STATE AGRICULTURE DEVELOPMENT COMMITTEE
Regular Meeting

September 24, 2026

Secretary Wengryn called the meeting to order at 9:05 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
Gina Fischetti
Roger Kumpel

Members Absent
Tiffany Bohlin
Charles Rosen
Brian Schilling
Kevin Appleget

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

Minutes
Approval of SADC Open and Closed Session Minutes of July 23, 2026.

Mr. Kumpel abstained from the vote.

It was moved by Mr. Ellis and seconded by Ms. Niederer to approve the SADC Open and Closed Session Minutes of July 23, 2026. The motion was unanimously approved.

Report of the Chairman

Secretary Wengryn has been working with the Governor's office on how to respond to the April frost. The state experienced severe crop loss and will continue feeling the effects for many months to come. Rutgers has been doing research on the economic impacts caused by the frost.

Secretary Wengryn attended the African Food Forum in Rwanda, where he acknowledged similar issues in agriculture to those in the United States.

Report of the Executive Director

Mr. Roohr announced a new member of the committee, Kevin Appleget, who will be representing DEP on the board.

SADC hired two new part-time staff. Nadezda Belenky joined the Appraisal team and Ken Atkinson joined the Legal team. Both additions are to assist with the increase in preservation applications and acquisitions.

Mr. Roohr stated the increase in the per acre base number used in Pinelands Program formula, from $1,600 to $2,500, became official upon publication in the September 21st NJ Register. Qualified landowners are entitled to all three valuation methods and are given the opportunity to choose which one they prefer for farmland preservation. Mr. Roohr explained that even with the increase in the base number the Pinelands formula does not normally yield the highest offer. To speed the application process along staff proposes to run the Pinelands formula using the maximum points possible and only run property specific numbers if this results in a highest offer to the landowner.

Mr. Roohr asked the committee if they would support the SADC's decision to send a letter to the Pinelands Commission in support of the New Jersey Forest Fire Service's restoration project in the Pinelands. This project focuses on the restoration 170 acres of Atlantic White Cedar in Warren State Forest. This project would serve as real world example for incoming enrollees to the Woodland Preservation program. The committee supported the SADC decision.

Staff attended several Urban Ag meetings over the summer. The Next Gen team went to the Joint Base to highlight the SkillBridge Agriculture program which focuses on assisting military staff who are transitioning to civilian life and have an interest in a career in farming. Legal staff gave Right to Farm presentations to NJ Recycling Coordinators Group and NJ Institute for Continuing Legal Education. Staff also presented to the Ag Leadership Class in Trenton.

Public Comment

Mr. Joel Schnetzer, chairman of Warren County's Agriculture Development Board, expressed his frustration with the lack of enforcement authority in ARDA. He believes that the threat that preserved farms found in violation of their deed of easement could lose farmland assessment would encourage landowners to fix their violations in a timelier manner.

Ms. Patricia Springwell of Hunterdon County praised the committee for their work to preserve the Exxon property but acknowledged her frustration with the soil disturbance regulations.

Jignasha Patel, Sri Akella, Ernie Park, Roli Rastogi, Vaidik Patel, Rich Realbuto, and Abha Devarajan all conveyed their support for Naturally Nurturing farm's agricultural operation and encouraged the committee to allow the Hügelkultur pilot program to continue.

Old Business

A. Stewardship

1. Review of Activities – Update

a. Naturally Nurturing, LLC
Block 205.11, Lot 48.05, Hillsborough Township, Somerset County
46.84 Easement Acres
SADC ID# 18-0097-EP

Mr. Clapp and Mr. Willmott provided the committee with the history of Naturally Nurturing Farm and the pilot program that was created to experiment with hügelkultur and biochar practices. Mr. Clapp noted biochar and wood mulching practices have been incorporated into the farm's conservation plan and focused the discussion on the hügelkultur activities taking place on the property.

During the January SADC meeting, the committee suspended the pilot program for six months and instructed staff to work directly with the owner of Naturally Nurturing, LLC, Yash Patel, and the Somerset County Agriculture Development Board (CADB) to establish more detailed parameters for the pilot.

Several meetings were held with staff, Mr. Patel, and representatives of Somerset CADB, but none of them resulted in a mutual consensus of the parameters of the pilot program.

Staff recommended that the SADC hügelkultur pilot on this farm be rescinded at this time and that the Somerset CADB deal with deed of easement compliance issues. SADC staff suggested the committee could establish criteria for hügelkultur practices for future projects. In the meantime, Mr. Patel can continue hügelkultur activities on his exception area.

Mr. Patel and his legal representative, Ms. Voigt, asked the committee to consider amending their decisions to allow for Naturally Nurturing Farm's hügelkultur practices to continue, as to not waste the work that Mr. Patel has begun.

Secretary Wengryn reiterated that hügelkultur activities could continue within the exception area but that the pilot program would no longer be continuing; and that remediation of impacted areas on the farm would be an issue between the landowner and the Somerset CADB to resolve.

Somerset CADB Administrator Katelyn Katzer addressed the Committee, advising that the landowner had been given ample opportunity to address the board's concerns but there was no response from and no good faith attempt by the landowner to resolve outstanding issues. Additional time was given to Ms. Voigt by the Somerset CADB to "get up to speed" prior to the board initiating the litigation process, which was now before the county commissioners for approval. Ms. Katzer stressed that the Somerset CADB was interested in deed of easement compliance, protecting the farm's resources, and supporting the integrity of the farmland preservation program.

2. Review of Activities – Update

a. June Santini Farm
Block 34, Lot 11, Harmony Township, Warren County
51.867 Acres
SADC ID# 21-0029-DE

Mr. Clapp and Mr. Willmott explained to the committee the various violations of the DOE that have been occurring on the June Santini farm since 2023.

The most significant violation was the importation of unsuitable fill and waste materials on 5 acres of farmland that included areas of wetlands and a stream regulated by DEP. Another issue is the presence of non-agricultural commercial activities occurring on the property. Staff observed numerous commercial vehicles and equipment unrelated to agriculture located on the premises.

Due to extenuating circumstances, Ms. Santini was given a one-year period to remove the fill material, discontinue non-agricultural operations, and clean the property of all trash and debris from the previously mentioned violations.

In 2025, Ms. Santini began excavation and completed approximately one-third of an acre before Ms. Santini advised staff she had run out of funds and could not continue the clean up. In early 2026 she had four truckloads of concrete debris removed from the premises. Since September 2025, there has been no meaningful progress on the restoration work.

Staff recommend the Committee authorize legal action to enforce the terms of the deed of easement.

Ms. Santini addressed the committee and explained her financial situation while expressing her commitment to satisfying the violations. The Committee is understanding of Ms. Santini's struggles, but is concerned about the lack of progress that has been completed over the last 3 years.

Ms. Niederer asked for more discussion to take place during closed session.

B. Review of Application – County Planning Incentive Grant

1. Cherry Hill Township (Gilmour)
   Block 528.01, Lot 32, Cherry Hill Township, Camden County
   21.04 acres.
   SADC ID #04-0026-PG

The Camden County Planning Incentive Grant application for the Cherry Hill Township (Gilmour) Farm was presented at the July 2026 SADC meeting for the Certification of Market Values during closed session and the committee expressed concern regarding the exception area configurations and the allowed uses of the wooded area.

Staff met with Cherry Hill officials and revised the application based on the committee's comments. The new proposal includes a 12.07-acre severable exception for open space purposes. This includes permanent access from Evesham Road. There is also a 1,000 sq./ft. accessory dwelling unit that will be considered a single-family residential unit for deed of easement purposes that will be limited to 2,500 sq./ft.

The Committee was pleased with the new configuration of the Cherry Hill Township (Gilmour) Farm and commended SADC staff for their work with Cherry Hill Township.

New Business

A. Stewardship

1. Resolution: Rural Microenterprise (RME)

a. Dr. Christopher S. Leon and Caroline L. Taraschi , SADC ID# 10-0013-EP, Block 24, Lot 3, East Amwell Township, Hunterdon County, 57.729 acres

Mr. Pizzio reviewed the NJ RME regulations with the committee. He stated there are two classes of RMEs: Class 1 consists of customary activities that rely on equipment and skill possessed by the agriculture community and Class 2 consists of agricultural support services that provide a direct impact on agriculture, such as veterinary practices.

Mr. Pizzio referred the committee to the subject RME request for a Class 2 activity to convert the existing residence on the Premises into a veterinary office, exam and treatment area in support of the Owners existing veterinary practice which is primarily operated as a mobile service specializing in large animals. Dr. Leon raises and manages beef cattle on 40 acres of pasture. He also works with the production of blood plasma and serums which are sold as agricultural products to other cattle operations and administered to calves to supplement antibodies and promote cattle herd health.

The application requests to convert the existing single-family residence to support the veterinary practice and to use the surrounding area for parking.

Mr. Pizzio reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

Mr. Bullock acknowledged the need for veterinary practices in the state. The committee praised Dr. Leon's veterinary work, as well as the work he has done to refurbish the historical house on the premises.

It was moved by Ms. Niederer and seconded by Mr. Bullock to approve resolution FY2027R9(1) granting final approval, as presented, subject to any condition of said resolutions. The motion was unanimously approved. A copy of Resolution FY2027R9(1) is attached to and part of these minutes.

Old Business Continued
C. Woodland Program Update

Ms. Niederer left the meeting.

Mr. Wilson and the internal working group presented an overview of the Woodland Preservation Program statute, implementation timelines, outreach efforts, and feedback that staff had received from the SADC Subcommittee.

The program will largely mimic the Farmland Preservation Program in process.

Staff will be presenting a draft of Woodland Preservation Program deed of easement terms and the Woodland Statewide Formula at the October SADC meeting. They hope to have the rule proposal ready for publication in the NJ Register in early 2027.

The committee asked questions about the specifics of the DOE, wildlife management, ranking systems for applications, examples of development potential, and the funding for the program.

Ms. Niederer returned to the meeting.

New Business Continued

1. **Resolution: Division of Premises – Walker Brothers, Inc.**

   Walker Brothers, Inc., SADC ID#17-0135-DE, FY2027R9(2), Block 201, Lots 49, 50, 53, 56, 85, & 88; Block 203, Lots 5 & 7; Block 301, Lots 2, 32, & 38; Block 304, Lot 55; Block 401, Lot 62, Pittsgrove Township, Salem County, 264.245 acres.

Mr. Berkowitz presented a request for the division of premises for the Walker Brothers, Inc., farm in Pittsgrove Township, Salem County, which was preserved in 2001. The DOE identifies zero existing

single-family residences, zero existing agricultural labor units, two RDSOs and one non-severable exclusion area. The farm currently is in vegetable and grain production.

In August 2026, the SADC received a request from the landowners to divide the premises to create an approximately 153-acre parcel (Parcel A) and an approximately 111-acre parcel (Parcel B).

Parcel A is improved with six irrigation wells, an irrigation pond, and contains one 5-acre exclusion area and 1 RDSO. Parcel B is improved with an irrigation pond, contains no exception area, and has 1 RDSO.

Staff believe the division meets all the necessary requirements and division criteria and recommends approval.

It was moved by Mr. Bullock and seconded by Mr. Ellis to approve resolution FY2027R9(2) granting final approval, as presented, subject to any condition of said resolutions. The motion was unanimously approved. A copy of Resolution FY2027R9(2) is attached to and part of these minutes.

B. Resolutions: Preliminary Approval – Direct Easement Purchase Program

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

The committee expressed concern about the location of and requested housing opportunity in the 2.75 acre exception area. After extensive discussion, the committee agreed to grant preliminary approval so appraisals can move forward, but advised staff to convey their concerns to the landowner for consideration.

It was moved by Mr. Ellis and seconded by Mr. Kumpel to approve Resolutions FY2027R9(3) granting preliminary approval, as presented, subject to any condition of said resolutions.

1. Kirk R. Stephens, Jr. & Archibald A. Walker (Lot 4), SADC ID#19-0048-DE, FY2027R9(3), Block 309, Lot 4, Vernon Township, Sussex County, 111.06 acres.

The motion was unanimously approved. A copy of resolutions FY2027R9(3) are attached to and part of these minutes.

C. Resolutions: Final Approval – County Planning Incentive Grant

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

It was moved by Mr. Kumpel and seconded by Ms. Niederer to approve Resolutions FY2027R9(4), granting final approval, as presented, subject to any condition of said resolutions.

1. Karcher, Tyler et al., SADC ID#10-0453-PG, FY2027R9(4), Block 20, Lots 12 and 13, Holland Township, Hunterdon County, 27.4 acres.

The motion was approved. A copy of resolutions FY2027R9(4) is attached to and part of these minutes.

D. Resolutions: Final Approval – Municipal Planning Incentive Grant

Ms. Siessel referred the committee to one request 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 Mr. Bullock and seconded by Mr. Feeney to approve Resolutions FY2027R9(5) granting final approval, as presented, subject to any condition of said resolutions.

1. Tyler Joseph and Taylor L. Bill, SADC ID#17-0270-PG, FY2027R9(5), Block 18, Lot 37, Upper Pittsgrove Township, Salem County, 36.91 acres.

The motion was approved. A copy of resolutions FY2027R9(5) is attached to and part of these minutes.

E. Resolutions: Final Approval- Direct Easement Purchase Program

Staff referred the committee seven 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. Kumpel and seconded by Mr. Bullock to approve Resolutions FY2027R9(6) through and FY2027R9(12) granting final approval, as presented, subject to any condition of said resolutions.

1. Riggs Holdings, LLC (South), SADC ID#17-0427-DE, FY2027R9(6), Block 61, Lot 2, Quinton Township, Salem County, 93.32 acres.

2. Mecouch, Clifford W. & Rose M. (Lot 18), SADC ID#17-0420-DE, FY2027R9(7), Block 4701, Lots 18 & 20, Pennsville Township, Salem County, 111.69 acres.

3. Mecouch, Clifford W. & Rose M. (Lot 24), SADC ID#17-0422-DE, FY2027R9(8), Block 4701, Lot 24, Pennsville Township, Salem County, 92.78 acres.

4. Gant, James A. and Mercina P., SADC ID#17-0409-DE, FY2027R9(9), Block 4701, Lots 27 & 28, Pennsville Township, Salem County, 43.5 acres.

5. Gorrell Brothers Realty, LLC, SADC ID#08-0054-DE, FY2027R9(10), Block 7101, Lot 35, Franklin Township, Gloucester County, 55.26 acres.

6. Grasso, Lucy Estate of – et al, SADC ID#08-0055-DE, FY2027R9(11), Block 45, Lot 11, Harrison Township, Gloucester County, 95.67 acres.

7. AF & EJF, LLC, SADC ID#19-0042-DE, FY2027R9(12), Block 3502, Lots 1.05, 1.06, 1.07, 1.08, 1.11, 1.12, 1.13, 1.14, 1.97, 1.98, 1.99, Stillwater Township, Sussex County, 44.43 acres.

The motion was unanimously approved. A copy of resolutions FY2027R9(6) through FY2027R9(12) are attached to and part of these minutes.

Public Comment

Ms. Ashley Kerr of Farm Bureau raised questions regarding the Woodland Program, such as if a wildlife management plan was required by the state. She also inquired about the timing of the rule proposal. Finally, she shared her excitement for the beginning of the program alongside ongoing farm preservation.

Dr. Christopher Leon of Hunterdon County thanked the committee for approving his RME and expressed the need for veterinary practices in New Jersey.

Ms. Patricia Springwell of Hunterdon County hopes that the Woodland Program can have less than a 12% soil disturbance allotment and would like the committee to continue restricting house sizes on preserved farms.

CLOSED SESSION

At 1:25 p.m. Mr. Roohr read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss the certifications of values of farm properties in Hillsborough Township, Somerset County; Cherry Hill Township, Camden County; Harrison and Mantua Township, Gloucester County; Pittsgrove Township, Salem County; and Clinton Township, Hunterdon 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. Kumpel 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 Values

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

ADJOURNMENT
The meeting was adjourned at 2:28 p.m.

Respectfully Submitted,

Charles Roohr, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2027R9(1)

Special Permit for Rural Microenterprise Activity on a Preserved Farm and Determination of Compatibility

Dr. Christopher Leon

September 24, 2026

Subject Property:
Block 24, Lot 3
East Amwell Township, Hunterdon County
57.729 Acres
SADC ID# 10-0013-EP

WHEREAS, Dr. Christopher S. Leon and Caroline L. Taraschi, hereinafter "Owners," are the current record owners of Block 24, Lot 3, in the Township of East Amwell, County of Hunterdon, by deed dated March 22, 2023 and recorded on March 23, 2023 in the Hunterdon County Clerk's office in Deed Book 2589, Page 404**,** totaling approximately 57.729 acres, hereinafter referred to as the "Premises" (as shown in Schedule "A"), with Dr. Leon having primary responsibility for farm operations; and

WHEREAS, the development easement on the Premises was conveyed to the County of Hunterdon by Henry C. Kinderman on January 5, 1990, pursuant to the Agriculture Retention and Development Act (ARDA), N.J.S.A. 4:1C-11 et seq., by Deed of Easement recorded on January 10, 1990 in the Hunterdon County Clerk's office in Deed Book 1037, Page 637; and

WHEREAS, Dr. Leon (Operator) is a veterinarian who has been operating a mobile veterinary practice serving the local agricultural industry of Hunterdon County for the past 5 years, with a primary focus on the care of agricultural livestock; and

WHEREAS, the Operator raises and manages beef cattle on 40 acres of pasture, for the production of blood plasma and serums which are sold as agricultural products to other cattle operations and administered to calves to supplement antibodies and promote cattle herd health; and

WHEREAS, the Premises contains a single-family residence and agricultural buildings, including a barn and a barn with an attached garage (as shown on Schedule "B"); and

WHEREAS, the Owners propose to convert the existing 2,100 sq./ft. single-family residence and 800 sq./ft. garage on the Premises, as shown in Schedule "B", into an on-site/mobile veterinary practice which specializes in agricultural livestock; and

WHEREAS, the Operator has stated that some amount of domestic small animal veterinary work is likely to occur onsite; and

WHEREAS, N.J.S.A. 4:1C-32.1 and N.J.A.C. 2:76-22.1, et seq. allow a farmer who owns a qualifying preserved farm to apply for a special permit to conduct a Rural Microenterprise (RME) on the land, establish standards governing SADC review of such applications, and designate certain RME activities as "Class 1" and "Class 2"; and

WHEREAS, on July 9, 2026, the SADC received an "Application for a Special Permit for a Rural Microenterprise Activity on Preserved Farmland" from the Owners pursuant to N.J.S.A. 4:1C-32.1, N.J.S.A. 4:1C-32.3, N.J.A.C. 2:76-22.1, et seq., and N.J.A.C. 2:76-22A.1, et seq.; and

WHEREAS, the RME statute and regulations define "Class 2" activities as agricultural support services which have a direct and positive impact on agriculture by supplying needed equipment, supplies, and services to the surrounding agricultural community, such as veterinary practices, seed suppliers, and tractor repair shops; and

WHEREAS, on August 27, 2026, the SADC performed a site inspection of the Premises; and

WHEREAS, the Owners propose to convert the entire 2,100 sq./ft. area of the existing single-family residence to support the veterinary practice, and no more than 2,000 sq./ft. of surrounding curtilage for the purpose of parking on the Premises, as shown in Schedule "B"; and

WHEREAS, the application indicates that the single-family residence is not being used at present due to uninhabitable conditions; and

WHEREAS, the RME statute and regulations define "Qualifying land" as a farm in which a development easement was conveyed to, or retained by, the Committee, a board, or a qualifying tax exempt nonprofit organization prior to January 12, 2006, and for which no portion of the farm was excluded from the area preserved under the deed of easement; and

WHEREAS, the RME regulations state that farms preserved with Federal Farm and Ranch Lands Protection Program funds are not eligible for the permit; and

WHEREAS, the RME statute and regulations define "farmer" as a person who owns and operates the premises subject to the following:

i. Exclusive of any income received from the rental of lands, realized gross sales of at least $2,500 for agricultural or horticultural products produced on the premises during the calendar year immediately preceding submission of an application for a special permit;
ii. Continues to own and operate the premises and meet the income threshold every year during the term of the special permit; and

WHEREAS, the RME regulations provide that the definition of "farmer" is satisfied when the owner and operator of the premises are comprised of one or more of the same individuals, whether singly or as manager(s)/owner(s) of a business entity; and

WHEREAS, the RME regulations allow for no more than 2,500 sq./ft. of the interior of an existing residential or agricultural structure be substantially altered or finished for an RME activity if such alteration or finishing requires improvements to the structure, such as installation of new walls, insulation, flooring, lighting, HVAC systems, sanitary plumbing, and associated wiring; and

WHEREAS, N.J.A.C. 2:76-22.6(a)12 and N.J.A.C. 2:76-22A.3 require that a Determination of Compatibility be issued by the Committee in conjunction with an approval of an RME permit for any project where improvements and/or repairs to structures supporting the RME activity are proposed, to ensure such improvements are compatible with the agricultural character of the premises and surrounding agricultural landscape and do not diminish the historic or cultural character of the structure; and

WHEREAS, the RME statute and regulations limit the number of employees associated with the RME activity to four full-time employees, or the equivalent, in addition to the owner or operator; and

WHEREAS, the RME statute and regulations require the applicant to specify a time period for the permit to be effective, up to a maximum of 20 years; and

WHEREAS, the Owners' RME application and SADC review reflect the following:

1. The development easement on the Premises was acquired prior to January 12, 2006 without an exception area or other area excluded from the deed of easement.

