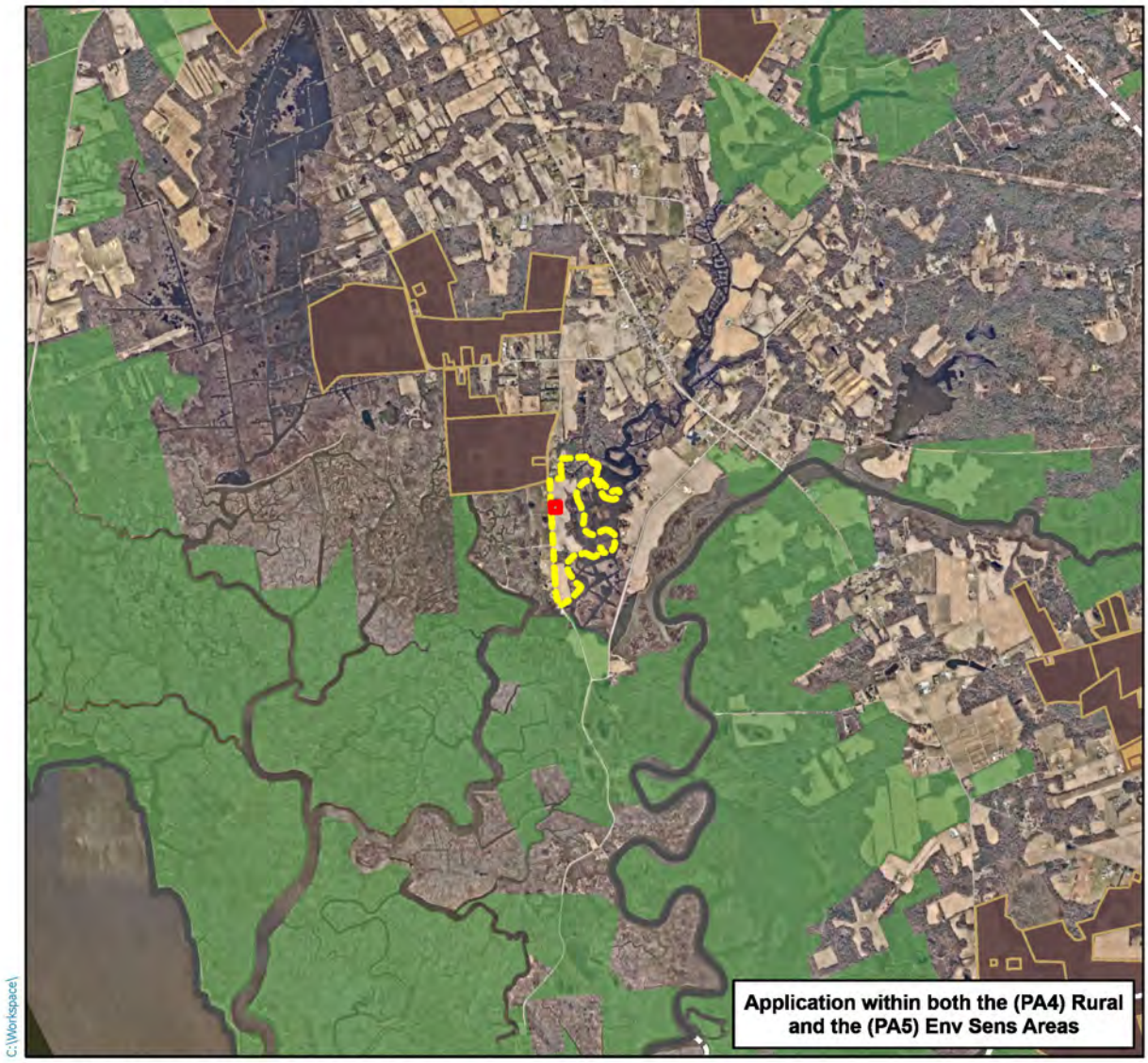
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hatton, Justin and Leslie M.
Block 53 Lots P/O 18 (73.69 ac); &
P/O 18-EN (non-severable exception - 1.25 ac)
Gross Total = 74.94 ac
Lower Alloways Creek Twp., Salem County

