STATE AGRICULTURE DEVELOPMENT COMMITTEE
Regular Meeting

September 25, 2025

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

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

Roll call indicated the following:

Members Present
Secretary Wengryn, Chairman
Martin Bullock
Scott Ellis
Jess Niederer
Richard Norz
Charles Rosen
Gina Fischetti
Julie Krause
Brian Schilling

Members Absent
Tiffany Bohlin
Lauren Procida

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

Minutes
Approval of SADC Open and Closed Session Minutes of July 24, 2025.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve the SADC Open and Closed Session Minutes of July 24, 2025. The motion was approved.

Report of the Chairman
Secretary Wengryn stated the new funding formula has been rolled out and acquisitions using the formula are taking place. He noted he has been attending various conferences regarding preservation and agricultural viability.

Report of the Executive Director
Mr. Roohr informed the committee several new part time employees were recently hired to assist the GIS, legal and acquisition teams. He noted the advertisements for an attorney and the deputy director have been closed and interviews for those positions will take place shortly.

Mr. Roohr stated a memo regarding the importance of ADAs was sent to partners in July in response to a number of applications received outside of a county's ADA. The memo provided

options for CADBs to amend their ADAs to help focus agricultural efforts. Applications received for farms outside of a county's ADA will be presented to the committee.

Mr. Roohr stated the Transfer of Development Rights (TDR) Bank is within the SADC but is its own independent entity with its own board members. There are only three towns in the state that have attempted to start a TDR program and one of those townships has asked for amendments to a 2016 agreement it made with the bank. The next TDR Bank meeting is scheduled for October 9th.

Mr. Roohr discussed the event held at Three Willows Farm in Pemberton, NJ to celebrate the first closing using the new statewide formula value. He stated the farm owners are a young and energetic family who run a cattle farm, and the event had a great turnout which included members from the agricultural community, government officials, and the public.

Public Comment

Ms. Patrcia Springwell from Hunterdon County noted a recent NJ Farm Bureau newsletter reporting that the biggest impediment to purchasing farmland is its cost. Ms. Springwell stated that land is more expensive due to "McMansions" being built on preserved farmland, and the committee needs to address this issue.

Old Business

A. Stewardship

1. Review of Activities – Discussion Only
Santini, June, SADC ID# 21-0029-DE, Harmony Twp., Somerset Co. 51.867 acres.

Mr. Willmott stated this review of activities initially was presented in 2023 to the committee, which directed staff to work with the landowner on remediation plans and implementation. He reviewed the violations, stated the landowner has been cooperative with staff, and that there has been gradual progress in the remediation process.

Mr. Willmott stated staff worked with the NJ Department of Environmental Protection to delineate a regulated stream buffer and wetland areas on the Santini farm. Using those delineations, staff established the correct 2-acre pre-existing non ag use area.

Mr. Willmott said that the most significant violation was the dumping of fill material of which the committee had required removal. Mr. Clapp showed the committee pictures of the violation areas and the progress that has taken place. Mr. Clapp stated the contractor performing the remediation is successfully sorting the material while being mindful of the topsoil.

Mr. Roohr stated that Mr. Clapp and Mr. Willmott can make recommendations to the landowner regarding how remediation efforts can continue. Mr. Roohr reminded the committee that litigation also could be an option, but staff does not think litigation is the most effective path at this point.

Mr. Norz commented that if the landowner is working in good faith to rectify the violations, it would be good to give her more time. Mr. Roohr agreed and stated staff recommends setting milestones for the landowner to meet. The committee agreed with staff's recommendations.

The committee discussed the transfer of property to new owners and how to communicate the restrictions associated with the deed of easement. It was decided that a subcommittee will be formed to help facilitate these ideas.

B. Subchapter 5, Soil and Water Conservation Cost-Share Grants: Authorization to publish adoption of revisions to regulations

Mr. Smith stated he is seeking approval from the committee for publication of the revisions to the soil and water conservation rules that were published in the NJ Register in June. Mr. Roohr stated staff presented the revised rules to the committee in April and public comment ended in August. Staff responded to the comments and staff is requesting approval for final adoption today.

Mr. Smith reviewed the comments received and stated this adoption is without change to the proposal that was approved in April.