2. The development easement was acquired without the participation of Federal Farm and Ranch Lands Protection Program funds.

3. The Owners provided the 2026 FA-1 form documenting beef cattle from the farmland management unit, and provided proof of sale of blood plasma derived from their cattle, satisfying the $2,500 income requirement.

4. The RME will use approximately 2,100 sq./ft. of the existing single-family residence, and will require substantial improvements and finishing to accommodate the business.

5. New septic and well facilities will be utilized, and will be constructed within the one-acre envelope, in accordance with N.J.A.C. 2:76-22.6(a)7iii.

6. Improvements proposed as part of this application include a complete conversion of the single-family residence to an office to manage the business and examination/treatment area to service animals.

7. The application states that in addition to Dr. Leon, the maximum number of employees needed is four (4) full-time employees, consisting of veterinarians, technicians, and general staff.

8. The Owners are requesting that the special permit to operate the RME activity be effective for a duration of 20 years.

9. The Owners explained that the RME will use the surrounding curtilage to provide parking spaces near the business for employees and customers and will be using the existing driveway (as shown in Schedule "B").

10. The Owners have stated that the business will receive minimal customer traffic as most customers require on-call service to their respective farms and inbound customers will be controlled by appointment.

11. All of the space used for parking related to the RME is being used in its existing condition as curtilage surrounding the residence.

13. To date, only the exterior façade of the existing single-family residence has been improved. The original siding was irreparable and was replaced with Hardie board installed to match the layout of the original siding as closely as possible. The exterior window moldings were recreated in PVC to match the original design, and the windows were replaced with tempered glass, as required under the applicable commercial building code, while retaining the same dimensions as the original design. The original double entrance doors were restored. In undertaking these improvements, the Owner consulted with Alex Greenwood of NJ Barn Restoration regarding maintaining the historic character of the residence. Due to the significant cost of replacing the original slate roof in kind, the slate was replaced with a metal roof; the metal roof matches the roof of the barn and is consistent with the character of the surrounding area. The Owner's stated objective has been to restore the structure to its historic appearance.

WHEREAS, in accordance with N.J.A.C. 2:76-22.7(a), the SADC provided a copy of the RME application to the Hunterdon County Agriculture Development Board (HCADB); and

WHEREAS, at its September 10, 2026, meeting, the HCADB reviewed the RME application and provided the following comments on the application pursuant to N.J.A.C. 2:76-22.7(b)1, 2, and 3:

i. No other rural microenterprise activities exist on the premises;
ii. A recommendation that the permit be valid for a period of 20 years from the date of SADC approval; and
iii. The Owners of the premises are not in violation of any provision of the Deed of Easement as determined by the Board.

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC finds that the Owners' proposed RME activity constitutes a "Class 2" agricultural support service as defined in the RME statute and regulations because providing a veterinary practice that predominantly focuses on livestock has a direct and positive impact on the local agricultural industry.

3. The SADC makes the following findings of fact and conclusions of law regarding the application by the Owners for the issuance of a special permit to conduct an RME activity on the Premises:

a. The Premises meets the definition of a "commercial farm" in accordance with N.J.A.C. 2:76-22.6(a)1, produces agricultural and horticultural products worth at least $2,500.00 or more annually, and satisfies the eligibility criteria for differential property taxation under the Farmland Assessment Act, N.J.S.A. 54:4-23.1, et seq.;

b. Dr. Leon, who is both a record owner and the operator of the Premises, is a 'farmer' in accordance with N.J.A.C. 2:76-22.6(a)2 and the definition of 'farmer' in N.J.A.C. 2:76-22.3, because the owner and operator of the Premises are comprised of one or more of the same individuals;

c. The Premises meets the definition of "qualifying land" as set forth in N.J.S.A. 4:1C-32.1(k) and N.J.A.C. 2:76-22.3, as it was preserved by the HCADB, with no portion of the farm excluded from the area preserved, by Deed of Easement recorded on January 10, 1990, in accordance with N.J.A.C. 2:76-22.6(a)3 and 4, respectively;

d. No other special permit for an RME activity has been issued by the Committee, in accordance with N.J.A.C. 2:76-22.6(a)5;

e. The proposed RME activity will be located within a structure that existed at least five years before the date of the special permit application and has been compliant with the farmland preservation deed restrictions, in accordance with N.J.A.C. 2:76-22.6(a)6ii.;

f. The structure utilized for the RME activity, consisting of 2,100 sq./ft., will require substantial improvements and finishing necessary for the purpose of establishing a veterinary practice, in accordance with N.J.A.C. 2:76-22.6(a)7i.;

g. The RME will require the construction of on-site septic, in accordance with N.J.A.C. 2:76-22.6(a)7iii.;

h. No public utilities or wastewater facilities are being created or expanded, in accordance with N.J.A.C. 2:76-22.6(a)7iv.;

i. No new structures will be constructed on the Premises to support the RME, in accordance with N.J.A.C. 2:76-22.6(a)8;

j. The application does not propose to use agricultural labor housing for the RME activity, pursuant to N.J.A.C. 2:76-22.6(a)9;

k. The proposed RME activity does not interfere with the use of the qualifying land for agricultural production purposes, because the RME will use an existing residence and garage, and the land and all other facilities will continue to be used for the agricultural purposes for which they were designed and built, in accordance with N.J.A.C. 2:76-22.6(a)10;

l. The RME activity is incidental to or compatible with the use of the Premises as a farm in accordance with N.J.A.C. 2:76-22.6(a)11 because the activity will utilize less than one acre of the Premises, including the existing structures and parking, and does not change the current agricultural use of the Premises;

m. The RME activity is compatible with the agricultural use of the Premises and surrounding land use of adjacent properties in accordance with N.J.A.C. 2:76-22.6(a)12, as evidenced by the Determination of Compatibility issued herein, because the activity is a low intensity use, is not anticipated to have any off-site impacts, is approximately 650 ft. from the closest residential property, is set back approximately 300 ft. from the road, and the agricultural activities on the Premises will continue; and

n. Pursuant to N.J.A.C. 2:76-22.6(a)12 and N.J.A.C. 2:76-22A.3 and 22A.4, the SADC issues a Determination of Compatibility, finding that the proposed exterior improvements and repairs to the structure(s) and surrounding curtilage supporting the RME activity are compatible with the agricultural character of the Premises and the surrounding agricultural landscape and do not diminish the historic or cultural character of the structure(s), based upon review of the applicable criteria set forth in N.J.A.C. 2:76-22A.4;

o. The RME activity will use the qualifying land in its existing condition, in accordance with N.J.A.C. 2:76-22.6(a)13i., ii., iii., and iv.:

   i. No new improvements to farm lanes will be created to support the RME activity;

   ii. The RME activity will dedicate approximately no more than 2,000 sq./ft. of outdoor space to the activity for customer/employee parking, and temporary drop-off and pick-up area of livestock, as depicted in Schedule "B";

   iii. The driveway and surrounding curtilage are sufficient to accommodate visitors to the RME activity under normal conditions because visitors to the veterinary practice will be there for short durations to drop off animals;

p. The total area of land and structures devoted to supporting the RME does not exceed a one-acre envelope on the qualifying land, in accordance with N.J.A.C. 2:76-22.6(a)14, as shown in Schedule "C";

q. The RME activity does not have an adverse impact on the soils, water resources, air quality, or other natural resources of the qualifying land or the surrounding area, as it utilizes the qualifying land and structures in their existing condition, in accordance with N.J.A.C. 2:76-22.6(a)15;

r. The RME activity will consist of only one business, operated by Dr. Christopher Leon, in accordance with N.J.A.C. 2:76-22.6(a)17;

s. The application did not include any information on whether exterior lighting was needed to support the proposed RME, and no finding of fact or conclusion of law is made pertaining to the criteria set forth in N.J.A.C. 2:76-22.6(a)18.

t. The RME activity will require no more than four (4) full-time employees, or the equivalent, at peak operational periods, in addition to the owner/operator, in accordance with N.J.A.C. 2:76-22.6(a)19i.;

u. The RME activity is not a high traffic volume business as defined in N.J.A.C. 2:76-22.3, and will not create traffic volume that interferes with pre-existing traffic patterns on surrounding public roads or regularly causes congestion, in accordance with N.J.A.C. 2:76-22.6(a)19 and 19ii., because there will be minimal, appointment-based traffic;

v. The location, design, height, and aesthetic attributes of the RME activity will reflect the public interest of preserving the natural and unadulterated appearance of the landscape and structures, in accordance with N.J.A.C. 2:76-22.6(a)20 because the qualifying land and structure are being utilized in their existing or restored condition;

w. There are no existing violations of the Deed of Easement, in accordance with N.J.A.C. 2:76-22.6(a)21;

x. There are no facts or issues presented by the Owners' application that could be considered inconsistent with a finding that the RME activity otherwise complies with N.J.S.A. 4:1C-32.1;

y. Any signage related to the RME activity shall comply with N.J.A.C. 2:76-22.10 (directional signs and one flush-mounted, non-internally-illuminated sign not exceeding 20 square feet), subject to review in accordance with N.J.A.C. 2:76-22A.

4. Based on the above findings of fact and conclusions of law, the SADC determines that the Owners are eligible to receive, and are hereby granted, a special permit for a "Class 2" RME activity on the Premises pursuant to applicable provisions in the RME statute and regulations, which grant of approval will become effective only upon the following conditions:

a. No special permit shall be issued until the Owners receive all necessary Federal, State, and local approvals, provided that if such approvals contain any requirements for implementation of the RME activity that the SADC determines are inconsistent with the RME statute and regulations, the special permit itself, the deed of easement, applicable SADC regulations, or this resolution, then the special permit may be denied;

b. All pending Federal, State, and local approvals related to implementation of the RME activity shall be forwarded to the SADC for review upon receipt by the Owners;

c. The special permit:

i. Shall be valid for a period of 20 years from the date this resolution becomes effective;

ii. Applies to the current record owners, and is not transferable;

iii. Shall automatically terminate upon a change in record ownership of the Premises.

d. The RME activity is considered to be initiated upon the effective date of this approval, in accordance with N.J.A.C. 2:76-22.8(g)2;

5. The Owners shall be subject to all applicable requirements, not specifically referenced herein, as set forth in N.J.S.A. 4:1C-32.1 and 32.3, and N.J.A.C. 2:76-22.1, et seq.

6. The Owners shall record the special permit with the Hunterdon County Clerk's office, and a copy of the recorded permit shall be provided by the Owners to the Committee, the clerk of the municipality in which the Premises is located, and the HCADB.

7. SADC staff is authorized to issue an appropriate permit document to the Owners consistent with this Resolution.

8. The special permit shall be displayed in clear view on or in the structure(s) for which it was issued in accordance with N.J.A.C. 2:76-22.9(f).

9. This action 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.

_9/24/2026_
Date

Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

Leon Farm 10-0013-EP
Block 24 Lot 3, East Amwell Twp.
Hunterdon County

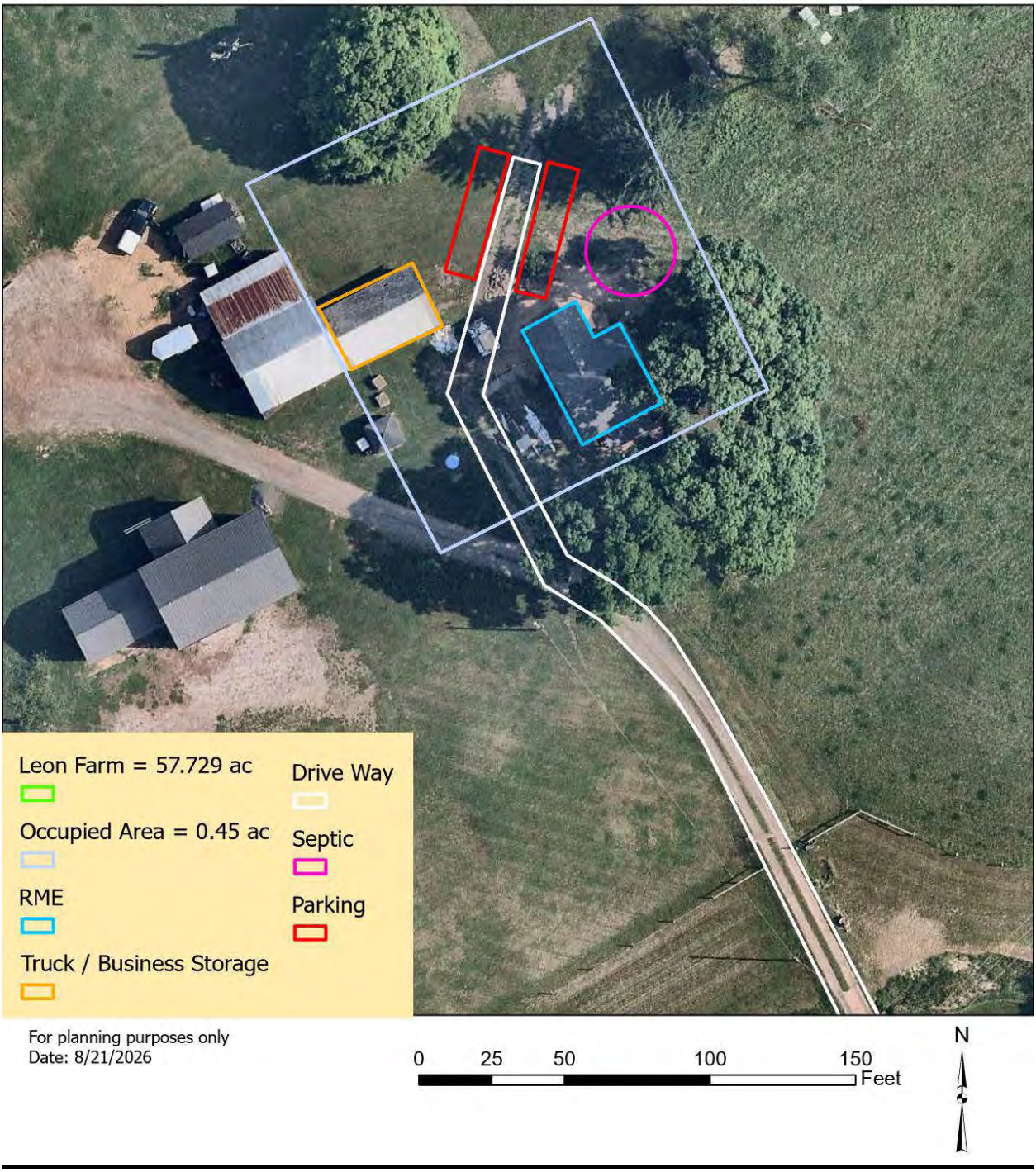
New Jersey Farmland Preservation Program



Schedule B

Leon Farm 10-0013-EP
Block 24 Lot 3, East Amwell Twp.
Hunterdon County

New Jersey Farmland Preservation Program



Schedule C





STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2027R9(2)

Request for Division of Premises
Walker Brothers, Inc.