0 1250 2500 5000 7500 Feet

N

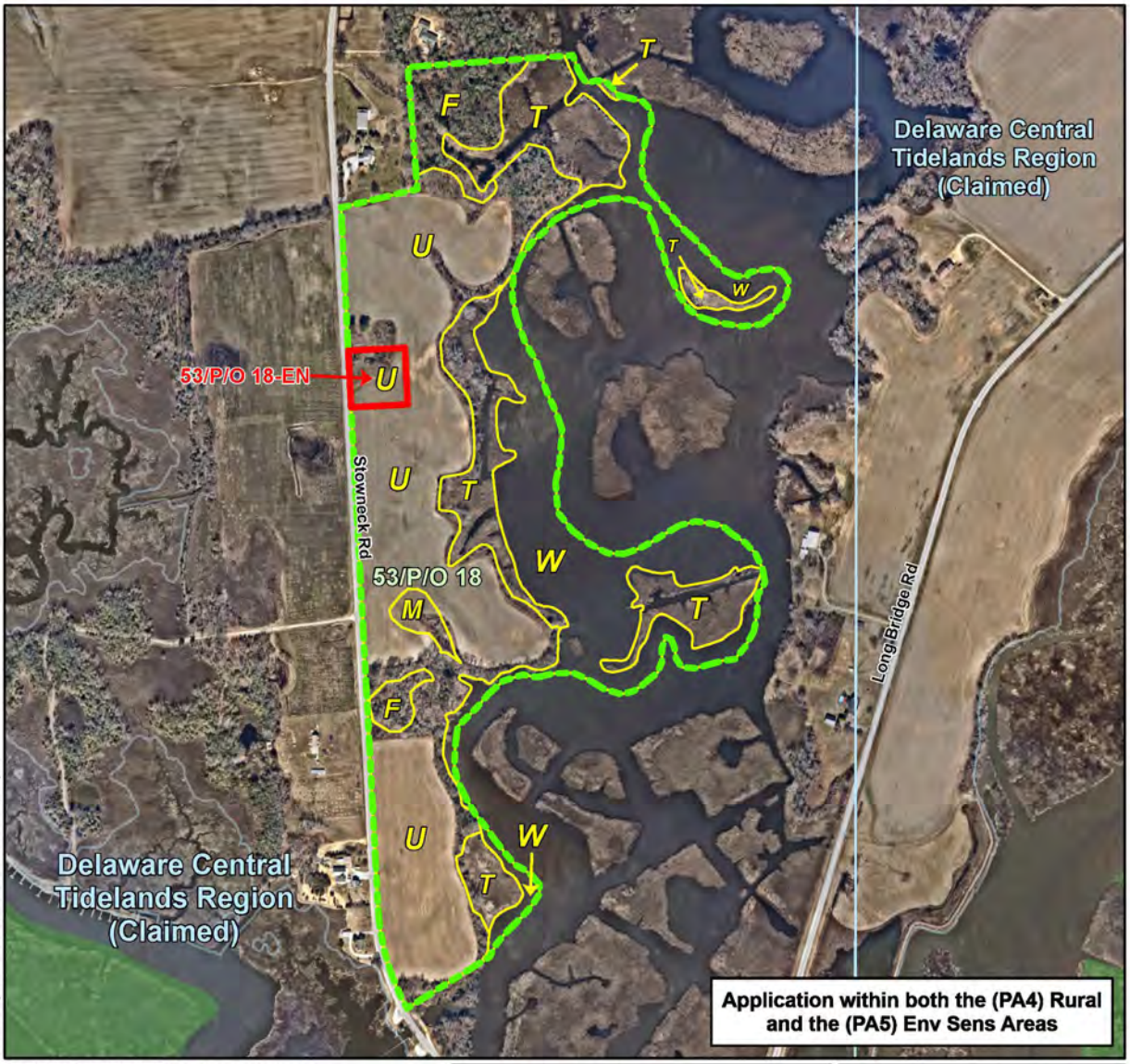
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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"

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.

11/17/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hatton, Justin and Leslie M.
Block 53 Lots P/O 18 (73.69 ac); &
P/O 18-EN (non-severable exception - 1.25 ac)
Gross Total = 74.94 ac
Lower Alloways Creek Twp., Salem 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)	49	48
Tidal Wetlands (T)	18	19
300' Buffer Area (B)	0	0
Water (W)	26	26

- Property in Question
- Exception areas
- Wetlands Boundaries
- Tidelands Grid/Boundaries
- Municipal / Local Roads
- Municipal, County & Non-Profit Preserved 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"
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

11/17/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Hatton, Justin and Leslie M.
Block 53 Lots P/O 18 (73.69 ac); &
P/O 18-EN (non-severable exception - 1.25 ac)
Gross Total = 74.94 ac
Lower Alloways Creek Twp., Salem County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 73.69
Total Disturbance Acres (Does not include exception areas): 0.03
Percent of Disturbance: 0.04%

500 250 0 500 1,000 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Near Map 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.