It was moved by Mr. Norz and seconded by Mr. Schilling to approve the adopted regulations that were presented. The motion was unanimously approved.

C. Next Gen Farmer Program: Incubator Farm Concept Update – Case Farm

Mr. Pearsall and Ms. Brandeisky reviewed the incubator farm concept on a portion of the SADC owned Case farm, initially discussed at the June meeting. At the committee's direction, staff researched a variety of incubator programs throughout the nation and presented pros and cons and estimated costs of an SADC managed incubator farm. Staff proposed a partnership with The Northeast Organic Farming Association of New Jersey (NOFA-NJ) for its high-value organic grain project which would decrease agency costs and responsibilities while providing land access to new farmers. Mr. Pearsall provided general details of the NOFA-NJ project and the committee requested additional information to be presented at an upcoming meeting.

New Business

A. Stewardship

1. Resolution: House Replacement

a. [redacted]., SADC ID #17-0036-EP, Upper Pittsgrove Twp., Salem Co., 216.3 acres.

Mr. Berkowitz referred the committee to a request for a house replacement. He reviewed the specifics of the request with the committee and stated staff's recommendation is to grant approval to replace the existing structure with a single-family residence consisting of approximately 2,300 sq./ft. of heated living space.

It was moved by Mr. Bullock and seconded by Mr. Schilling to approve Resolution FY2026R9(1) granting final approval, as presented, subject to any conditions of said resolutions. The motion was unanimously approved. A copy of Resolution FY2026R9(1) is attached to and a part of these minutes.

2. Resolution: House Replacement

b. Case, Marjorie, SADC ID #03-0296-EP, Mansfield Twp., Burlington Co., 107.008 acres.

Mr. Pizzio referred the committee to a request for a house replacement. He reviewed the specifics of the request with the committee and stated staff's recommendation is to grant approval to replace the existing structure with a single-family residence consisting of approximately 2,000 sq./ft. of heated living space.

It was moved by Mr. Norz and seconded by Mr. Schilling to approve Resolution FY2026R9(2) granting final approval, as presented, subject to any conditions of said resolutions. The motion was unanimously approved. A copy of Resolution FY2026R9(2) is attached to and a part of these minutes.

B. Resolution: First Right and Option to Purchase (Municipal Term Agreement)

NOTE: Mr. Bullock recused himself from this agenda item.

1. Fusco, Heidi, M., SADC ID #13-0004-8M, Upper Freehold Twp., Monmouth Co.

Ms. Miller referred the committee to a term agreement for the 10.8-acre Heidi Fusco farm located in Upper Freehold Twp., Monmouth County. The farm was enrolled in the 8-year term program in 2013 and is now in the 4th year of its second term. These agreements provide SADC with the first right and option to purchase the property should it go up for sale during its enrollment. Ms. Fusco is now under agreement with a contract purchaser, and the SADC must decide if it wants to exercise its first right and option to purchase the farm. Ms. Miller stated the 2025 farmland assessment information reflects that the property has a variety of ag production and is 37% tillable, 52% prime soil and 50% wetlands. Due to the farm's acreage and amount tillable, it does not appear the farm will meet minimum eligibility criteria, and staff's recommendation, set forth in the resolution, is for the SADC not to exercise its first right and option.

It was moved by Mr. Rosen and seconded by Ms. Niederer to approve Resolution FY2026R9(3), as presented, subject to any conditions of said resolutions. The motion was unanimously approved. A copy of Resolution FY2026R9(3) is attached to and a part of these minutes.

CLOSED SESSION

At 11:26 a.m. Mr. Roohr read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss legal issues regarding the SADC's direct easement program and any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

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

NOTE: The Committee returned to Open Session at 11:42 a.m.

C. Resolutions: Preliminary Approval – Direct Easement Purchase Program

Ms. Kreiser and Ms. Bacon referred the committee to four requests for preliminary approval under the direct easement purchase program. They reviewed the specifics of the requests with the committee and stated staff's recommendation is to grant approval.
It was moved by Mr. Norz and seconded by Mr. Rosen to approve Resolution FY2026R9(4) granting preliminary approval, as presented, subject to any condition of said resolution.