September 24, 2026

Subject Property:
Block 201, Lots 49, 50, 53, 56, 85 & 88
Block 203, Lots 5 & 7
Block 301, Lots 2, 32 & 38
Block 304, Lot 55
Block 401, Lot 62
Pittsgrove Township, Salem County
SADC ID# 17-0135-DE
264.245 Acres

WHEREAS, Walker Brothers, Inc., hereinafter "Owners", are the record owners of Block 201, Lots 49, 50, 53, 56, 85 & 88; Block 203, Lots 5 & 7; Block 301, Lots 2, 32 & 38; Block 304, Lot 55 and Block 401, Lot 62, Pittsgrove Township, Salem County, by deed dated August 14, 2001, and recorded in the Salem County Clerk's office on August 16, 2001, in Deed Book 1078, Page 171; and

WHEREAS, a development easement on Block 201, Lots 49, 50, 53, 56, 85 & 88; Block 203, Lots 5 & 7; Block 301, Lots 2, 32 & 38; Block 304, Lot 55 and Block 401, Lot 62, Pittsgrove, Salem County, was conveyed to the State Agriculture Development Committee (SADC), by Walker Brothers, Inc., pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq. ("ARDA"), by Deed of Easement dated August 14, 2001, and recorded in the Salem County Clerk's Office on August 16, 2001, in Deed Book 1078, Page 171, totaling 264.245 acres, hereinafter referred to as the "Premises" (as shown in Schedule "A"); and

WHEREAS, lot consolidation took place so that Block 201, Lots 49 & 50 were combined with Block 201, Lot 88; Block 201, Lots 53 & 56 were combined with Block 201, Lot 85; Block 203, Lot 5 was combined with Block 203, Lot 7; and Block 301, Lot 38 was combined with Block 301, Lot 32; and

WHEREAS, the easement is now made up of Block 201, Lots 85 & 88; Block 203, Lot 7; Block 301, Lots 2 & 32; Block 304, Lot 55 and Block 401, Lot 62; and

WHEREAS, the Deed of Easement identifies zero (0) existing single-family residences, zero (0) existing agricultural labor units, two (2) RDSOs and one (1) non-severable exclusion area; and

WHEREAS, on August 24, 2026, the SADC received a request from the Owners to divide the Premises along existing lot lines (as shown on Schedule "A"), creating an approximately 153-acre parcel (Parcel-A, Block 201, Lots 85 & 88; Block 203, Lot 7; Block 301, Lot 2 and Block 401, Lot 62) and an approximately 111-acre parcel (Parcel-B, Block 301, Lot 32 and Block 304, Lot 55); and

WHEREAS, the two (2) RDSOs allocated to the parent farm will be distributed so that both Parcel-A and Parcel-B will retain one (1) RDSO; and

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

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

WHEREAS, the Owners currently lease the farm to two neighboring farmers and the operations are in vegetable and grain production; and

WHEREAS, Consalo Family Farms, a family owned, vertically integrated, fourth generation vegetable operation is looking to expand the existing operation on Parcel-A; and

WHEREAS, Walker Brothers, Inc., are looking to reduce land holdings while still retaining a portion of the original family farm to continue the family legacy, and

WHEREAS, the resulting Parcel-A is 65% tillable (100.41 acres of 153.183 acres total) with 79% prime soils, 7% statewide importance soils, 11% soils of unique importance and 3% not prime soils, as defined by the Natural Resources Conservation Service, and has 0.742 acres (0.484%) of pre-existing soil disturbance and 0.005 acres (0.003%) of new (allocated) soil disturbance; and

WHEREAS, the resulting Parcel-A is improved with six (6) irrigation wells, an irrigation pond and contains one (1) 5-acre exclusion area; and

WHEREAS, the resulting Parcel-B is 41% tillable (45.43 acres of 111.07 acres total) tillable with 95% prime soils and 5% not prime soils, as defined by the Natural Resources Conservation Service, and has 0.012 acres (0.011%) of pre-existing soil disturbance and 0.001 acres (0.001%) of new (allocated) soil disturbance; and

WHEREAS, the resulting Parcel-B is improved with an irrigation pond and contains no exception area; and

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

WHEREAS, the original Premises included 0.754 acres of pre-existing disturbance, 31.709 acres allocated soil disturbance, resulting in a total soil disturbance limitation of 32.463 acres; and

WHEREAS, in addition to pre-existing disturbance, 0.006 acres of allocated disturbance has been utilized to date; and

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

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

	Original Premises	Parcel A	Parcel B
Easement Acreage	264.245	153.183	111.062
Pre-existing Disturbance (ac)	0.754	0.742	0.012
Allocated Disturbance (ac)	31.709	18.360	13.349
Allocated Disturbance -Used (ac)	0.006	0.005	0.001
Allocated Disturbance – Remaining	31.703	18.355	13.348
Total Disturbance Limit (ac)	32.463	19.102	13.361
Total Disturbance Limit (%)	12.285	12.470	12.030

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

Parcel-A, at 153.183 acres, contains an adequate amount of tillable, quality soils capable of agricultural production, with 100.41 acres (65%) tillable, comprised of 79% prime soils, 7% soils of statewide importance, 11% soils of unique importance and 3% not prime soils, and contains a 5-acre non-severable exclusion area supported by existing agricultural infrastructure, including six (6) irrigation wells and an irrigation pond; and

Parcel-B, at 111.07 acres, contains an adequate amount of tillable, quality soils capable of agricultural production, with 45.43 acres (41%) tillable, comprised of 95% prime soils and 5% not prime soils and contains an irrigation pond; and

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

1) The sale of Parcel-A allows Consalo Family Farms, a family owned, fourth generation, established in 1927 farming operation that farms approximately 1,500 acres across

southern New Jersey, to expand its vegetable production onto quality, tillable soils well-suited to intensive vegetable cultivation. The acquisition enables the operation to make the long-term capital investments and infrastructure improvements—supported by the parcel's six (6) irrigation wells and irrigation pond—necessary to sustain and grow commercial vegetable production.

2) The expansion of the operation's land base across additional locations allows for essential crop rotation, which preserves soil health, reduces pest and disease pressure, and maintains long-term agricultural productivity. The additional acreage further provides the scale and operational stability needed to incorporate the next generation into the family business, ensuring the continued agricultural use and viability of the parcel.

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC finds that the division, as described herein, for the purpose of selling Parcel-A to an established farming operation for the expansion of its farming operations, is an agricultural purpose. Parcel-A will be sold to Consalo Family Farms, a family owned, fourth generation agricultural operation, allowing it to expand its vegetable production onto high quality, tillable soils supported by the parcel's existing irrigation infrastructure. The division enables the operation to make the long-term investments and improvements necessary to incorporate crop rotation, increase efficiency and production, and bring the next generation into the operation, while Parcel-B will remain in vegetable and grain production.

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

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

   Parcel-A – Block 201, Lots 85 & 88; Block 203, Lot 7; Block 301, Lot 2 and Block 401, Lot 62, 153.183 acres with a 5-acre exclusion area resulting in a 153.183 acre easement area with six (6) irrigation wells and an irrigation pond, and one (1) RDSO, as shown on Schedule "A".

   Parcel-B – Block 301, Lot 32 and Block 304, Lot 55, 111.062 acres with an irrigation pond and one (1) RDSO, as shown on Schedule "A".

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

6. Pursuant to N.J.A.C. 2:76-25.8(b), the soil disturbance allowance shall be reallocated to the respective parcels as shown in the chart above. The total soil disturbance limitation between both parcels shall not be increased as a result of this division.

7. In accordance with N.J.A.C. 2:76-25.8(b), the allocated soil disturbance has been reallocated to the resulting parcels as follows: Parcel A (153.183 easement acres) is

allocated 18.355 acres of disturbance which, together with its 0.742 acres of pre-existing disturbance, results in a total soil disturbance limitation of 19.102 acres (12.47%); and Parcel B (111.062 acres) is allocated 13.348 acres of disturbance which, together with its 0.012 acres of pre-existing disturbance, results in a total soil disturbance limitation of 13.361 acres (12.03%).

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

9. This approval is non-transferable.

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

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

9/24/2026
Date

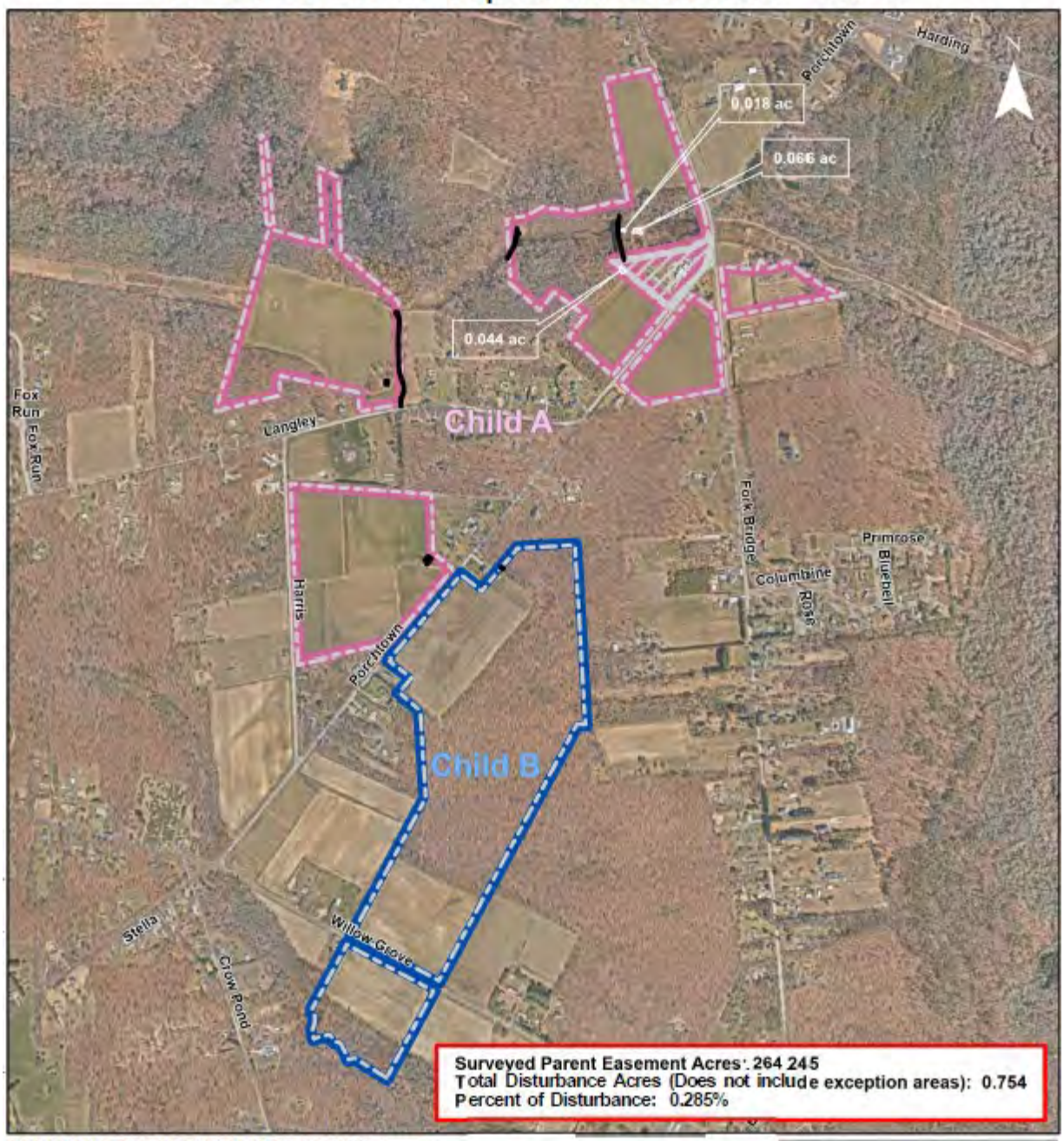
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

17-0135-DE Proposed Division - SPS



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Walker Brothers Inc. (Child A)
Block 201 Lots 85 (44.871 ac); P/O 88 (49.295 ac) &
P/O 88-EX (exception - 5.00 ac);
& Block 203 Lot 7 (38.660 ac); Block 301 Lot 2 (12.494 ac)
& Block 401 Lot 62 (7.848 ac)

Walker Brothers Inc. (Child B)
Block 301 Lots 32 (94.149 ac) & 55 (16.928 ac)

Gross Total = 269.245 ac
Pittsgrove Twp., Salem County

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

DISCLAIMER: This product was created using the most current available mapping. The accuracy of the mapping data contained in this product shall not, nor is intended to, be relied upon in matters requiring representation of the location of true dimensions

Prwexisting Dislurbance
Allac:alild Disturbance: Used
Parent Easement ANa
Exc:eplionANa

500 250 0 500 1,000 Feet

	Parent	Child A	Child B
Easement Acreage	264.245	153.183	111.062
Preexisting Disturbance (ac)	0.754	0.742	0.012
Allocated Disturbance (ac)	31.709	18.360	13.349
Allocated Disturbance - Used (ac)	0.006	0.005	0.001
Allocated Disturbance - Unused (ac)	31.703	18.355	13.348
Total Disturbance Limit (ac)	32.463	19.102	13.361

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2027R9(3)

Preliminary Approval of SADC Easement Purchase on an "Priority" FARM on the Property of Walker, Archibald A. & Stephens, Kirk R. Jr. (Lot 4) - SADC ID#: 19-0048-DE

SEPTEMBER 24, 2026

WHEREAS, on June 25, 2026, the SADC received a development easement sale application from Archibald A. Walker and Kirk R. Stephens Jr., hereinafter "Owner," for the property identified as Block 309, Lot 4, Vernon Township, Sussex County, hereinafter "the Property," totaling approximately 111.06 gross acres, identified in (Schedule A); and

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

WHEREAS, the Property includes two exception areas:

- C1: an approximately 2.5-acre non-severable exception area for and limited to one (1) existing single family residential unit(s) and to afford future flexibility
- C2: an approximately 2.75-acre non-severable exception area for and limited to one (1) future single family residential unit(s) and to afford future flexibility of uses

resulting in approximately 105.81 net acres to be preserved; and

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

WHEREAS, due to the location of the 2.75-acre exception area it is before the SADC for preliminary approval; and

WHEREAS, the landowner, as "Vernon Valley Farm" has farmed the land since 1836 and raises grass-fed beef, pastured pork, poultry, and vegetables – they sell locally and seek to mentor others about farming; and

WHEREAS, the landowner has selected this location because he hopes to do agricultural and special occasion events and this area is at the peak of the field and offers the best view of the farm and scenic landscape; and

WHEREAS, while the exception area divides the field, there is approximately 2.8 acres to the south and 3.75 acres to the north which are currently used as part of the farms rotational pasture program; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on January 1, 2026, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Sussex County (minimum acreage of 51 and minimum quality score of 44) because it is approximately 105.81 acres and has a quality score of 47.87 (Schedule B);

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC approves the location of the exception area because the fields remain viable for a variety of agricultural uses.

3. The SADC approves selecting the Property for processing as a "Priority" farm, pursuant to N.J.A.C. 2:76-11.5 (c)1 because the farm:
    a. has a quality score of 47.87, which is above minimum ranking criteria for a "Priority" farm in Sussex County;
    b. is 105.81-acres, which is significantly larger than the average farm size and acreage criteria for a "Priority" farm in Sussex County;
    c. has approximately 28% Prime soils;
    d. received 73.7% of the Agricultural Resource Factors and 59.7% of the Natural Resource Factors pursuant to the Statewide Formula;
    e. has a higher risk of conversion pursuant to the Statewide Formula;
    f. is within the County Agriculture Development Area and is located immediately adjacent to another preserved farm

4. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
    a. Enter into a 120-day option agreement with the Landowner;
    b. Secure two independent appraisals to estimate the fair market value of the Property;
    c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC

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

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



Charles Roohr, Executive Director
State Agriculture Development Committee

9/24/26
Date

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

Preserved Farms and Active Applications Within Two Miles



X:\counties\susco\Pro projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Walker, Archibald A and Stephens, Kirk R Jr (Lot 4)
Block 309 Lots P/O 4 (105.81 ac); &
P/O 4-EN (non-severable exceptions - 2.5 & 2.75 ac)
Gross Total = 111.06 ac
Vernon Twp., Sussex County

0 1250 2500 5000 7500 Feet

N

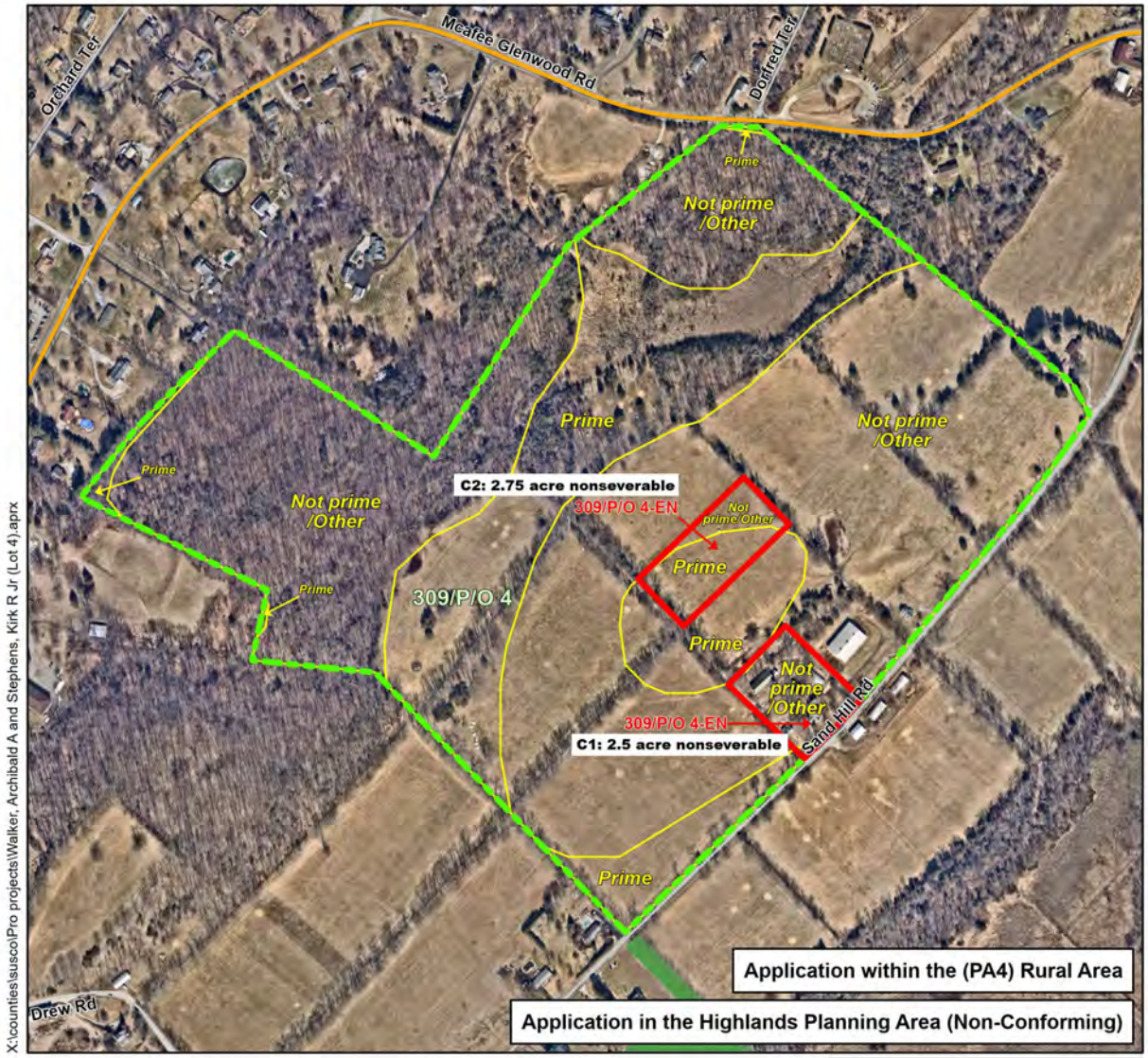
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

7/29/2026

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.

Soils



X:\counties\susco\Pro projects\Walker, Archibald A and Stephens, Kirk R Jr (Lot 4).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Walker, Archibald A and Stephens, Kirk R Jr (Lot 4)
Block 309 Lots P/O 4 (105.81 ac); &
P/O 4-EN (non-severable exceptions - 2.5 & 2.75 ac)
Gross Total = 111.06 ac
Vernon Twp., Sussex County

0 125 250 500 750 1,000 Feet

	Gross %	Net %
Prime	29	28
Local	0	0
Statewide	0	0
Statewide if Drained	0	0
Unique	0	0
Not Prime	71	72
Not Rated	0	0

- Property in Question
- Exception areas
- Soils Boundaries
- Municipal / Local Roads
- County 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"
NRCS "SSURGO 2026 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery as of map date"

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.