11/19/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Hatton, Justin and Leslie M.**		
SADC ID:	**17-0424-DE**	**Total Score**	**28.77**
Farm Address:	**Lower Alloways Creek**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**12.95**
Natural Resource Factors - Max Add-on % =		**10**	**5.82**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***18.77***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		6.33
Size		6.00
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	19.33
		Agricultural Resource %
		12.95

Natural Resource Factors		**Points**
Groundwater Recharge Capability		2.65
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		10.00
Contiguity to Preserved Open Space		2.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	17.65
		Natural Resource %
		5.82

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	**$9,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$6,533**
Per Acre Value of Voluntary Deed Restrictions (each)	**$475**
Per Acre Value after Voluntary Deed Restrictions	**$7,483**
Net Acres	**54.21**
Estimated Easement Values	
Estimated Unadjusted Total	**$354,154**
Plus: Adjustment for Voluntary Restrictions (+)	**$51,500**
Estimated offer before Residential Opportunities reduction	**$405,654**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$405,654**

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 # FY2026R5(14)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

MAY 28, 2026

Subject Property: **Tedesco, Jr. Thomas J. and Patricia A.**
Block 2, Lot 1.03 - Hopewell Township, Cumberland County
Block 105, Lot 7 - Alloway Township, Salem County
SADC ID#: 06-0104-DE

WHEREAS, on October 29, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Thomas J. and Patricia A. Tedesco, Jr., hereinafter "Owners," for the property identified as Block 2, Lot 1.03 - Hopewell Township, Cumberland County and Block 105, Lot 7 - Alloway Township, Salem County, hereinafter "the Property," totaling approximately 34.92 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 1-acre non-severable exception area for and limited to one future single family residential unit and to afford future flexibility of uses resulting in approximately 33.92 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

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

1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
2) Shall not be severed or subdivided from the Premises
3) Shall be limited to one 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 wheat and 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 .004 acres (.01%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, the application received preliminary approval in accordance with Resolution #FY2022R12(10) on February 2, 2026; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on April 8, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $4,500 per acre based on zoning and environmental regulations in place as of the current valuation date March 26, 2026; and

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $8,424 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $8,424 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 $8,424 per acre for a total of approximately $285,742.08.

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.

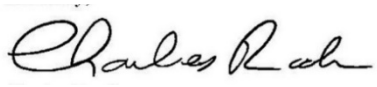
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

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.



5/28/26
Date

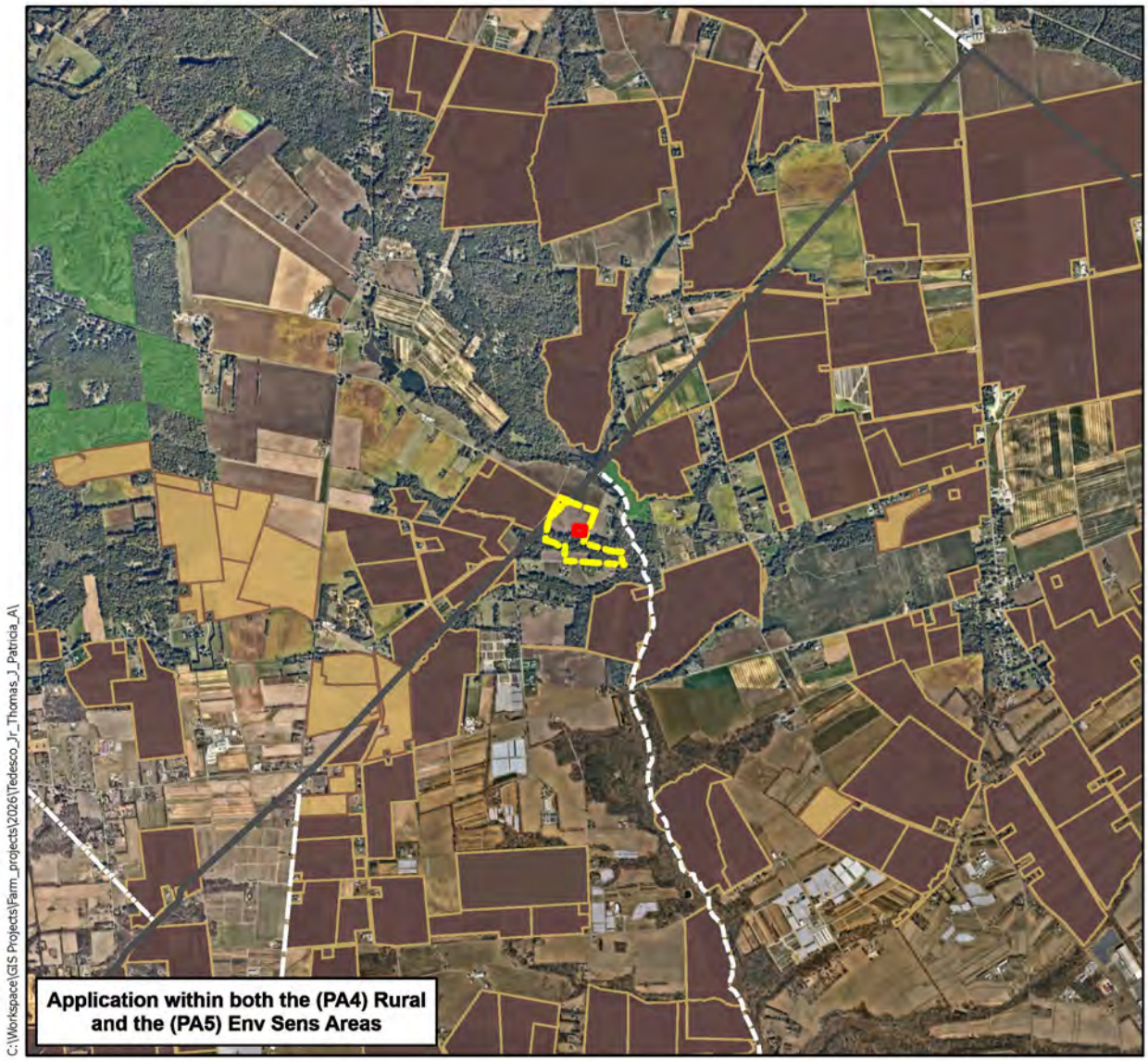
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Tedesco, Jr. Thomas J. and Patricia A.