1. ThreeMCs, LLC, SADC ID# 01-0048-DE, FY2026R(4), Block 3602, Lot 16 and Block 3801, Lot 5, Mullica Township, Atlantic County, 88.14 acres.

The motion was unanimously approved. A copy of Resolution FY2025R9(4) is attached to and a part of these minutes.

NOTE: Mr. Schilling recused from the Henry matter because he's a resident of the town and has had contact with the landowner.

It was moved by Mr. Norz and seconded by Ms. Niederer to approve Resolution FY2026R9(5), granting preliminary approval, as presented, subject to any condition of said resolution.

2. Henry Realty, Co., LLC, SADC ID# 12-0016-DE, FY2026R9(5), Block 2.01, Lot 1, Cranbury Township, Middlesex County, 21.06 acres.

The motion was unanimously approved. A copy of Resolution FY2025R9(5) is attached to and a part of these minutes.

It was moved by Mr. Norz and seconded by Mr. Rosen to approve Resolution FY2026R9(6), granting preliminary approval, as presented, subject to any condition of said resolution.

3. Lamborn, Gloria M. and Messenger, Marion M., SADC ID# 10-0313-DE, FY2026R9(6), Block 1010, Lot 46, Franklin Township, Hunterdon County, 55.04 acres.

The motion was unanimously approved. A copy of Resolution FY2025R9(6) is attached to and a part of these minutes.

It was moved by Mr. Norz and seconded by Mr. Rosen to approve Resolution FY2026R9(7) granting preliminary approval, as presented, subject to any condition of said resolutions.

4. Furlong, Brendan W., SADC ID# 10-0280-DE, FY2026R9(7), Block 27, Lot 12, Franklin Township, Hunterdon County, 50.47 acres.

The motion was unanimously approved. A copy of Resolution FY2025R9(7) is attached to and a part of these minutes.

D. Resolutions: Final Approval – Direct Easement Purchase Program

Staff referred the committee to seven requests for final approval under the direct easement purchase program. They reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

It was moved by Ms. Niederer and seconded by Mr. Schilling to approve Resolution

FY202679(8) through FY2026R9(13) granting final approval, as presented, subject to any condition of said resolutions.

1. Paxton, Helene, SADC ID# 17-0403-DE, FY2026R9(8), Block 13, Lots 4, 4.13 and 4.14, Oldsman Township, Salem County, 53.83 acres.

2. Coles Brothers Properties, LLC, SADC ID# 17-0405-DE, FY2026R9(9), Block 68, Lot 11.01, Block 60, Lot 2 and Block 70, Lot 1, Pilesgrove Township, Salem County, 130.59 acres.

3. Winkels, Lawrence S. and Frances J., SADC ID# 17-0398-DE, FY2026R9(10), Block 34, Lot 39.01, Quinton Township, Salem County, 69.20 acres.

4. Gifford, Brian L., SADC ID# 06-0095-DE, FY2026R9(11), Block 4, Lot 8 and Block 5, Lot 1, Hopewell Township, Cumberland County and Block 108, Lot 3 and Block 112, Lot 2, Alloway Township, Salem County, 103.76 acres.

5. Harcarik, Michael and Roelant, Jessica, SADC ID# 10-0307-DE, FY2026R9(12), Block 25, Lots 7, 7.03, 7.04 and 7.05, Delaware Township, Hunterdon County, 25.09 acres.

6. Gyongyosi, Matthew K. and Lipschutz, Sarah E., SADC ID # 10-0314-DE, FY2026R9(13), Block 2, Lots 2 and 8, Kingwood Township, Hunterdon County, 87.45 acres.

The motion was unanimously approved. A copy of Resolutions FY2026R9(8) through FY2026R9(13) are attached to and part of these minutes.

NOTE: Secretary Wengryn recused himself from the Sytsema approval.

Mr. Zaback referred the committee to one request for final 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.

It was moved by Mr. Norz and seconded by Mr. Schilling to approve Resolution FY2026R9(14) granting final approval, as presented, subject to any condition of said resolutions.

7. Sytsema, William R., SADC ID# 19-0039-DE, FY2026R9(14), Block 133, Lot 4.01, Wantage Township, Sussex County, 77.84 acres.