7/29/2026

Schedule B

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

GENERAL INFORMATION

COUNTY OF Sussex Vernon Twp. 1922

APPLICANT Walker, Archibald A. & Stephens, Kirk R. Jr. (Lot 4)

PRIORITIZATION SCORE

SOILS:		Other	72%	* 0	=	.00	
		Prime	28%	* .15	=	4.20	
					SOIL SCORE:		**4.20**
TILLABLE SOILS:		Permanent Pasture	55%	* .02	=	1.10	
		Wetlands/Water	11%	* 0	=	.00	
		Woodlands	34%	* 0	=	.00	
					TILLABLE SOILS SCORE:		**1.10**
BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)		14%	* .2	=	2.80	
	EP Applications		25%	* .13	=	3.25	
	Farmland (Unrestricted)		21%	* .06	=	1.26	
	Residential Development		20%	* 0	=	.00	
	Woodlands		20%	* .06	=	1.20	
					BOUNDARIES AND BUFFERS SCORE:		**8.51**
CONTIGUOUS PROPERTIES / DENSITY:	Walker/Stephens	Restricted Farm or Current Application				2	
	Stephens Jr.	Restricted Farm or Current Application				2	
	Walker/Stephens (Lot 1)	Restricted Farm or Current Application				2	
					DENSITY SCORE:		**6.00**
LOCAL COMMITMENT:			100%	* 18	=	18.00	
					LOCAL COMMITMENT SCORE:		**18.00**
SIZE:					**SIZE SCORE:**		**7.78**
IMMIMENCE OF CHANGE:	SADC Impact factor = 2.28						
					IMMINENCE OF CHANGE SCORE:		**2.28**
COUNTY RANKING:							
EXCEPTIONS:					**EXCEPTION SCORE:**		**.00**

TOTAL SCORE: 47.87

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2027R9(4)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO HUNTERDON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Karcher, Tyler et al.
SADC ID# 10-0453-PG
Holland Township, Hunterdon County
N.J.A.C. 2:76-17 et seq.

SEPTEMBER 24, 2026

WHEREAS, on December 12, 2025, the application for the sale of a development easement from Karcher, Tyler et al., hereinafter "Owners," for the property identified as Block 20, Lots 12 and 13, Holland Township, Hunterdon County, totaling approximately 27.4 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 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 3-acre, non-severable exception area for an existing single family residential unit and improvements, and to afford future flexibility for nonagricultural uses resulting in approximately 24.4 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

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

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

WHEREAS, the Premises includes:

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

WHEREAS, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots (Block 20, Lots 12 and 13) 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 hay production; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .02 acres .08% of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 66.61 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 June 17, 2026, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $6,700 per acre based on zoning and environmental regulations in place as of the current valuation date April 17, 2026, and $8,000 per acre based on zoning and environmental regulations in place as of January 1, 2004; and

WHEREAS, the SADC certified the market value unrestricted of $14,500 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 $7,250 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $12,347 per acre; and

WHEREAS, the Owners accepted the Hunterdon County's offer of $12,347 per acre, based on type of valuation 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 August 4, 2026, the Holland Township Committee approved the application for the sale of development easement and a funding commitment of $1,234.70 per acre; and

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

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

WHEREAS, the estimated cost share breakdown is as follows (based on 24.4 acres)

	Total	Per/acre
SADC	$241,013.44	($9,877.60/acre)
Township	$30,126.68	($1,234.70/acre)
County	$30,126.68	($1,234.70/acre)
Total Purchase	$301,266.80	($12,347.00/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 $10,569.03; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting $265,620.86 in base grant funding which is available at this time; 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 25.132 net easement acres, at a State cost share of $10,569.03 per acre, for a total grant of approximately $265,620.86 pursuant to N.J.A.C. 2:76-26.12.
3. This final approval is conditioned on all contiguous lots (Block 20, Lots 12 & 13) 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.

9/24/26 _____ _____

Date

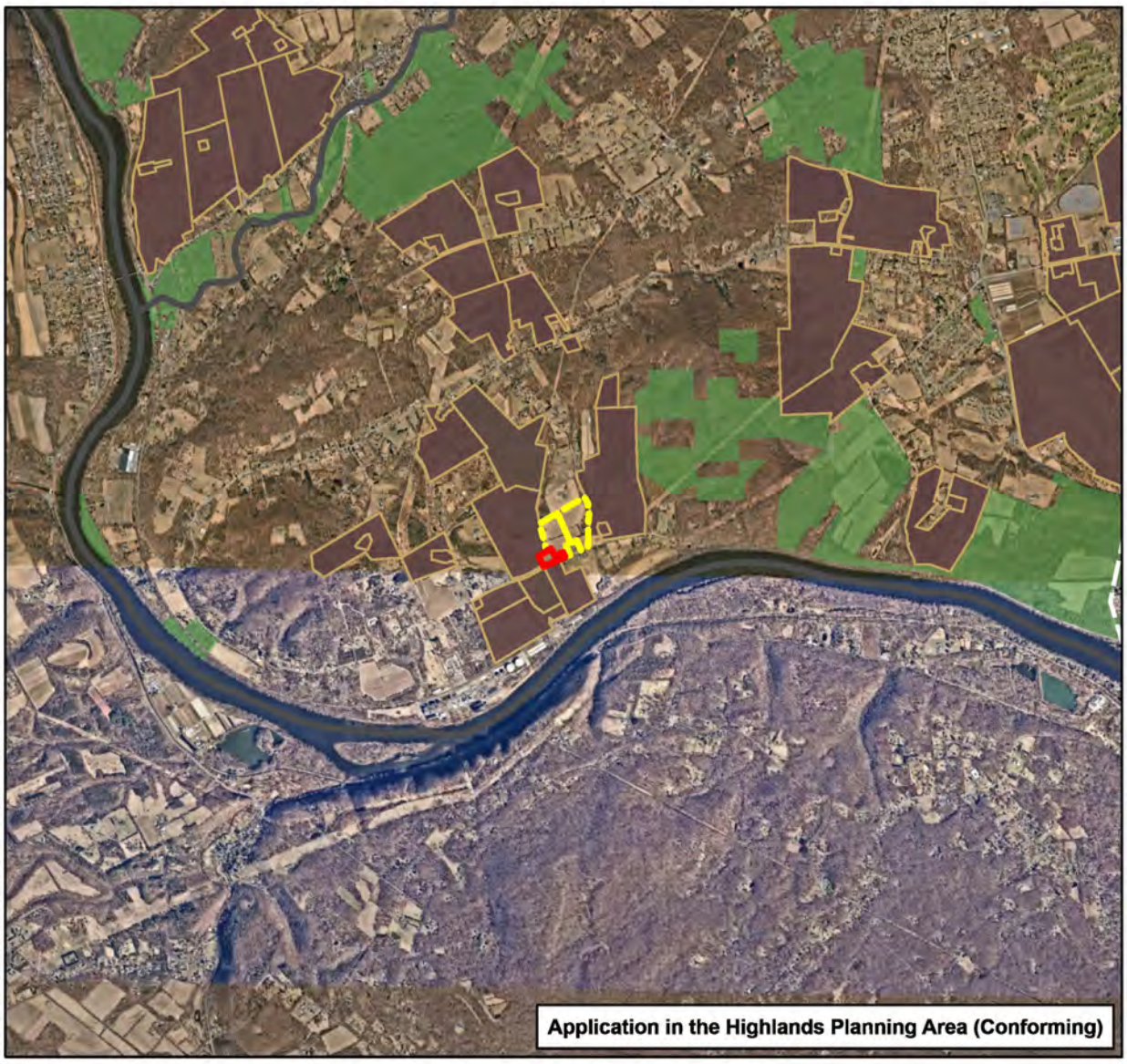
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Roger Kumpel	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Kevin Appleget (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
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

Karcher, Tyler et al.
Block 20 Lots P/O 12 (10.82 ac); &
P/O 12-EN (non-severable exception - 3.0 ac); &
Lot 13 (13.58 ac)
Gross Total = 27.4 ac
Holland Twp., Hunterdon County

0 1250 2500 5000 7500
Feet

N

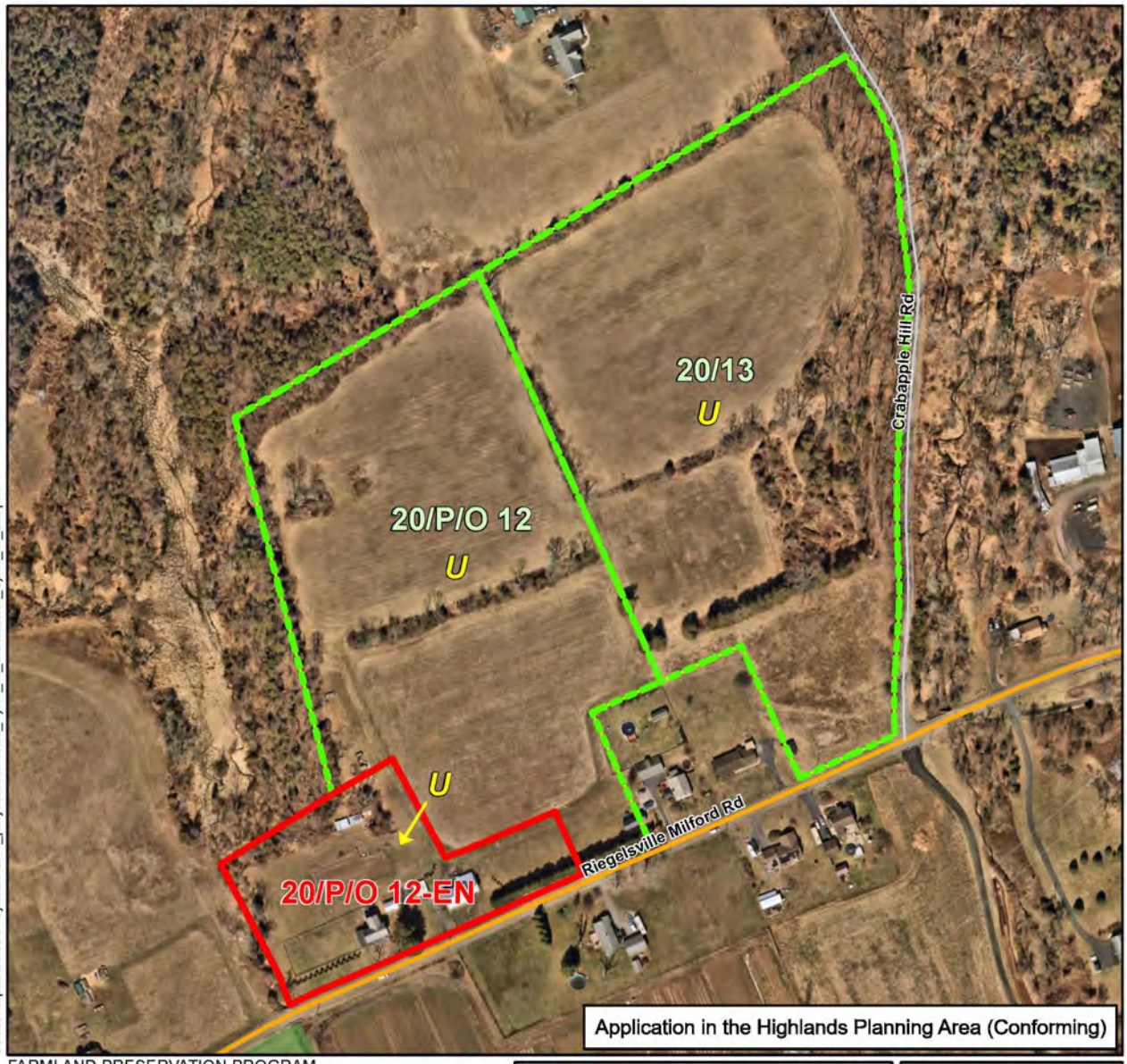
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

11/3/2025

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

Karcher, Tyler et al.
Block 20 Lots P/O 12 (10.82 ac); &
P/O 12-EN (non-severable exception - 3.0 ac); &
Lot 13 (13.58 ac)
Gross Total = 27.4 ac
Holland Twp., Hunterdon 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
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 parcel data
NJDEP "Tidelands Claim Line of NJ"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

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.

11/5/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Karcher, Tyler et al.
Block 20 Lots P/O 12 (10.82 ac); &
P/O 12-EN (non-severable exception - 3.0 ac); & Lot 13 (13.58 ac)
Gross Total = 27.4 ac
Holland Twp., Hunterdon County

Estimated Easement Acres: 24.4
Total Disturbance Acres (Does not include exception areas): 0.02
Percent of Disturbance: 0.08%

- **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.

11/5/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Karcher, Tyler et al**		
SADC ID:	**10-0453-PG**	**Total Score**	**35.15**
Farm Address:	**Holland Township, Hunterdon County**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.18**
Natural Resource Factors - Max Add-on % =		**10**	**2.97**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***25.15***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		7.64
Size		4.00
Tillability		9.00
Contiguity to Preserved Farms		9.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	25.64
		Agricultural Resource %
		17.18

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		1.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	9.00
		Natural Resource %
		2.97

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	**$14,500**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$10,897**
Per Acre Value of Voluntary Deed Restrictions (each)	**$725**
Per Acre Value after Voluntary Deed Restrictions	**$12,347**
Net Acres	**24.39**
Estimated Easement Values	
Estimated Unadjusted Total	**$265,778**
Plus: Adjustment for Voluntary Restrictions (+)	**$35,366**
Estimated offer before Residential Opportunities reduction	**$301,144**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$301,144**

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. 2:76-6 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 FY2027R9(5)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO UPPER PITTSGROVE TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Bill, Tyler Joseph, and Taylor L.
SADC ID# 17-0270-PG
Upper Pittsgrove Township, Salem County
N.J.A.C. 2:76-17A.1, et seq.

SEPTEMBER 24, 2026

WHEREAS, on February 6, 2026, the application for the sale of a development easement from Tyler Joseph and Taylor L. Bill, hereinafter "Owners," for the property identified as Block 18, Lot 37, Upper Pittsgrove Township, Salem County, totaling approximately 36.91 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

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

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

WHEREAS, the Property includes one (1), approximately 2.25-acre severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 34.66 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 2.25-acre severable exception area:

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

WHEREAS, the 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 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 May 11, 2026, in accordance with Resolution # FY2025R7(1), the Executive Director and Chairman certified the Development Easement value of $10,700 per acre based on zoning and environmental regulations in place as of the current valuation date April 15, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $16,800 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $8,400 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $12,151 per acre; and

WHEREAS, the Owners accepted the Upper Pittsgrove Township's offer of $12,151 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 June 24, 2026, the Upper Pittsgrove Township Committee approved the application for the sale of development easement and a funding commitment of $1,215.10 per acre; and

WHEREAS, on June 24, 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 July, 15, 2026, the Salem Board of County Commissioners passed a resolution granting final approval and a commitment of funding for $1,215.10 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 34.66 acres)

	Total	Per/acre
SADC	$336,922.93	($9,720.80/acre)
Township	$42,115.37	($1,215.10/acre)
County	$42,115.37	($1,215.10/acre)
Total Purchase	$421,153.66	($12,151.00/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 $371,324.98; and

WHEREAS, pursuant to N.J.A.C. 2:76 17A.14(c), if there are insufficient funds available in a Municipality's base grant, it may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting $233,346.32 in base grant and $137,978.66 competitive grant funding which is available at this time; 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 35.70 net easement acres, at a State cost share of $10,401.26 per acre, for a total grant of approximately $371,324.98 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 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.

9/24/26 _____ _____

Date

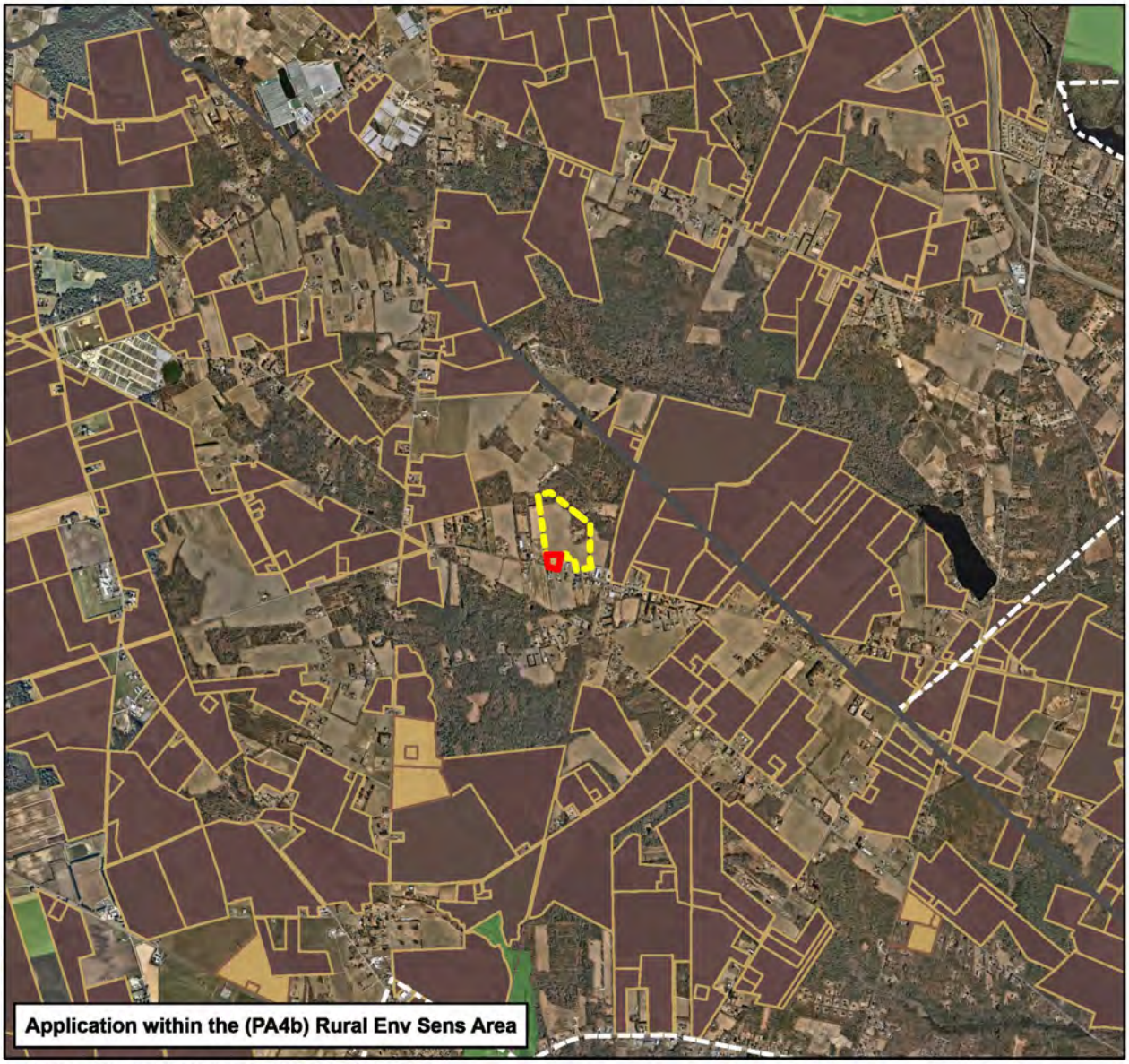
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\salco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bill, Tyler Joseph, and Taylor L.
Block 18 Lots P/O 37 (34.66 ac); &
P/O 37-ES (severable exception - 2.25 ac)
Gross Total = 36.91 ac
Upper Pittsgrove Twp., Salem County