Hopewell Twp., Cumberland County
Block 2 Lots P/O 1.03 (32.50 ac); &
P/O 103-EN (non-severable exception - 1.0 ac)

Alloway Twp., Salem County
Block 105 Lot 7 (1.42 ac)

Gross Total = 34.92 ac

0 1250 2500 5000 7500 Feet

N

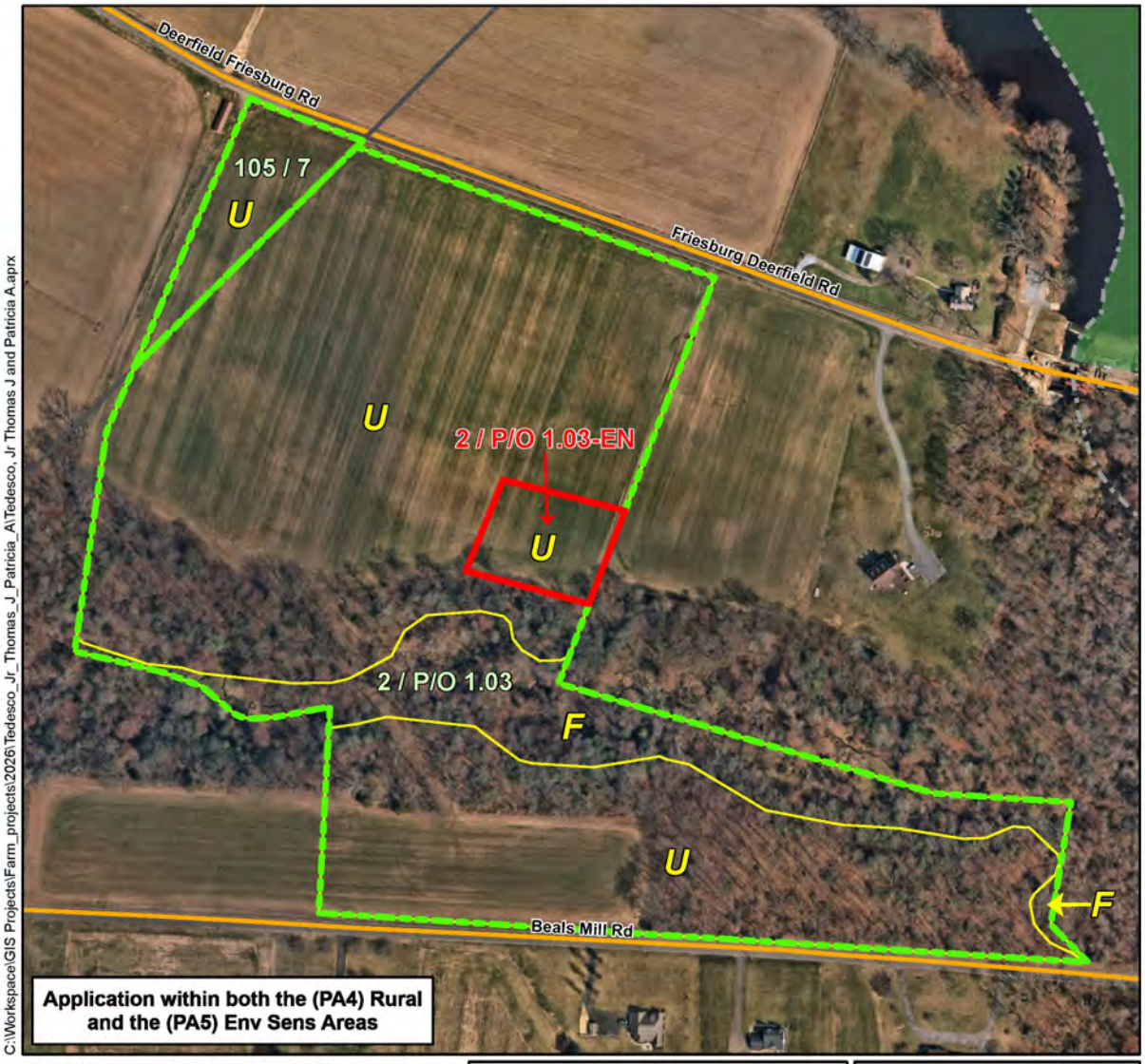
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey" - edited to adjacent survey data
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Nearmap "Vertical Aerial Imagery 2026"