Secretary Wengryn recused himself from the vote. The motion was approved. A copy of Resolution FY2026R9(14) is attached to and a part of these minutes.

E. Resolutions: Final Approval – Municipal Planning Incentive Grant

Ms. Bacon referred the committee to one request for final approval under the municipal planning incentive grant program. She reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Bullock and seconded by Ms. Niederer to approve Resolution

FY2026R9(15) granting final approval, as presented, subject to any condition of said resolution.

1. Brynes, Gale, SADC ID# 10-0447-PG, FY2026R9(15), Block 6, Lot 7, Delaware Township, Hunterdon County, 25.22 acres.

The motion was approved. A copy of Resolution FY2026R9(15) is attached to and a part of these minutes.

F. Acquisition Process Update

Mr. Roohr referred the committee to an acquisition process spreadsheet which highlights the steps from application to closing, the responsibilities of the parties involved and the approximate timeframe associated with the various phases of the process. Mr. Roohr stated the average farm closing takes approximately 18 months, with the timeframe being relatively evenly split between the efforts of partners/landowners, and the SADC.

Mr. Roohr noted staff is working on ways to revise or eliminate steps in order to make the process more streamlined, some of which would require regulatory changes. Staff will present initial recommendations after consultation with the subcommittee.

Public Comment
Christina Chrobokowa from 360 Earthworks commented that the presentation of the incubator program was wonderful, and complimented the SADC and staff for a job well done.

SADC Member Comment
Mr. Norz commended SADC staff on having regular meetings with the CADB staff as it will foster better communication.

Ms. Niederer stated that she is the chairperson of the Organic Regenerative Farming board which has recently published survey results from a needs assessment. She requested that Mr. Roohr ensure staff has access to the information so that it can help meet the needs of that particular subset of farmers. She requested time to present to the committee at a later date, and committee members agreed.

Secretary Wengryn congratulated Norz Hill Farm, which was honored earlier this week for outstanding work in New Jersey's "Farm to School" program.

NOTE: Mr. Rosen left the meeting.

CLOSED SESSION

At 12:28 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 certifications of value for properties in Upper Freehold Township, Monmouth County and Pilesgrove Township, Salem County; attorney-client privileged communications regarding deed terms upon SADC sale of fee simple properties, 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. Schilling and seconded by Ms. Niederer to go into closed session. The motion was unanimously approved.

Action as a Result of Closed Session

A. Real Estate Matters – State Acquisition Program (easement or fee)

It was moved by Mr. Ellis and seconded by Ms. Niederer to approve the certification of values for the Keris, Joseph and Margaret Farm and the Norma M. Kurtz Irrevocable Trust Farm as discussed in closed session. The motion was approved.

B. Resale of Fee Simple Recommendation

The committee was satisfied with the discussion in closed session.

ADJOURNMENT
The meeting was adjourned at 1:19 p.m.

Respectfully Submitted,

Charles Roohr, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2026R9(1)

Request to Replace a Single-Family Residence
[redacted]

September 25, 2025

Subject Property:
Block [redacted] Lots [redacted] and [redacted]
Block [redacted], Lot [redacted]
Upper Pittsgrove Township, Salem County
216.3 Acres
SADC ID# 17-0036-EP

WHEREAS, [redacted], Joint Tenants with Rights of Survivorship, hereinafter "Owners," are the owners of Block [redacted], Lots [redacted] and [redacted] and Block [redacted] Lot [redacted] Upper Pittsgrove Township, Salem County, by deeds dated January 16, 2019, and recorded in the Salem County Clerk's Office on February 20, 2019, in Deed Book [redacted] Pages [redacted] and [redacted], totaling 216.3 easement acres, hereinafter referred to as the "Premises" (as shown in Schedule "A"); and

WHEREAS, a development easement on the Premises was conveyed to the County of Salem by [redacted] and [redacted] and [redacted] and [redacted] on May 31, 2000, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq., as a Deed of Easement recorded on June 2, 2000, in the Salem County Clerk's Office in Deed Book [redacted], Page [redacted]; and

WHEREAS, the Deed of Easement identifies two (2) single-family residences, no agricultural labor units, no Residual Dwelling Site Opportunities (RDSOs), and no exception areas; and