0 1250 2500 5000 7500
Feet

N

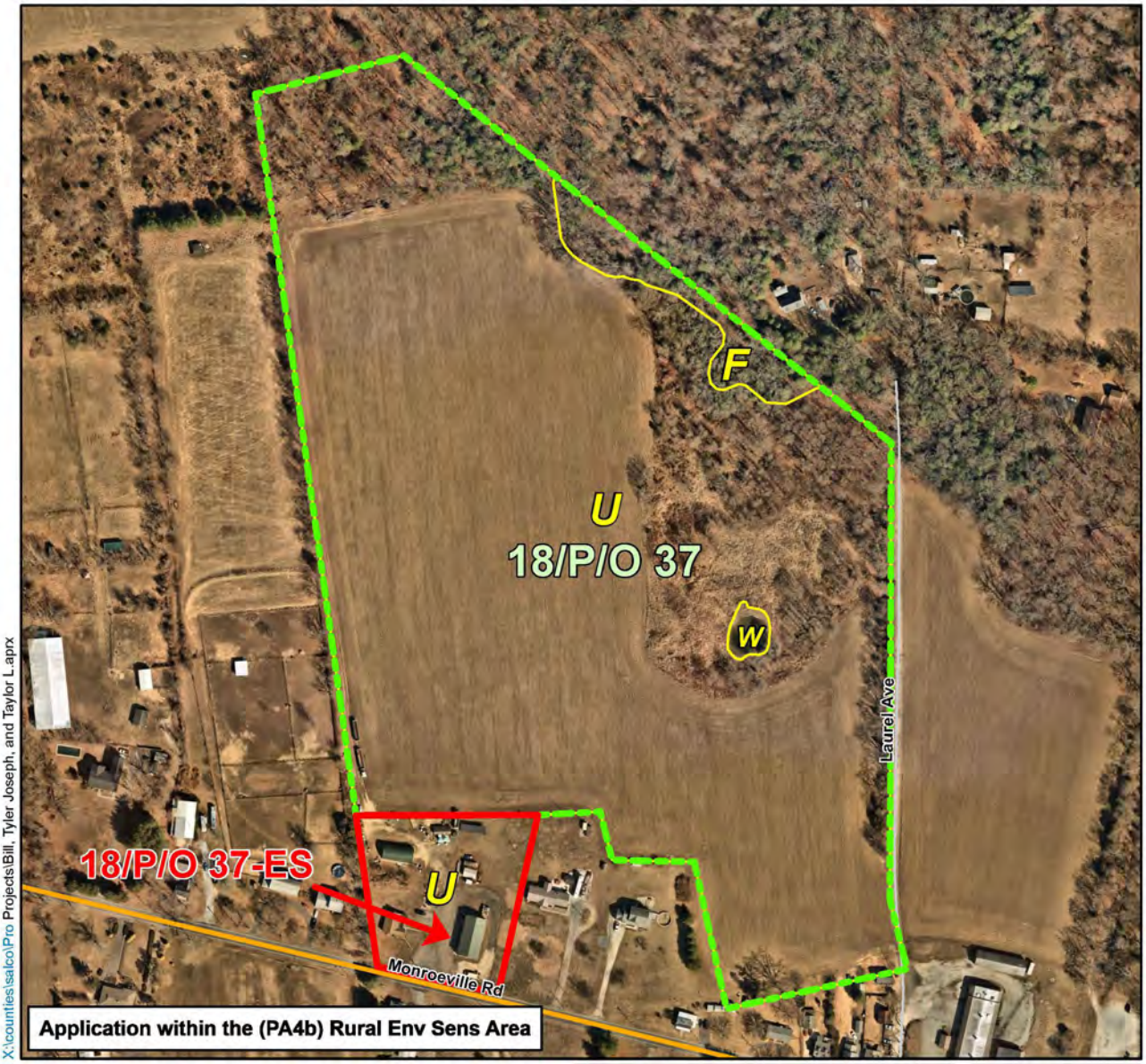
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved Highlands, Pinelands and Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation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

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

1/23/2026

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.

Wetlands



X:\counties\salco\Pro Projects\Bill, Tyler Joseph, and Taylor L.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bill, Tyler Joseph, and Taylor L.
Block 18 Lots P/O 37 (34.66 ac); &
P/O 37-ES (severable exception - 2.25 ac)
Gross Total = 36.91 ac
Upper Pittsgrove Twp., Salem County

	Gross %	Net %
Freshwater Wetlands (F)	3	3
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	96	96
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	1	1

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

0 125 250 500 750 Feet

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"-
edited from deed and adjacent survey data
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.

1/23/2026

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\salco\Pro Projects\Bill, Tyler Joseph, and Taylor L.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bill, Tyler Joseph, and Taylor L.
Block 18 Lots P/O 37 (34.66 ac); &
P/O 37-ES (severable exception - 2.25 ac)
Gross Total = 36.91 ac
Upper Pittsgrove Twp., Salem County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 36.91
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

250 125 0 250 500 Feet

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

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

1/27/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Bill, Tyler Joseph, and Taylor L.**		
SADC ID:	**17-0270-PG**	**Total Score**	**22.33**
Farm Address:	**Upper Pittsgrove Township, Salem County**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**14.30**
Natural Resource Factors - Max Add-on % =		**10**	**3.03**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***17.33***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		9.34
Size		4.00
Tillability		8.00
Contiguity to Preserved Farms		3.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	21.34
		Agricultural Resource %
		14.30

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.19
Upland Forest		2.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	9.19
		Natural Resource %
		3.03

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	**$16,800**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$11,311**
Per Acre Value of Voluntary Deed Restrictions (each)	**$840**
Per Acre Value after Voluntary Deed Restrictions	**$12,151**
Net Acres	**34.66**
Estimated Easement Values	
Estimated Unadjusted Total	**$392,039**
Plus: Adjustment for Voluntary Restrictions (+)	**$29,114**
Estimated offer before Residential Opportunities reduction	**$421,153**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$421,153**

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement value's using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 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 # FY2027R9(6)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

SEPTEMBER 24, 2026

Subject Property: **Riggs Holdings, LLC (South)**
Block 61, Lot 2 – Quinton Township, Salem County
SADC ID#: 17-0427-DE

WHEREAS, on March 6, 2026, the State Agriculture Development Committee ("SADC") received a development easement sale application from Riggs Holdings, LLC (South), hereinafter "Owner," for the property identified as Block 61, Lot 2, Quinton Township, Salem County, hereinafter "the Property," totaling approximately 93.32 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 1.5 acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 91.82 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 1.5-acre non-severable exception area:

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

WHEREAS, the Premises includes:

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

WHEREAS, at the time of application, the Property was in 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 .59 acres (.64%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, the application received delegated preliminary approval in accordance with Resolution #FY2022R12(10) on April 21, 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 July 10, 2026, in accordance with Resolution #FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $7,900 per acre based on zoning and environmental regulations in place as of the current valuation date June 23, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $13,200 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 $6,600 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $11,076 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $11,076 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 $11,076 per acre for a total of approximately $1,016,998.32.

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.

9/24/26 _____ _____

Date

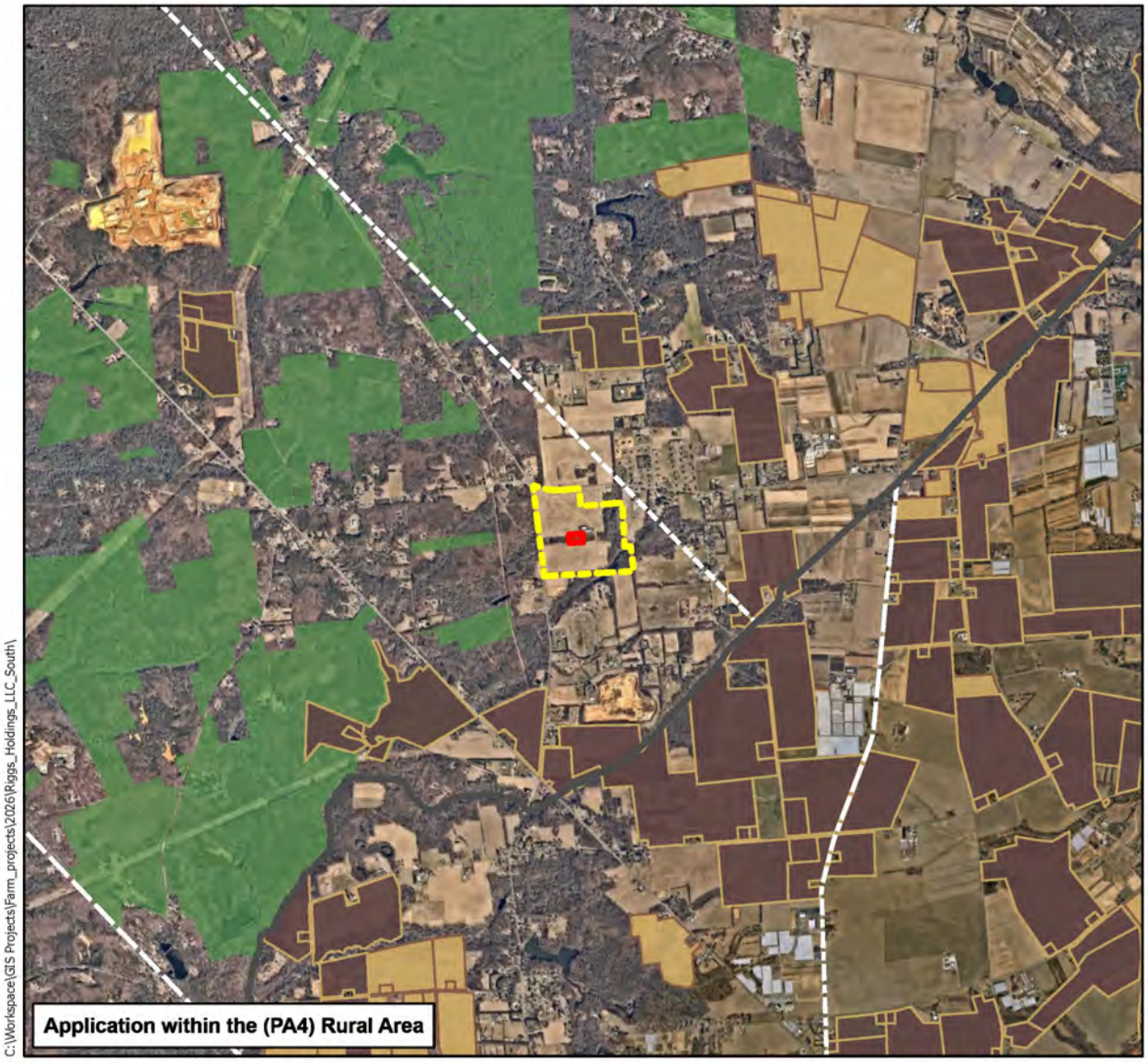
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



C:\Workspace\GIS Projects\Farm_projects\2026\Riggs_Holdings_LLC_South\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Riggs Holdings, LLC (South)
Block 61 Lots P/O 2 (91.82 ac); &
P/O 2-EN (non-severable exception - 1.5 ac)
Gross Total = 93.32 ac
Quinton Twp., Salem County

0 1250 2500 5000 7500
Feet

N

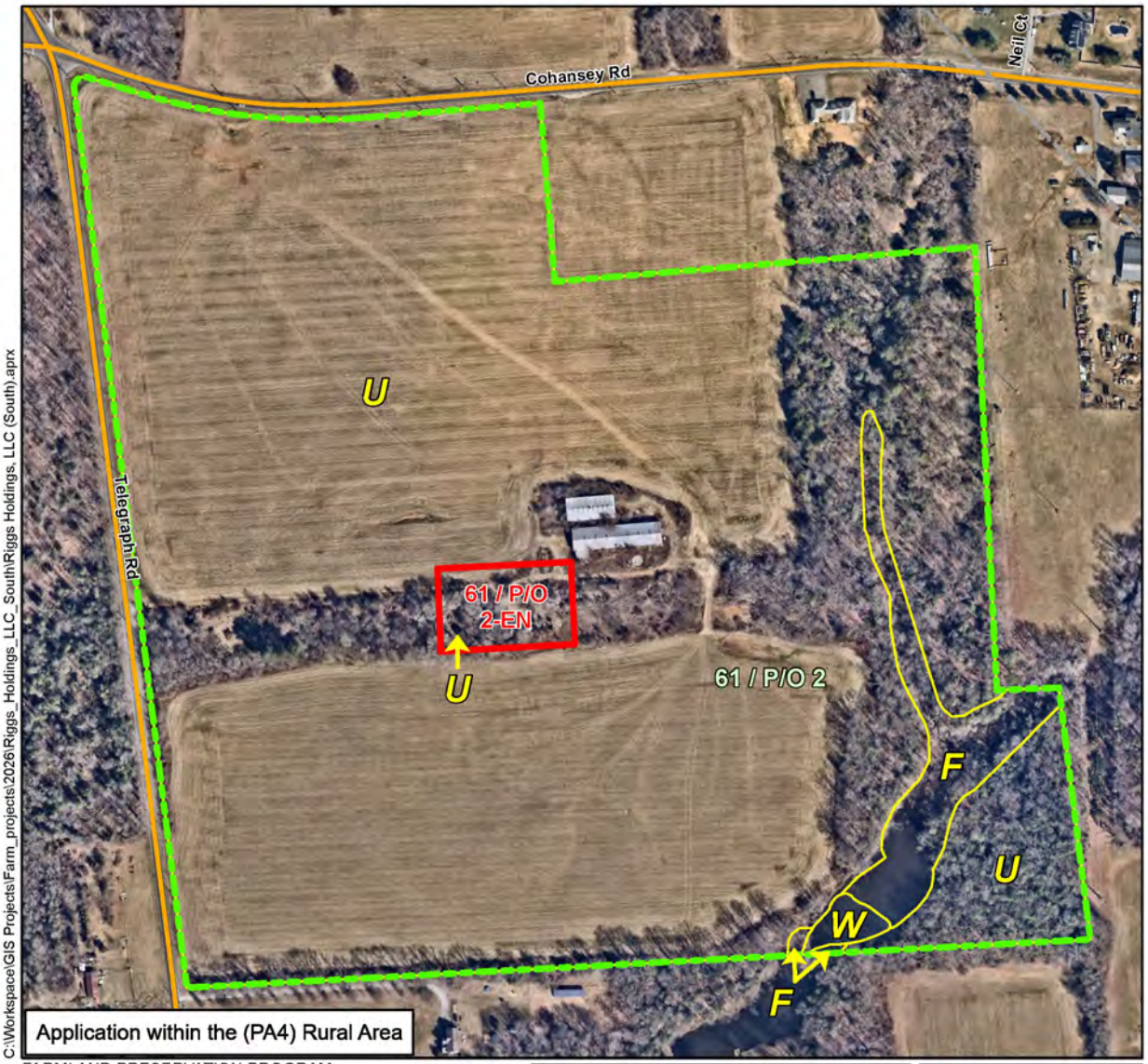
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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"

3/25/2026

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Riggs Holdings, LLC (South)
Block 61 Lots P/O 2 (91.82 ac); &
P/O 2-EN (non-severable exception - 1.5 ac)
Gross Total = 93.32 ac
Quinton Twp., Salem County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	3.6	3.6
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	96	96
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0.4	0.4

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

N

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

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3/25/2026

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Riggs Holdings, LLC (South)
Block 61 Lots P/O 2 (91.82 ac); & P/O 2-EN (non-severable exception - 1.5 ac)
Gross Total = 93.32 ac
Town Twp., County County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 91.82
Total Disturbance Acres (Does not include exception areas): 0.59
Percent of Disturbance: 0.64%

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.

3/26/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Riggs Holdings, LLC (South)**		
SADC ID:	**17-0427-DE**	**Total Score**	**33.91**
Farm Address:	Quinton Township, Salem County	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		**20**	**14.51**
Natural Resource Factors - Max Add-on % =		**10**	**4.40**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***23.91***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		Points
Soils		7.66
Size		6.00
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	21.66
		Agricultural Resource %
		14.51

Natural Resource Factors		Points
Groundwater Recharge Capability		6.83
Upland Forest		1.50
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	13.33
		Natural Resource %
		4.40

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	**$13,200**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$9,756**
Per Acre Value of Voluntary Deed Restrictions (each)	**$660**
Per Acre Value after Voluntary Deed Restrictions	**$11,076**
Net Acres	**91.82**
Estimated Easement Values	
Estimated Unadjusted Total	**$895,796**
Plus: Adjustment for Voluntary Restrictions (+)	**$121,202**
Estimated offer before Residential Opportunities reduction	**$1,016,998**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$1,016,998**

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 # FY2027R9(7)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

SEPTEMBER 24, 2026

Subject Property: **Mecouch, Clifford W. & Rose M. (Lot 18)**
Block 4701, Lots 18 & 20 - Pennsville Township, Salem County
SADC ID#: 17-0420-DE

WHEREAS, on August 13, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Clifford W. & Rose M. Mecouch, hereinafter "Owners," for the property identified as Block 4701, Lots 18 & 20, Pennsville Township, Salem County, hereinafter "the Property," totaling approximately 111.69 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 3-acre severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 108.69 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 3-acre severable exception area:

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

WHEREAS, the Premises includes:

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

WHEREAS, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots (Block 4701, Lots 18 & 20) 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 hay and livestock 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 1.19 acres (1.09%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, the SADC granted preliminary approval on March 26, 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 July 23, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $8,220 per acre based on zoning and environmental regulations in place as of the current valuation date June 16, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $13,320 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 $6,660 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $11,988 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $11,988 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 $11,988 per acre for a total of approximately $1,302,975.72.

3. This final approval is conditioned on all contiguous lots (Block 4701, Lots 18 & 20) being consolidated simultaneously or immediately after closing on the easement to the extent possible.