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

1/8/2026

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Tedesco, Jr. Thomas J. and Patricia A.

Hopewell Twp., Cumberland County
Block 2 Lots P/O 1.03 (32.50 ac); &
P/O 103-EN (non-severable exception - 1.0 ac)

Alloway Twp., Salem County
Block 105 Lot 7 (1.42 ac)

Gross Total = 34.92 ac

0 100 200 400 600 Feet

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

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

N

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

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

5/19/2026

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Tedesco, Jr. Thomas J. and Patricia A.

Hopewell Twp., Cumberland County
Block 2 Lots P/O 1.03 (32.50 ac); & P/O 103-EN (non-severable exception - 1.0 ac)

Alloway Twp., Salem County
Block 105 Lot 7 (1.42 ac)

Gross Total = 34.92 ac

Estimated Easement Acres: 33.92
Total Disturbance Acres (Does not include exception areas): 0.004
Percent of Disturbance: 0.01%

Extent of Disturbance
Easement Area
Exception Area

150 75 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
NearMap 2020 Digital Data

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping was compiled at this product at this scale, and is intended to be relied upon for purposes meeting
representation of the location of the easement and physical features.
It should be obtained from a survey performed by a licensed New Jersey Land Surveyor.

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Tedesco, Thomas & Patricia**		
SADC ID:	**06-0104-DE**	**Total Score**	**30.23**
Farm Address:	**Hopewell, Cumberland & Alloway, Salem**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**16.11**
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***	***25.23***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		9.04
Size		4.00
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	24.04
		Agricultural Resource %
		16.11

Natural Resource Factors		**Points**
Groundwater Recharge Capability		4.49
Upland Forest		2.00
Wetland & Open Water/Flood Hazard Mitigation		3.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	12.49
		Natural Resource %
		4.12

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$10,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,899**
Per Acre Value of Voluntary Deed Restrictions (each)	**$525**
Per Acre Value after Voluntary Deed Restrictions	**$8,424**
Net Acres	**32.37**
Estimated Easement Values	
Estimated Unadjusted Total	**$255,691**
Plus: Adjustment for Voluntary Restrictions (+)	**$16,994**
Estimated offer before Residential Opportunities reduction	**$272,685**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$272,685**

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 # FY2026R5(15)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

MAY 28, 2026

Subject Property: **Bluestone Farms, LLC (North)**
Block 34, Lot 6, Block 32, Lot 1 and Block 22, Lot 1
Hopewell Township, Mercer County
SADC ID# 11-0058-DE

WHEREAS, on August 21, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Bluestone Farms, LLC hereinafter "Owners," for the property identified as Block 34, Lot 6, Block 32, Lot 1 and Block 22, Lot 1 - Hopewell Township, Mercer County, hereinafter "the Property," totaling approximately 173.42 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes four (4), nonseverable exception areas for future flexibility for nonagricultural uses and the following single-family residential units:

- C1: approximately 2-acres with zero (0) single family residential units
- C2: approximately 0.3-acres with zero (0) single family residential units
- C3: approximately 3-acres for and limited to one future single-family residential unit
- C4: approximately 4-acres for and limited to one existing single-family residential unit

resulting in approximately 164.12 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, C1: 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 zero (0) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, C2: the 0.3-acre non-severable exception area:

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

WHEREAS, C3: the 3-acre non-severable exception area:

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

WHEREAS, C4: the 4-acre non-severable exception area:

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

WHEREAS, the Premises includes:

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

WHEREAS, the Property is currently an equine operation with approximately 95 acres in equine production as pasture and hay; and

WHEREAS, there are no equine service activities on the farm at this time; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 2.16 acres (1.31%) 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 February 26, 2026, the SADC certified the Development Easement value of $12,550 per acre based on zoning and environmental regulations in place as of the current valuation date November 14, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $22,000 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 $11,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $16,821 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $16,821 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 $16,821 per acre for a total of approximately $2,760,662.52.