WHEREAS, the Owners farm the Premises which currently consists of approximately 216.3 acres of hay and grain production; and

WHEREAS, on July 24, 2025, the SADC received an application from the Salem County Agriculture Development Board (SCADB), on behalf of the Owners, to construct a single-family residence on the Premises for [redacted] and his family, as shown in Schedule "B", and

WHEREAS, the Owners propose to demolish the approximately 3,215 sq./ft., two-story, existing single-family residence at [redacted] built in 1910, as shown in Schedules "B" and "C" because, according to the Owners, the residence is not structurally sound and has extensive termite damage; and

WHEREAS, paragraph 14ii. of the Deed of Easement allows for the replacement of any existing residential building anywhere on the Premises with the approval of the Grantee (SCADB) and the Committee; and

WHEREAS, SADC staff received confirmation from the State Historic Preservation Office that the residence to be replaced is not listed on the New Jersey or National Register of Historic Places; and

WHEREAS, the residence to be replaced is not located in a local historic district; and

WHEREAS, the Owners are proposing to construct a new, one (1) story, five (5) bedroom single-family residence consisting of approximately 2,300 sq./ft. of heated living space, with a back porch, unheated basement, hereinafter referred to as the "Proposed Residence", to be used as a residence for [redacted] and his family, in the location shown on Schedule "B"; and

WHEREAS, the location of the Proposed Residence is set back approximately 750 feet from [redacted], as shown in Schedule "B and C"; and

WHEREAS, the Proposed Residence will require the installation of a new septic system and well, as shown in Schedule "B"; and

WHEREAS, the Proposed Residence will utilize the existing utility line and driveway as shown in Schedule "B"; and

WHEREAS, the location of the Proposed Residence was chosen to minimize impacts to the agricultural operation; and

WHEREAS, at its July 23, 2025, meeting, the SCADB approved the Owners' request to replace one of the original single-family residences, located at [redacted], on the Premises as described in the preceding paragraphs above.

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC, pursuant to the restrictions contained in the Deed of Easement, finds that the construction of a single-family residence on the Premises as proposed by the Owners will have a positive impact on the continued agricultural operations of this farm by replacing one of the existing residences with a new home which shall serve as the primary residence for the Owner, [redacted] and his family, who farm the Premises.

3. The Committee approves construction of a new one-story, five (5) bedroom, single family residence consisting of approximately 2,300 sq./ft. of heated living space, with a back porch, unheated basement and attached garage with a new septic system and well to replace one of the existing single-family residences on the Premises, as shown in Schedule "B".

4. The existing residence must be removed within 60 days of the receipt of the

certificate of occupancy for the new residence.

5. This approval is valid for a period of three years from the date of this resolution, during which the Owners shall initiate the requested action; for the purpose of this provision "initiate" means applying for applicable local, state, or federal approvals necessary to effectuate the approved SADC action.

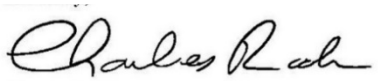
6. This action is non-transferable.

7. The construction of the new residence and any other structures as described in the application, as appropriate, is subject to all applicable local, State and Federal regulations.

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.