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

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

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

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

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

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

9/24/26 _____ _____

Date

Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Roger Kumpel	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Kevin Appleget (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
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

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

0 1250 2500 5000 7500
Feet

N

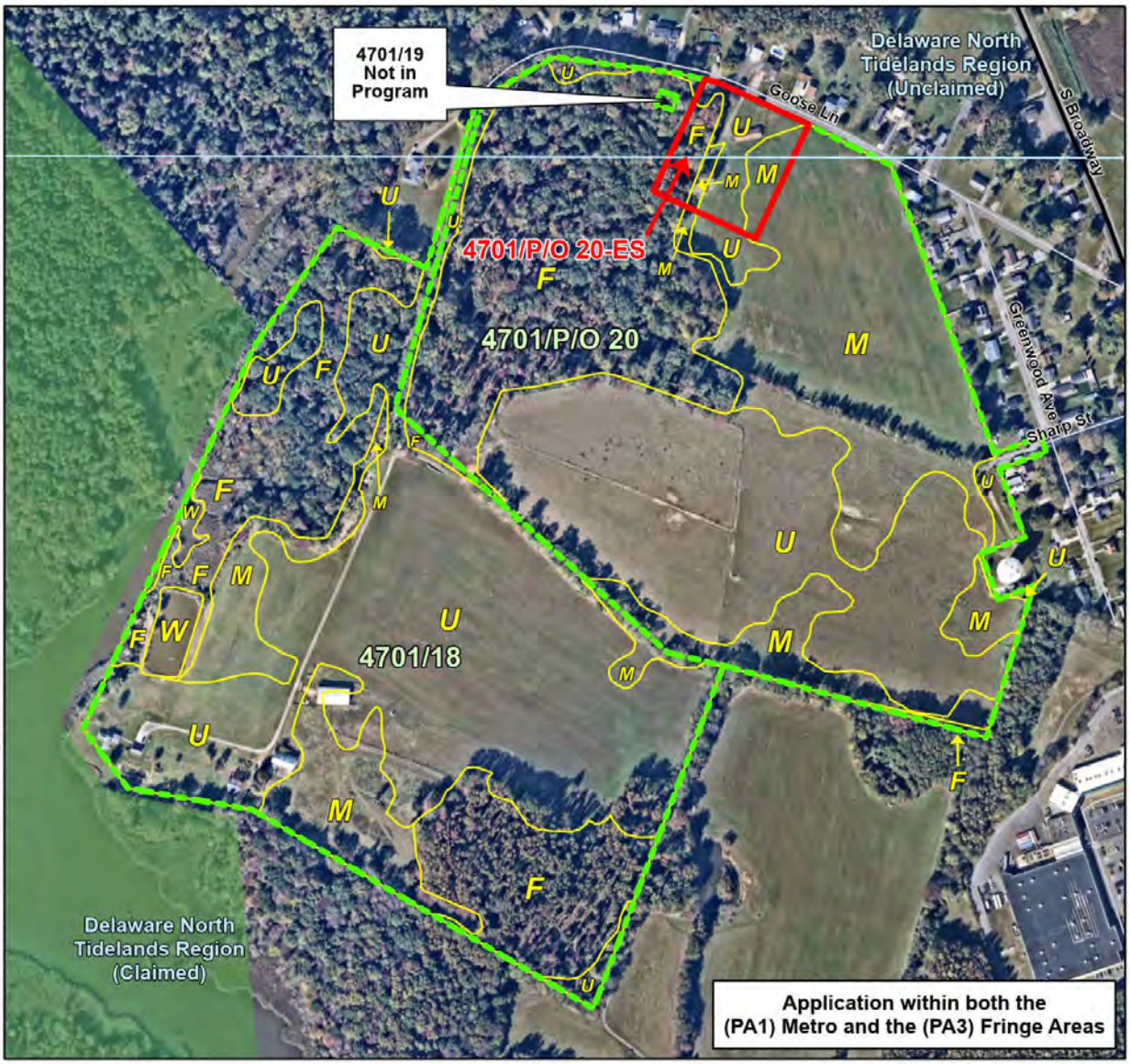
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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"

3/4/2026

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

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

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	28	29
Modified Ag (M)	23	23
Upland/Non-Wetlands (U)	48	47
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	1	1

- Property in Question
- Exception areas
- Wetlands Boundaries
- Tidelands Grid/Boundaries
- State Hwys
- 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 "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.

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N

3/4/2026

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

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

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 108.69
Total Disturbance Acres (Does not include exception areas): 1.19
Percent of Disturbance: 1.09%

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.

3/4/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Mecouch, Clifford W. & Rose M. (Lot 18)**		
SADC ID:	**17-0420-DE**	**Total Score**	**40.00**
Farm Address:	**Pennsville**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		20	15.94
Natural Resource Factors - Max Add-on % =		10	5.28
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		8.79
Size		8.00
Tillability		7.00
Contiguity to Preserved Farms		0.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	23.79
		Agricultural Resource %
		15.94

Natural Resource Factors		**Points**
Groundwater Recharge Capability		0.49
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		7.50
Contiguity to Preserved Open Space		8.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	15.99
		Natural Resource %
		5.28

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	$13,320
Per Acre Formula Easement Value (unadjusted offer, per acre)	$10,858
Per Acre Value of Voluntary Deed Restrictions (each)	$666
Per Acre Value after Voluntary Deed Restrictions	$11,988
Net Acres	108.69
Estimated Easement Values	
Estimated Unadjusted Total	$1,158,201
Plus: Adjustment for Voluntary Restrictions (+)	$144,775
Estimated offer before Residential Opportunities reduction	$1,302,976
Less: Adjustment for Residential Opportunities ( )	$0
Estimated Total Offer After Reduction for Residential Opportunities	$1,302,976

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 # FY2027R9(8)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

SEPTEMBER 24, 2026

Subject Property: **Mecouch, Clifford W. and Rose M. (Lot 24)**
Block 4701, Lot 24 – Pennsville Township, Salem County
SADC ID#: 17-0422-DE

WHEREAS, on August 13, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Clifford W. and Rose M. Mecouch, hereinafter "Owners," for the property identified as Block 4701, Lot 24, Pennsville Township, Salem County, hereinafter "the Property," totaling approximately 92.78 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 3.27-acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses; and a 19.1-acre non-severable existing Wetland Reserve Easement (WRE) resulting in approximately 70.40 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 3.27-acre non-severable exception area:

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

WHEREAS, the 19.1-acre non-severable WRE 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 unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

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

WHEREAS, at the time of application, the Property was in hay and livestock 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 1.53 acres (2.17%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, the SADC granted preliminary approval on March 26, 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 July 23, 2026, in accordance with Resolution #FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $13,100 per acre based on zoning and environmental regulations in place as of the current valuation date June 16, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $18,100 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $9,050 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource

features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, 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 $16,290 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $16,290 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 $16,290 per acre for a total of approximately $1,146,816.

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.

9/24/26 _____ _____

Date

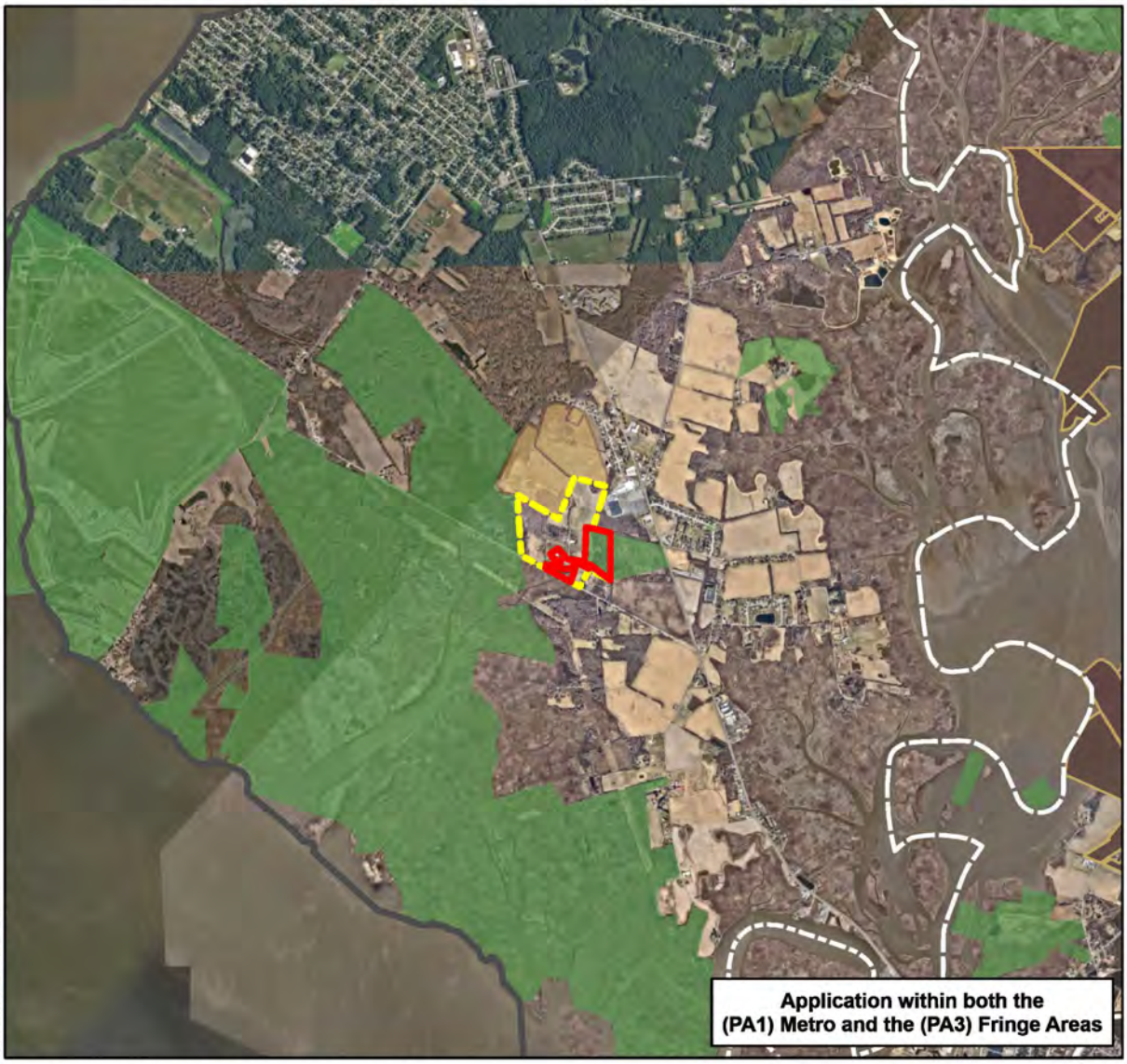
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\salco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

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

0 1250 2500 5000 7500
Feet

N

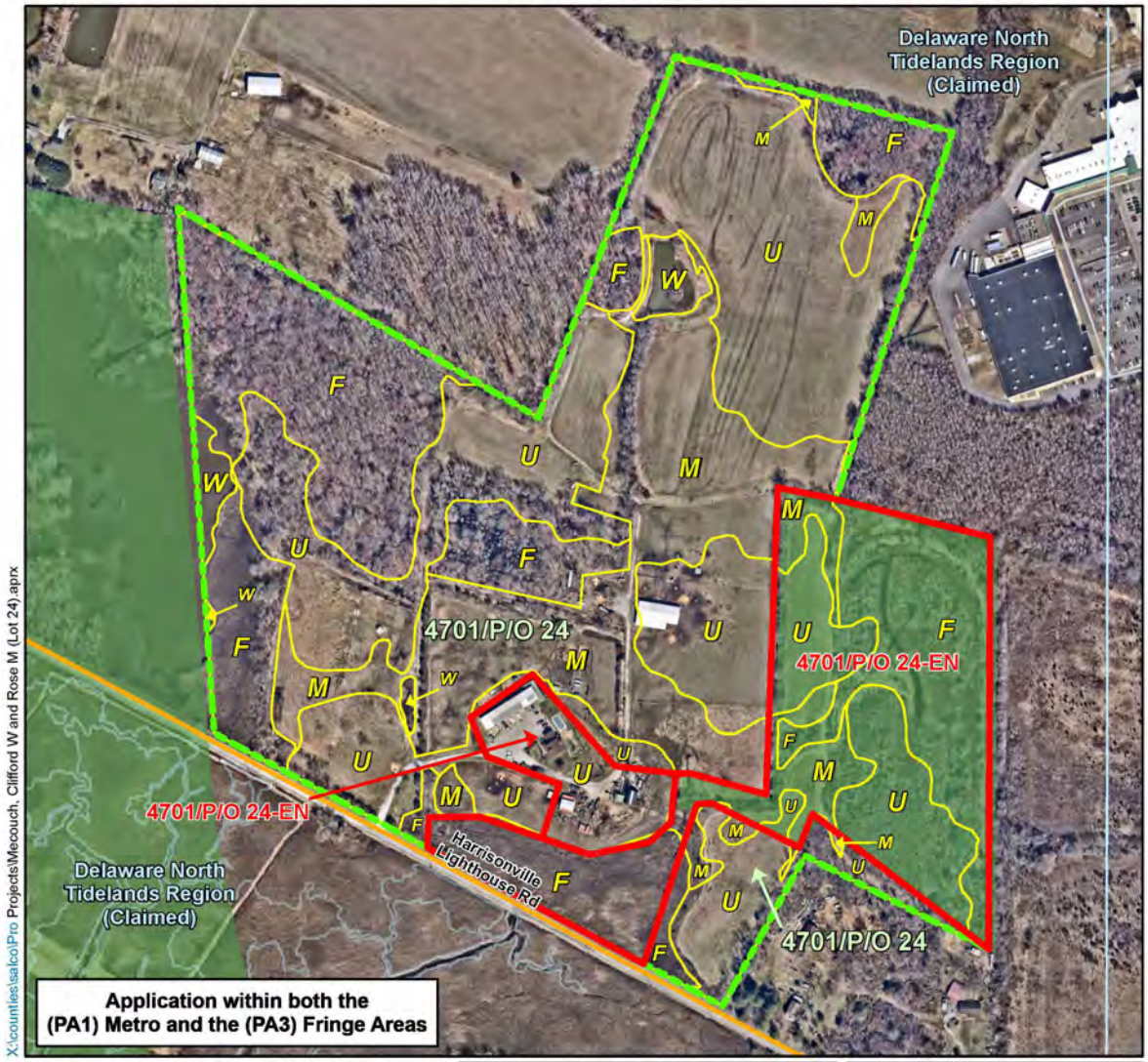
- Property in Question
- Exception Areas
- Exception Areas
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Active Applications
- Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation Easements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

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

9/24/2025

Wetlands



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

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

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

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	31	26
Modified Ag (M)	21	24
Upland/Non-Wetlands (U)	46	48
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	2	2

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

N

9/24/2025

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

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SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

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

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 70.4
Total Disturbance Acres (Does not include exception areas): 1.53
Percent of Disturbance: 2.17%

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.

9/30/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Mecouch, Clifford W & Rose M (Lot 24)**		
SADC ID:	**17-0422-DE**	**Total Score**	**40.00**
Farm Address:	Pennsville Twp. Salem Co.	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		**20**	**14.67**
Natural Resource Factors - Max Add-on % =		**10**	**6.93**
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			8.89
Size			6.00
Tillability			7.00
Contiguity to Preserved Farms			0.00
Agricultural Water Availability (Y/N)			0.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.67	21.89
			Agricultural Resource %
			14.67

Natural Resource Factors			**Points**
Groundwater Recharge Capability			0.89
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			7.00
Contiguity to Preserved Open Space			9.00
Surface Water Quality Classification			5.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.33	21.00
			Natural Resource %
			6.93

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	**$18,100**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$14,480**
Per Acre Value of Voluntary Deed Restrictions (each)	**$905**
Per Acre Value after Voluntary Deed Restrictions	**$16,290**
Net Acres	**70.40**
Estimated Easement Values	
Estimated Unadjusted Total	**$1,019,392**
Plus: Adjustment for Voluntary Restrictions (+)	**$127,424**
Estimated offer before Residential Opportunities reduction	**$1,146,816**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$1,146,816**

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 # FY2027R9(9)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

SEPTEMBER 24, 2026

Subject Property: **Gant, James A. and Mercina P.**
Block 4701, Lots 27 & 28 - Pennsville Township, Salem County
SADC ID#: 17-0409-DE

WHEREAS, on April 3, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from James A. and Mercina P. Gant, hereinafter "Owners," for the property identified as Block 4701, Lots 27 and 28, Pennsville Township, Salem County, hereinafter "the Property," totaling approximately 43.5 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes no exception areas, resulting in approximately 43.5 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:
1) Zero (0) exceptions,
2) One (1) existing single family residential unit
3) Zero (0) agricultural labor units
4) No pre-existing non-agricultural uses; and

WHEREAS, to facilitate potential ease of taxation, and to assist in monitoring this final approval is conditioned on all contiguous lots (Block 4701, Lots 27 and 28) 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 .72 acres (1.65%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the SADC's Option Agreement and offer was conditioned upon the County adding the Property to the County Agricultural Development Area (ADA) prior to final approval; and

WHEREAS, Salem County has agreed to add the Property and has begun working on ADA amendments; and

WHEREAS, in order to proceed with title and survey the ADA requirement will be moved to a condition of closing; 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 March 26, 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 July 23, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $13,600 per acre based on zoning and environmental regulations in place as of the current valuation date June 26, 2026; 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, the Owner agreed to limit the size of the residential units on the premises to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $17,100 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $17,100 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 $17,100 per acre for a total of approximately $743,850.

3. This final approval is conditioned on
    a. the property being added to the County ADA prior to closing
    b. all contiguous lots (Block 4701, Lots 27 and 28) being consolidated simultaneously or immediately after closing on the easement to the extent possible.

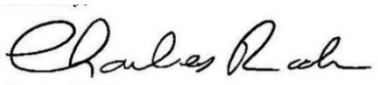
4. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set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

5. 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.



9/24/26 _____ _____

Date

Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Roger Kumpel	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Kevin Appleget (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
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

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

0 1250 2500 5000 7500
Feet

N

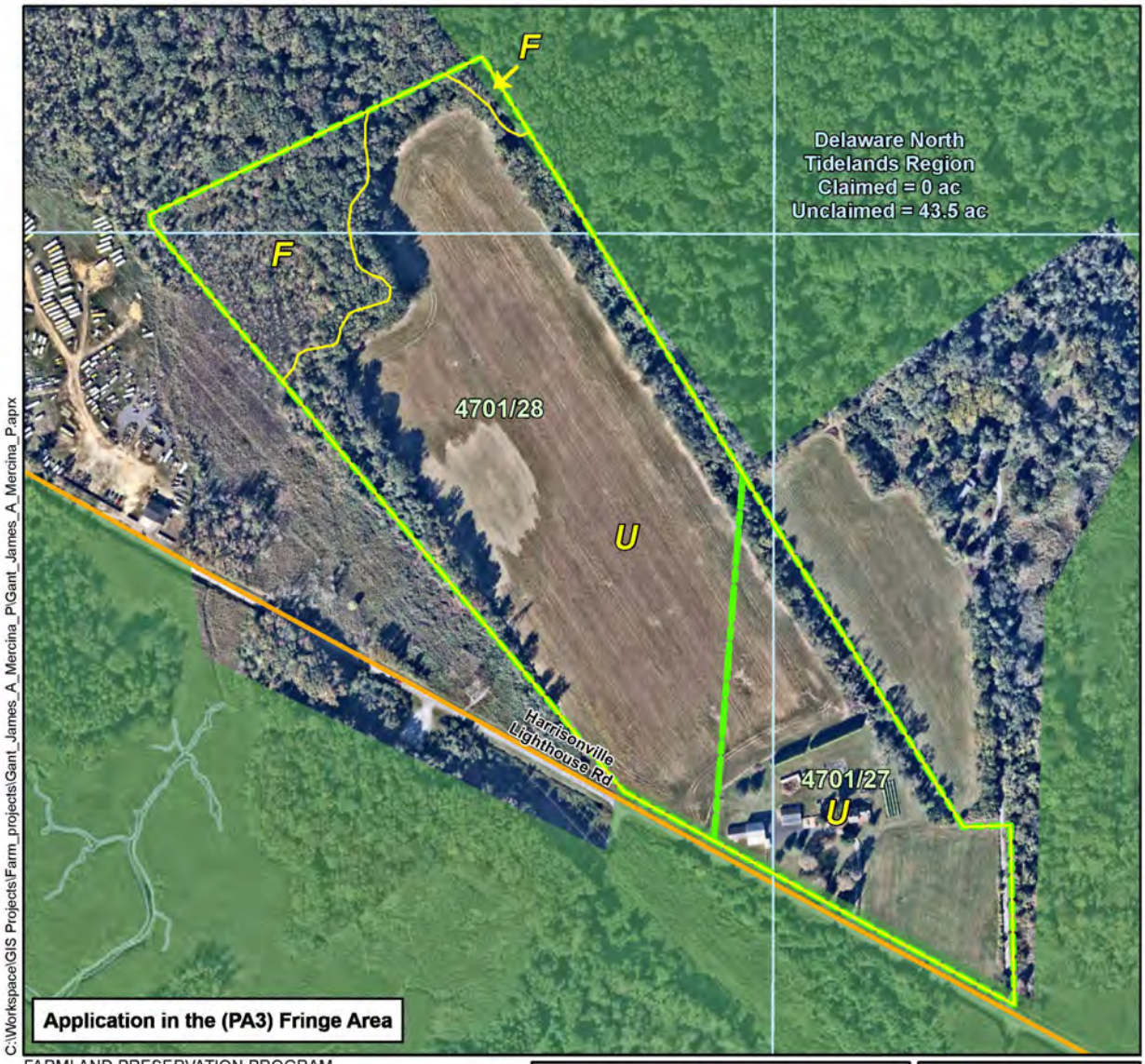
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

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

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

12/23/2025

Wetlands and Tidelands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

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

0 100 200 400 600
Feet

	Gross %	Net %
Freshwater Wetlands (F)	12	12
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	88	88
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"

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.