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.



5/28/26
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	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bluestone Farms, LLC (North)
Block 22 Lots P/O 1 (24.18 ac); & P/O 1-EN (non-severable exception - 4.0 ac);
Block 32 Lot 1 (18.15 ac); Block 34 Lots P/O 6 (121.79 ac); &
P/O 1-EN (non-severable exceptions - 2.0, 3.0 & 0.3 ac)
Gross Total = 173.42 ac
Hopewell Twp., Mercer County

0 1250 2500 5000 7500
Feet

N

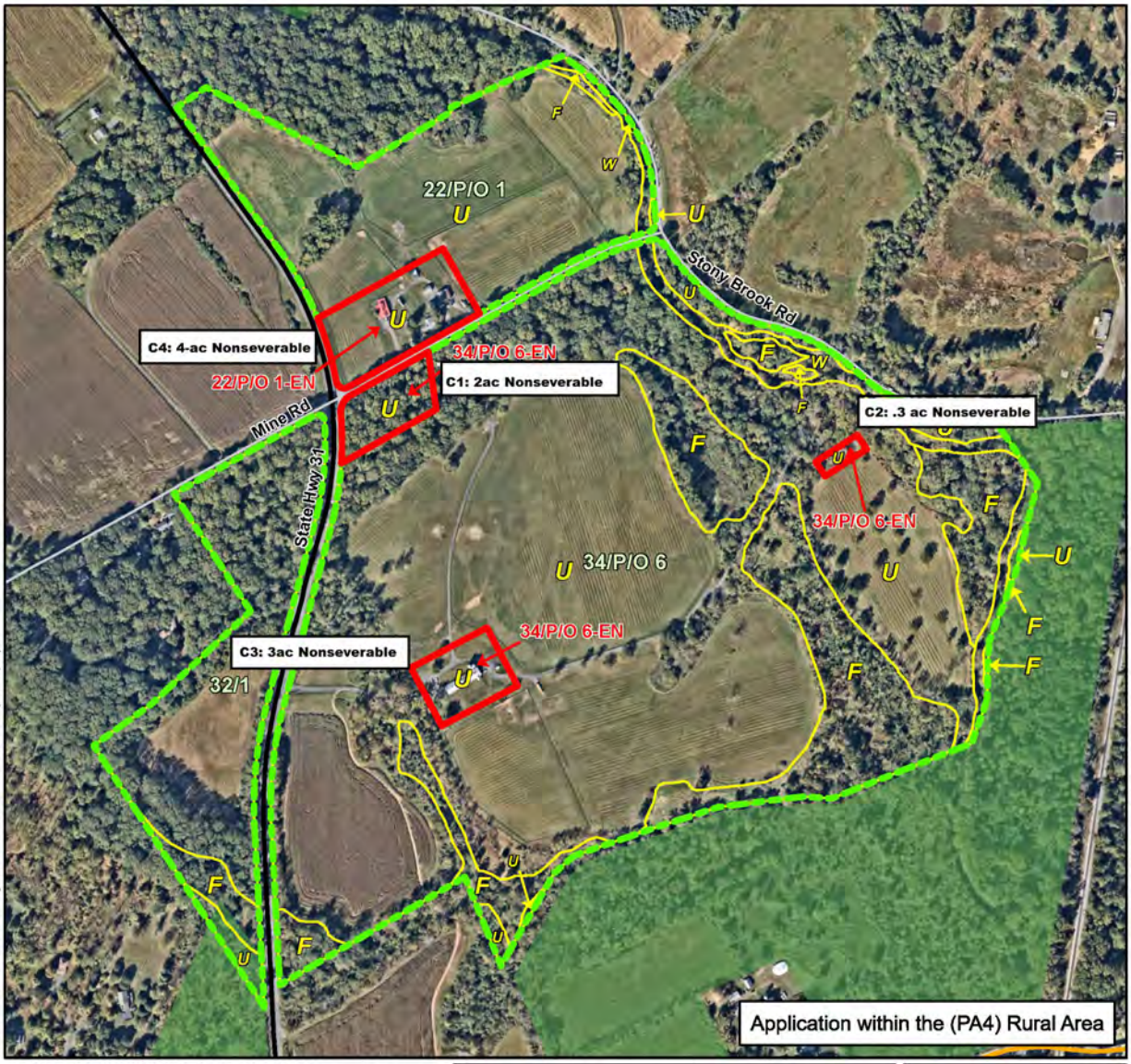
Property in Question
Exception areas
Preserved Easements
Transfer Development Rights (TDR) Preserved Highlands, Pinelands and Municipal
Active Applications
Municipal, County & Non-Profit Preserved Open Space (O/S); NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ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

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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"

9/9/2025

Wetlands



X:\counties\mercol\Pro Projects\Bluestone Farms, LLC (North).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bluestone Farms, LLC (North)
Block 22 Lots P/O 1 (24.18 ac); &
P/O 1-EN (non-severable exception - 4.0 ac);
Block 32 Lot 1 (18.15 ac); Block 34 Lots P/O 6 (121.79 ac); &
P/O 1-EN (non-severable exceptions - 2.0, 3.0 & 0.3 ac)
Gross Total = 173.42 ac
Hopewell Twp., Mercer County

0 250 500 1,000 1,500 Feet

	Gross %	Net %
Freshwater Wetlands (F)	14	14
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	84	83
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	2	3

Property in Question
Exception areas
Wetlands Boundaries
County Roads
Municipal / Local Roads
Municipal, County & Non-Profit Preserved 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"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ. Hosted. 3424"
Nearmap "Vertical Aerial Imagery 2025"

N

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11/6/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bluestone Farms, LLC (North)
Block 22 Lots P/O 1 (24.18 ac); & P/O 1-EN (non-severable exception - 4.0 ac);
Block 32 Lot 1 (18.15 ac); Block 34 Lots P/O 6 (121.79 ac); &
P/O 1-EN (non-severable exceptions - 2.0, 3.0 & 0.3 ac)
Gross Total = 173.42 ac
Hopewell Twp., Mercer County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 165.13
Total Disturbance Acres (Does not include exception areas): 2.16
Percent of Disturbance: 1.31%

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.

9/17/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Bluestone North**		
SADC ID:	**11-0058-DE**	**Total Score**	**26.46**
Farm Address:	**Hopewell**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**15.05**
Natural Resource Factors - Max Add-on % =		**10**	**6.41**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***21.46***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		6.47
Size		10.00
Tillability		6.00
Contiguity to Preserved Farms		6.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	22.47
		Agricultural Resource %
		15.05

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.92
Upland Forest		2.50
Wetland & Open Water/Flood Hazard Mitigation		5.50
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	19.42
		Natural Resource %
		6.41

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	**$22,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$15,721**
Per Acre Value of Voluntary Deed Restrictions (each)	**$1,100**
Per Acre Value after Voluntary Deed Restrictions	**$16,821**
Net Acres	**164.16**
Estimated Easement Values	
Estimated Unadjusted Total	**$2,580,759**
Plus: Adjustment for Voluntary Restrictions (+)	**$180,576**
Estimated offer before Residential Opportunities reduction	**$2,761,335**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$2,761,335**

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

RESPONSE TO EXECUTIVE ORDER # 18
FROST DAMAGE
RESOLUTION FY2026R5(16)

May 28, 2026

WHEREAS, Executive Order #18, issued by Governor Mikie Sherrill on May 20, 2026, declared a State of Emergency due to substantial adverse impacts on New Jersey's agricultural industry from severe weather in April 2026; and

WHEREAS, the Governor recognized that the severe weather resulted in substantial losses to crops including, but not limited to, peaches, cherries, pears, grapes, plums, strawberries, blueberries, blackberries, barley, and apple varieties; and

WHEREAS, the Executive Order authorized State agencies, with gubernatorial approval, to waive, suspend or modify any existing rule during the emergency where enforcement would be detrimental to the public welfare; and

WHEREAS, N.J.A.C. 2:76-6.15(a)1 and 2, incorporated in farmland preservation deeds of easement, state:

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.

2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee. Agricultural use shall mean the use of the premises for common farmsite activities including but not limited to: production, harvesting, storage, grading, packaging, processing, and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage, and water management and grazing; and

WHEREAS, the SADC has previously determined that 51% of the annual sales from farm markets located on the preserved portion of a farm shall be generated from the output of the farm's farm management unit; and

WHEREAS, the SADC has previously determined that value added products containing a majority of ingredients produced by the preserved farm shall be considered the output of the farm; and

WHEREAS, the SADC has previously made case specific accommodations deferring the above requirements in the event of a natural disaster.

NOW THEREFORE BE IT RESOLVED:

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

2. In accordance with Executive Order #18, the SADC hereby waives the requirement that 51% of farm market sales on the preserved portion of a farm be from sales of products produced on the farm's farm management unit as related to any crop impacted by the April 2026 extreme weather events.

3. In accordance with Executive Order #18, the SADC hereby waives its requirement that a majority of ingredients in preserved farm produced value-added products be from the farm's farm management unit as related to any crop impacted by the April 2026 extreme weather events; and

4. These waivers shall be applicable until the Governor declares an end to the State of Emergency set forth in Executive Order #18 or until the end of the 2026 farming season, whichever is later.