12/23/2025

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

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

Estimated Easement Acres: 43.50
Total Disturbance Acres (Does not include exception areas): 0.72
Percent of Disturbance: 1.65%

- **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.

12/23/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Gant, James A.and Mercina P.**		
SADC ID:	**17-0409-DE**	**Total Score**	**40.00**
Farm Address:	Pennsville Township, Salem County	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		**20**	**14.42**
Natural Resource Factors - Max Add-on % =		**10**	**6.93**
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		9.52
Size		4.00
Tillability		8.00
Contiguity to Preserved Farms		0.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	21.52
		Agricultural Resource %
		14.42

Natural Resource Factors		**Points**
Groundwater Recharge Capability		3.13
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		6.00
Contiguity to Preserved Open Space		10.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	21.00
		Natural Resource %
		6.93

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	**$19,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$15,200**
Per Acre Value of Voluntary Deed Restrictions (each)	**$950**
Per Acre Value after Voluntary Deed Restrictions	**$17,100**
Net Acres	**43.50**
Estimated Easement Values	
Estimated Unadjusted Total	**$661,200**
Plus: Adjustment for Voluntary Restrictions (+)	**$82,650**
Estimated offer before Residential Opportunities reduction	**$743,850**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$743,850**

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 # FY2027R9(10)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

SEPTEMBER 24, 2026

Subject Property: **Gorrell Brothers Realty, LLC**
Block 7101, Lot 35 – Franklin Township, Gloucester County
SADC ID#: 08-0054-DE

WHEREAS, on November 10, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Gorrell Brothers Realty, LLC, hereinafter "Owner," for the property identified as Block 7101, Lot 35, Franklin Township, Gloucester County, hereinafter "the Property," totaling approximately 55.26 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes two (2) exception areas:

- C1: an approximately 1.65 acre non-severable exception area to afford future flexibility for nonagricultural uses, the exception includes an agricultural labor residence but will be restricted to zero (0) single-family residences; and
- C2: an approximately 1 acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses

resulting in approximately 52.61 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 1.65-acre non-severable exception area:

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

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

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

WHEREAS, the Premises includes:

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

WHEREAS, at the time of application, the Property was in ornamental nursery 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 5.16 acres (9.8%) 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 delegated preliminary approval in accordance with Resolution #FY2022R12(10) on April 21, 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 July 23, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $3,912 per acre based on zoning and environmental regulations in place as of the current valuation date June 16, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $12,190 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 $6,095 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $9,694 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $9,694 per acre, based on the Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $9,694 per acre for a total of approximately $510,001.34.

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.

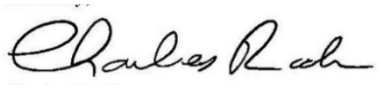
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the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



9/24/26 _____

Date

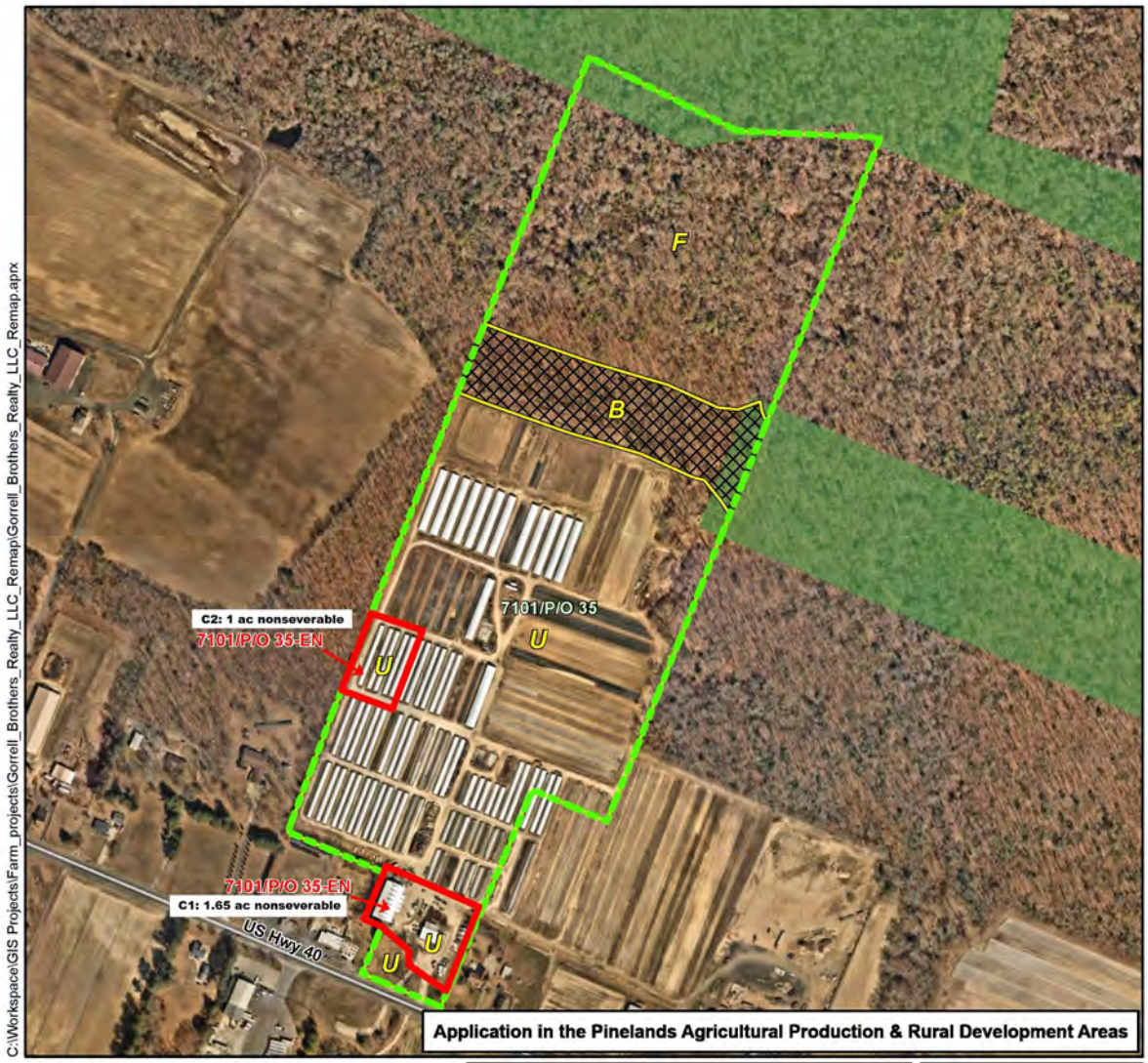
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gorrell Brothers Realty, LLC
Block 7101 Lots P/O 35 (52.61 ac); &
P/O 35-EN (non-severable exceptions - 1.0 & 1.65 ac)
Gross Total = 55.26 ac
Franklin Twp., Gloucester County

0 100 200 400 600
Feet

	Gross %	Net %
Pinelands Freshwater Wetlands (F)	34	36
300' Buffer Area (B)	9	10
Uplands (U)	57	54

Property in Question
Exception areas
Pinelands 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

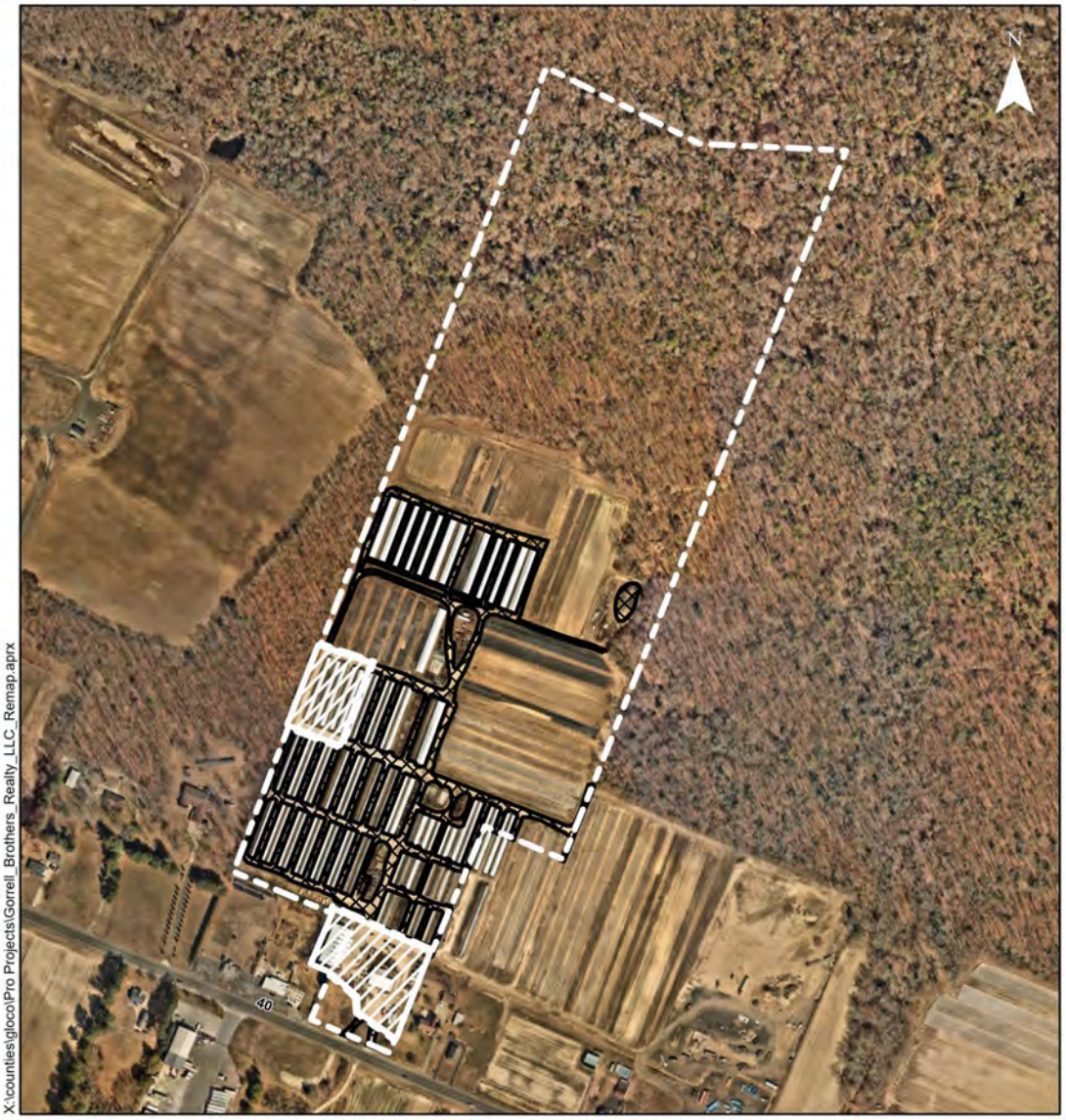
Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Tidelands Claim Line of NJ"
NJPC "Pinelands Wetlands"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Nearmap "Vertical Aerial Imagery 2025"

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.

1/5/2026

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gorrell Brothers Realty, LLC
Block 7101 Lots P/O 35 (52.61 ac); & P/O 35-EN (non-severable exceptions - 1.0 & 1.65 ac)
Gross Total = 55.26 ac
Franklin Twp., Gloucester County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 52.61
Total Disturbance Acres (Does not include exception areas): 5.16
Percent of Disturbance: 9.8%

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.

3/17/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Gorrell Brothers Realty, LLC**		
SADC ID:	**08-0054-DE**	**Total Score**	**29.52**
Farm Address:	Franklin Twp. Gloucester Co.	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		**20**	**14.89**
Natural Resource Factors - Max Add-on % =		**10**	**4.63**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***19.52***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		8.22
Size		6.00
Tillability		6.00
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	22.22
		Agricultural Resource %
		14.89

Natural Resource Factors		**Points**
Groundwater Recharge Capability		5.02
Upland Forest		1.50
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		7.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	14.02
		Natural Resource %
		4.63

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)	5
	Additional Restrictions %
	10

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$12,190**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$8,474**
Per Acre Value of Voluntary Deed Restrictions (each)	**$610**
Per Acre Value after Voluntary Deed Restrictions	**$9,694**
Net Acres	**52.63**
Estimated Easement Values	
Estimated Unadjusted Total	**$445,987**
Plus: Adjustment for Voluntary Restrictions (+)	**$64,209**
Estimated offer before Residential Opportunities reduction	**$510,196**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$510,196**

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 # FY2027R9(11)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

SEPTEMBER 24, 2026

Subject Property: **Grasso, Lucy Estate of - et. al**
Block 45, Lot 11 – Harrison Township, Gloucester County
SADC ID#: 08-0055-DE

WHEREAS, on January 14, 2026, the State Agriculture Development Committee ("SADC") received a development easement sale application from the Estate of Lucy Grasso, hereinafter "Owners," for the property identified as Block 45, Lot 11, Harrison Township, Gloucester County, hereinafter "the Property," totaling approximately 95.67 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 2.75-acre non-severable exception area for existing single-family residence, ag-labor unit, and infrastructure; and to afford future flexibility for nonagricultural uses, and one (1) approximately 1.5-acre severable exception area for a future single-family residence, resulting in approximately 91.42 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 2.75-acre non-severable exception area:

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

WHEREAS, the 1.5-acre severable exception area:

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

WHEREAS, the Premises includes:

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

WHEREAS, at the time of application, the Property was in soybean, wheat, deciduous tree fruit, vegetable and melon 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 .38 acres (.42%) 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 July 23, 2026, the SADC certified the Development Easement value of $11,400 per acre based on zoning and environmental regulations in place as of the current valuation date May 6, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $21,000 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 $10,500 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, the Owner agreed to limit the size of the residential units in the 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 $18,470 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $18,470 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 $18,470 per acre for a total of approximately $1,688,527.40.

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

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

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

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

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

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

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

9/24/26 _____ _____

Date

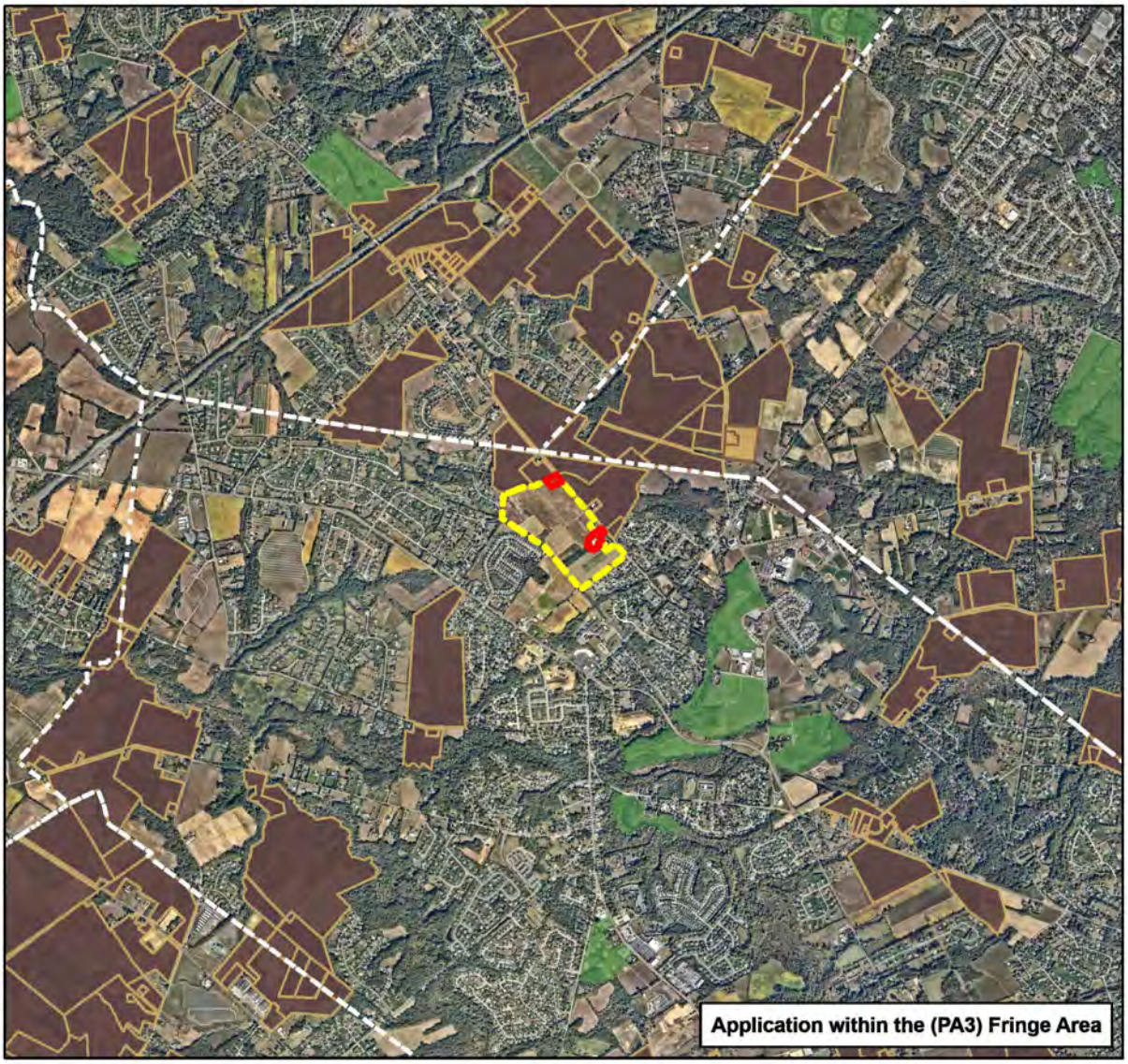
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Grasso, Lucy Estate of - et al
Block 45 Lots P/O 11 (91.42 ac);
P/O 11-ES (severable exception - 1.50 ac);
& P/O 11-EN (non-severable exception - 2.75 ac)
Gross Total = 95.67 ac
Harrison Twp., Gloucester County