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



5/28/26
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	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R5(17)

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

on the Property of Estate of Joan M. Lipski

SADC ID#13-0094-DE

MAY 28, 2026

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

WHEREAS, on January 20, 2026, in accordance with Resolution #FY2025R7(1), Executive Director and Chairman certified the Development Easement value; and

WHEREAS, due to limited local funding, the Township of Howell requested that the SADC accept the application for a Direct easement purchase; and

WHEREAS, the Township of Howell indicated it may be able to contribute a 10% cost share grant towards the Direct easement purchase; and

WHEREAS, Monmouth County indicated it could likely contribute a 25% cost share grant towards the Direct easement purchase; 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 2-acre non-severable exception area for and limited to one existing single family residential units and to afford future flexibility of uses resulting in approximately 22.77 net acres to be preserved; and

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

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

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

WHEREAS, the Property, has a quality score of 70.4, which is higher than the minimum quality score of 64 needed for a "Priority" farm designation in Monmouth County, but at approximately 22.77 acres, its size does not meet the minimum acreage criteria for the "Priority" or "Alternate" categories, which requires farm sizes of at least 36 and 26 acres respectively, therefore, the Property is categorized as an "Other" farm (Schedule B), requiring SADC preliminary approval; 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)2 and (c)3, 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) and (c)2 and (c)3 because the farm: because the farm:
   a. has a quality score of 70.4, which is above minimum ranking criteria for a "Priority" farm in Monmouth County.
   b. has approximately 28% Prime soils and 61% Statewide Important soils; and
   c. received 82.1% of the Agricultural Resource Factors and 41.1% of the Natural Resource Factors pursuant to the Statewide Formula.
   d. has a higher risk of conversion pursuant to the Statewide Formula and is a buffer to critical infrastructure
   e. is within the County Agriculture Development Area and immediately adjacent to preserved farmland.

3. This preliminary approval is conditioned upon receipt of a 35% cost share grant from the County and/or Municipality.

4. The Executive Director hereby grants preliminary approval to the Property for an easement acquisition and authorizes staff to utilize the two independent appraisals and SADC certified market values from the Planning Incentive Grant Program to extend an offer to the Owner for the purchase of the development easement on the Property.



Charles Roohr, Executive Director
State Agriculture Development Committee

5/28/2026
Date

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Estate of Joan M. Lipski
Block 170 Lots P/O 18.02 (22.77 ac); &
P/O 18.02-EN (non-severable exception - 2.0 ac)
Gross Total = 24.77 ac
Howell Twp., Monmouth 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"- parcels edited to adjacent survey data
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Near Map "Vertical Aerial Imagery 2024"

6/19/2025

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

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Estate of Joan M. Lipski
Block 170 Lots P/O 18.02 (22.77 ac); &
P/O 18.02-EN (non-severable exception - 2.0 ac)
Gross Total = 24.77 ac
Howell Twp., Monmouth County

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

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

0 100 200 400 600 Feet

N

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

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.

6/19/2025

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

GENERAL INFORMATION

COUNTY OF Monmouth Howell Twp. 1319

APPLICANT Estate of Joan M. Lipski

PRIORITIZATION SCORE

SOILS:		Other	12% *	0	=	.00	
		Prime	26% *	.15	=	3.90	
		Statewide	62% *	.1	=	6.20	
					SOIL SCORE:		**10.10**
TILLABLE SOILS:		Cropland Harvested	80% *	.15	=	12.00	
		Other	2% *	0	=	.00	
		Wetlands/Water	10% *	0	=	.00	
		Woodlands	8% *	0	=	.00	
					TILLABLE SOILS SCORE:		**12.00**
BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)		29% *	.2	=	5.80	
	Farmland (Unrestricted)		9% *	.06	=	.54	
	Streams and Wetlands		27% *	.18	=	4.86	
	Residential Development		18% *	0	=	.00	
	Commercial		8% *	0	=	.00	
	Woodlands		9% *	.06	=	.54	
					BOUNDARIES AND BUFFERS SCORE:		**11.74**
CONTIGUOUS PROPERTIES / DENSITY:	Lipski Estate	Restricted Farm or Current Application				2	
	Linney	Restricted Farm or Current Application				2	
	Gibson Farm LLC	Restricted Farm or Current Application				2	
	Archbold	Restricted Farm or Current Application				2	
	Okerson	Restricted Farm or Current Application				2	
					DENSITY SCORE:		**10.00**
LOCAL COMMITMENT:			100% *	20	=	20.00	
					LOCAL COMMITMENT SCORE:		**20.00**
SIZE:					**SIZE SCORE:**		**2.37**
IMMIMENCE OF CHANGE: SADC Impact factor = 4.19							
					IMMINENCE OF CHANGE SCORE:		**4.19**
COUNTY RANKING:							
EXCEPTIONS:					**EXCEPTION SCORE:**		**.00**

TOTAL SCORE: 70.40