0 1250 2500 5000 7500
Feet

N

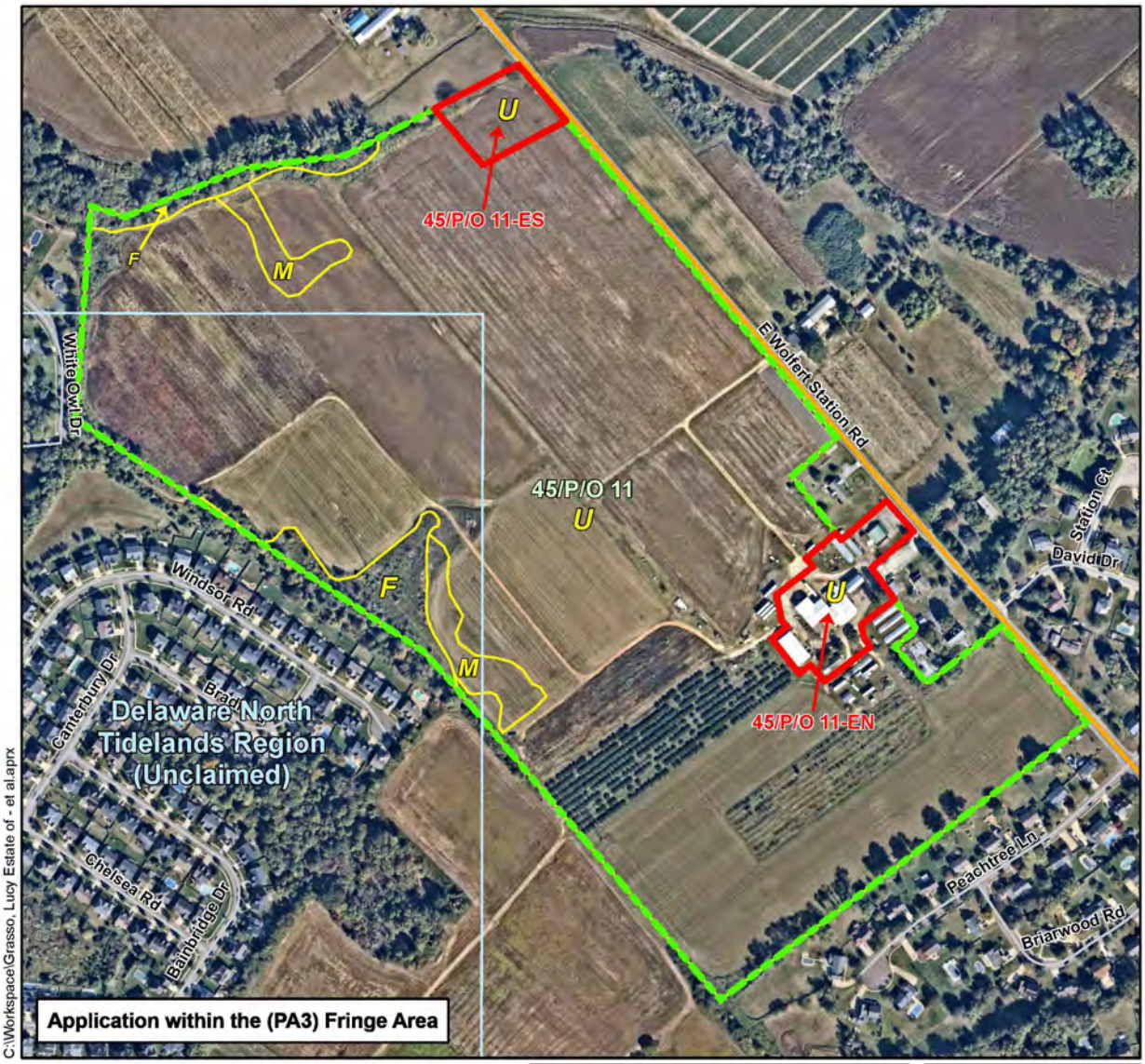
- Property in Question
- Exception areas
- Preserved Easements
- Active Applications
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements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

2/2/2026

Wetlands



C:\Workspace\Grasso, Lucy Estate of - et al.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Grasso, Lucy Estate of - et al
Block 45 Lots P/O 11 (91.42 ac);
P/O 11-ES (severable exception - 1.50 ac);
& P/O 11-EN (non-severable exception - 2.75 ac)
Gross Total = 95.67 ac
Harrison Twp., Gloucester County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	3	3
Modified Ag (M)	3	3
Upland/Non-Wetlands (U)	94	94
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

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

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"

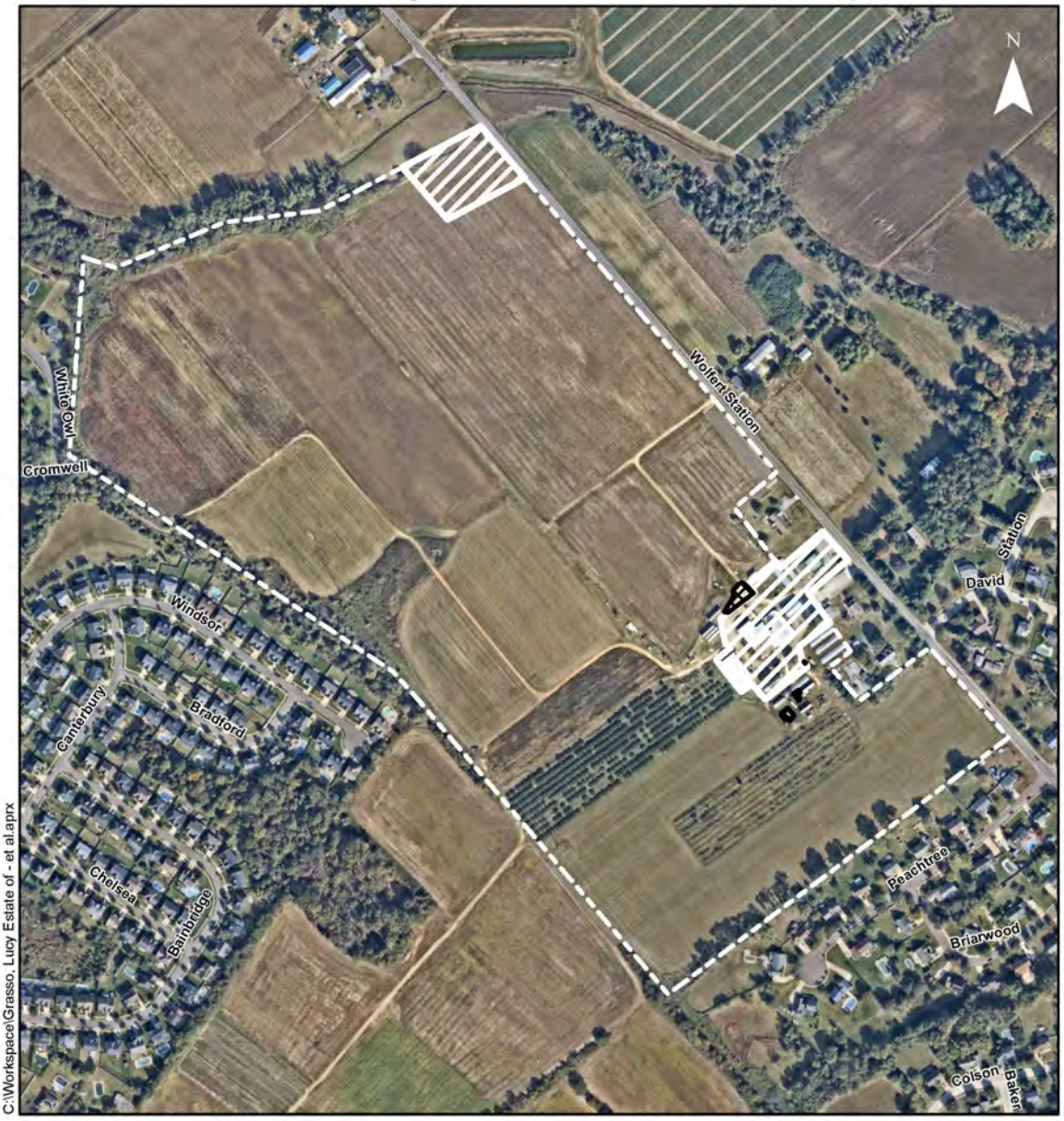
Tidelands Disclaimer:
The Tidelands depicted on this map were derived from NJDEP's Tidelands claim downloadable file hosted on NJGIN. These features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official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

2/5/2026

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Grasso, Lucy Estate of - et al
Block 45 Lots P/O 11 (91.42 ac); P/O 11-ES (severable exception - 1.50 ac);
& P/O 11-EN (non-severable exception - 2.75 ac)
Gross Total = 95.67 ac
Harrison Twp., Gloucester County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 91.42
Total Disturbance Acres (Does not include exception areas): 0.38
Percent of Disturbance: 0.42%

500 250 0 500 1,000 Feet

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

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

1/17/2026

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Grasso, Lucy M Estate of, et. al**		
SADC ID:	**08-0055-DE**	**Total Score**	**37.95**
Farm Address:	**Harrison Twp Gloucester Co**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**20.00**
Natural Resource Factors - Max Add-on % =		**10**	**2.95**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***27.95***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		9.89
Size		10.00
Tillability		10.00
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	29.89
		Agricultural Resource %
		20.00

Natural Resource Factors		**Points**
Groundwater Recharge Capability		5.94
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	8.94
		Natural Resource %
		2.95

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	**$21,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$16,370**
Per Acre Value of Voluntary Deed Restrictions (each)	**$1,050**
Per Acre Value after Voluntary Deed Restrictions	**$18,470**
Net Acres	**91.43**
Estimated Easement Values	
Estimated Unadjusted Total	**$1,496,709**
Plus: Adjustment for Voluntary Restrictions (+)	**$192,003**
Estimated offer before Residential Opportunities reduction	**$1,688,712**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$1,688,712**

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 # FY2027R9(12)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

SEPTEMBER 24, 2026

Subject Property: **AF & EJF, LLC**
Block 3502, Lots 1.05, 1.06, 1.07, 1.08, 1.11, 1.12, 1.13, 1.14, 1.97, 1.98, 1.99
Stillwater Township, Sussex County
SADC ID#: 19-0042-DE

WHEREAS, on October 22, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from AF & EJF, LLC, hereinafter "Owner," for the property identified as Block 3502, Lots 1.05, 1.06, 1.07, 1.08, 1.11, 1.12, 1.13, 1.14, 1.97, 1.98, 1.99, Stillwater Township, Sussex County, hereinafter "the Property," totaling approximately 44.43 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, the following exceptions:

- an approximately 1-acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses; and
- three (3) non-severable exception areas – 0.08 acres, 0.41 acres, and 0.35 acres – for and limited to stormwater management purposes; and
- an approximately 2.91-acre exception area for and limited to a roadway access easement from Potters Road through Exception C2 to access Block 3502, Lots 1.09 and 1.10 will need to be recorded prior to closing;

resulting in approximately 39.68 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

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

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

WHEREAS, the 0.08-acre, 0.41-acre, and 0.35-acre non-severable exception areas (for stormwater management):

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

WHEREAS, the 2.91-acre non-severable exception areas (for a roadway access easement):

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

WHEREAS, the Premises includes:

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

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

WHEREAS, at the time of application, the Property was an equine operation with approximately 19.68 acres in equine production as hay and pasture; and

WHEREAS, there are no equine service activities (such as boarding services or lessons) currently taking place on the premises; 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 (.55%) 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 delegated preliminary approval in accordance with Resolution #FY2022R12(10) on April 7, 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 August 4, 2026, in accordance with Resolution # FY2025R7(1), Executive Director and Chairman certified the Development Easement value of $11,200 per acre based on zoning and environmental regulations in place as of the current valuation date July 3, 2026; and

WHEREAS, the SADC certified the market value unrestricted of $17,200 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 $8,600 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 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 $14,033 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $14,033 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 $14,033 per acre for a total of approximately $556,829.44.

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

4. An ingress/egress reservation from Potters Road through Exception C2 to access Block 3502, Lots 1.09 and 1.10 will need to be recorded prior to closing. The access reservation(s) must be reviewed and approved in advance by the SADC.

5. 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.

6. 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.

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

8. 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.

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.



9/24/26 _____ _____

Date

Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Roger Kumpel	YES
Charles Rosen	ABSENT
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Kevin Appleget (rep. DEP Acting Commissioner Potosnak)	ABSENT
Ryan Feeney (rep. Acting State Treasurer Binder)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
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

AF & EJF, LLC
Block 3502 Lots 1.05 (5.21 ac); P/O 1.06 (4.09 ac);
P/O 1.06-EN (non-severable exception - 1.0 ac); 1.07 (4.86 ac);
1.08 (5.71 ac); 1.11 (4.78 ac); 1.12 (5.26 ac);1.13 (4.72 ac);
1.14 (5.05 ac); 1.97-EN (non-severable exception - 0.08 ac);
1.98-EN (non-severable exception - 0.41 ac);
1.99-EN (non-severable exception - 0.35 ac); &
Wagon Wheel Lane-EN (non-severable exception - 2.91 ac)
Gross Total = 44.43 ac
Stillwater Twp., Sussex County

0 1250 2500 5000 7500
Feet

N

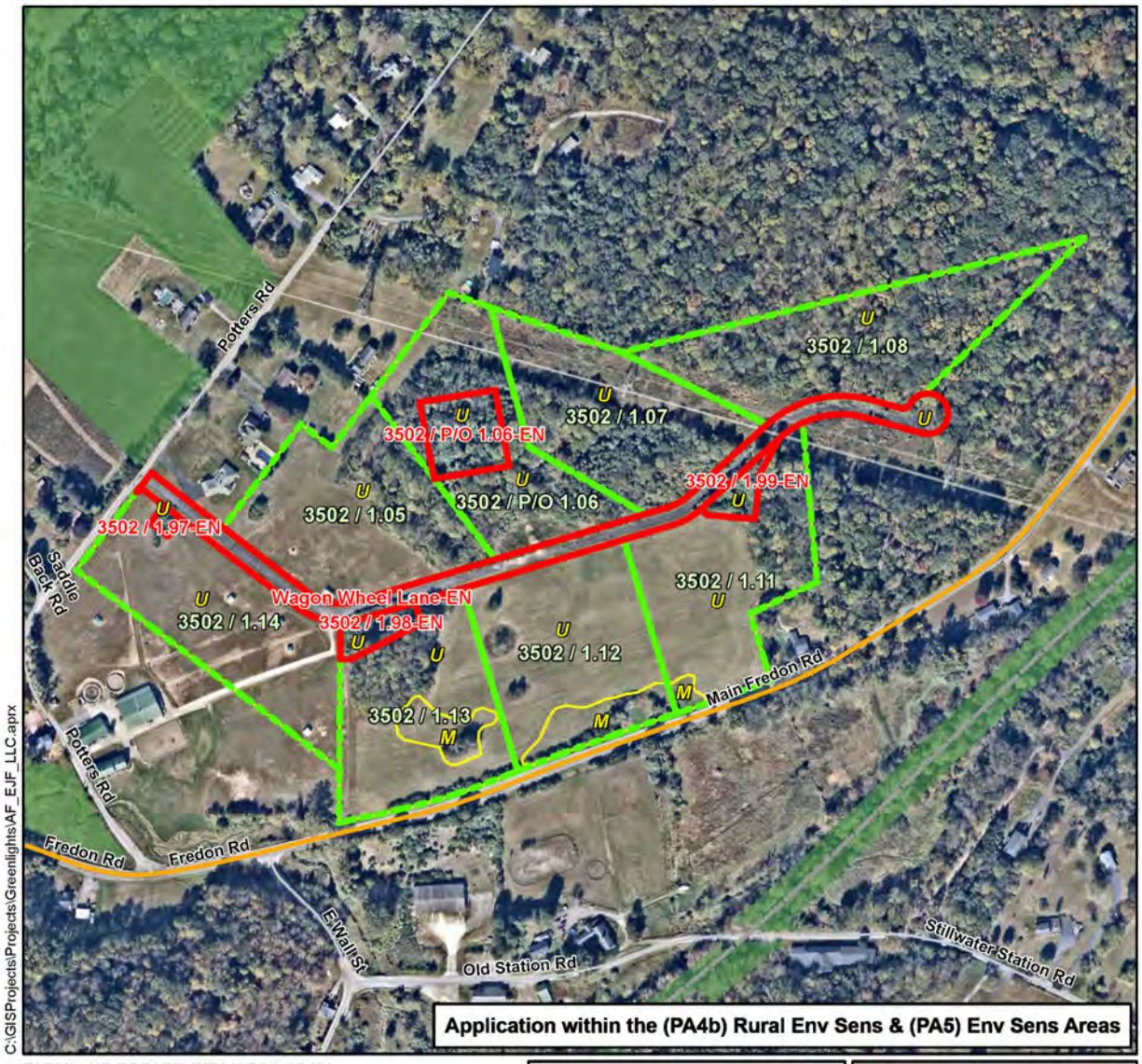
- Property in Question
- Exception areas
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands & Municipal
- Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
- NJ County Boundaries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

3/23/2026

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

AF & EJF, LLC
Block 3502 Lots 1.05 (5.21 ac); P/O 1.06 (4.09 ac);
P/O 1.06-EN (non-severable exception - 1.0 ac); 1.07 (4.86 ac);
1.08 (5.71 ac); 1.11 (4.78 ac); 1.12 (5.26 ac);1.13 (4.72 ac);
1.14 (5.05 ac); 1.97-EN (non-severable exception - 0.08 ac);
1.98-EN (non-severable exception - 0.41 ac);
1.99-EN (non-severable exception - 0.35 ac); &
Wagon Wheel Lane-EN (non-severable exception - 2.91 ac)
Gross Total = 44.43 ac
Stillwater Twp., Sussex County

0 100 200 400 600 Feet

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

Property in Question
Exception areas
Wetlands Boundaries
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.

3/23/2026

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee
A F & EJF, LLC
Block 3502 Lots 1.05 (5.21 ac); P/O 1.06 (4.09 ac);
P/O 1.06-EN (non-severable exception - 1.0 ac); 1.07 (4.86 ac); 1.08 (6.71 ac); 1.11 (4.78 ac);
1.12 (5.26 ac); 1.13 (4.72 ac); 1.14 (6.05 ac); 1.97-EN (non-severable exception - 0.08 ac);
1.98-EN (non-severable exception - 0.41 ac); 1.99-EN (non-severable exception - 0.35 ac); &
Wagon Wheel Lane-EN (non-severable exception - 2.91 ac)
Gross Total = 44.43 ac
Stillwater Twp., Sussex County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 39.68
Total Disturbance Acres (Does not include exception areas): 0.22
Percent of Disturbance: 0.55%

150 75 0 150 300 Feet

Source:
Farmland Preservation Program Data
NJDEP Road Data
Aerial map: 2015 Digital Ortho

DISCLAIMER: This product was created using the most current available mapping.
The accuracy of the mapping was compiled at the scale of 1:600, and is intended to be used for purposes
representative of the scale of the data sources 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:	**AF & EJF, LLC**		
SADC ID:	**19-0042-DE**	**Total Score**	**31.59**
Farm Address:	**Sussex, Stillwater**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**8.04**
Natural Resource Factors - Max Add-on % =		**10**	**8.55**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***21.59***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		0.00
Size		6.00
Tillability		6.00
Contiguity to Preserved Farms		0.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	12.00
		Agricultural Resource %
		8.04

Natural Resource Factors		**Points**
Groundwater Recharge Capability		7.91
Upland Forest		2.50
Wetland & Open Water/Flood Hazard Mitigation		0.00
Contiguity to Preserved Open Space		8.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	25.91
		Natural Resource %
		8.55

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	**$17,200**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$12,313**
Per Acre Value of Voluntary Deed Restrictions (each)	**$860**
Per Acre Value after Voluntary Deed Restrictions	**$14,033**
Net Acres	**39.69**
Estimated Easement Values	
Estimated Unadjusted Total	**$488,703**
Plus: Adjustment for Voluntary Restrictions (+)	**$68,267**
Estimated offer before Residential Opportunities reduction	**$556,970**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$556,970**

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.