__9/25/2025_____
Date

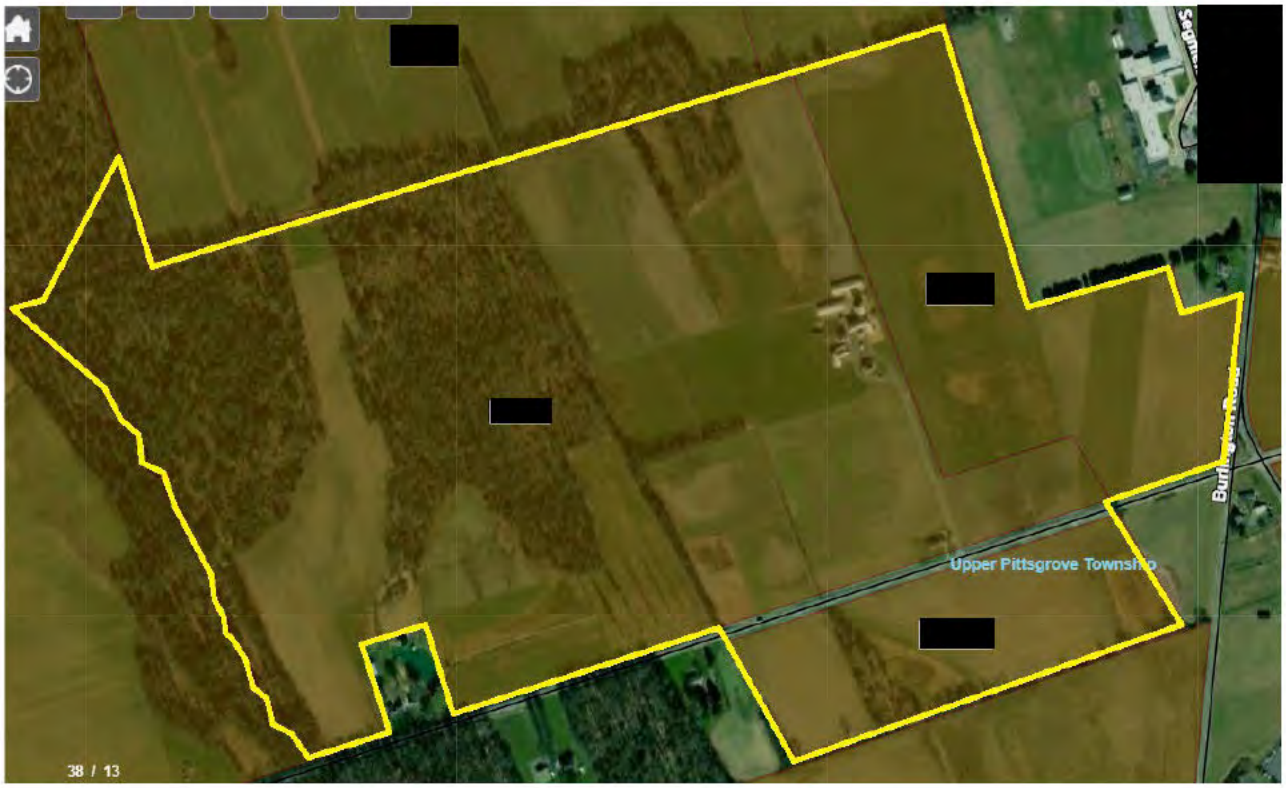


Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A – The Premises



Schedule B – Proposed House



Schedule C – Site Photos

Proposed Residence Site and

Existing Residence to be Replaced



STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2026R9(2)

Request to Replace a Single-Family Residence

Marjorie Case

September 25, 2025

Subject Property:
Block 23, Lot 2
Mansfield Township, Burlington County
107.008 Acres
SADC ID# 03-0296-EP

WHEREAS, Marjorie Case, hereinafter "Owner," is the owner of Block 23, Lot 2, Mansfield Township, Burlington County, by deed dated December 10, 2018, and recorded in the Burlington County Clerk's office on February 1, 2019, in Deed Book 13373, Page 4284, totaling 107.008 easement acres, hereinafter referred to as the "Premises", as shown in Schedule "A"; and

WHEREAS, a development easement, consisting of Block 23, Lots 1.01, 2 and 4 was conveyed to the County of Burlington by Joseph D. Goodenough, Jr., and The Estate of Ceala M. Goodenough on July 29, 1998, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, c. 32 as a Deed of Easement recorded on August 21, 1998, in Deed Book 5624, Page 674; and

WHEREAS, the Deed of Easement identifies one (1) existing single-family residence, (0) zero agricultural labor units, no Residual Dwelling Site Opportunities, and two (2) non-severable exception areas (4-acres and 6.6-acres); and

WHEREAS, on September 22, 2016, the State Agriculture Development Committee (SADC) conditionally approved a division of premises by resolution #FY2017R9(10), thereby dividing Block 23, Lot 2, which was reconfigured at the time of division, and included the 4-acre non-severable exception area and was allocated a housing opportunity associated with the dilapidated existing single family residence on lots 1.01 and 4; and

WHEREAS, the Owner's brother farms the Premises in corn, soy, and hay production; and

WHEREAS, resolution #FY2017R9(10) conditioned the division of premises approval on establishing permanent legal access to the interior field south of the stream

on the Premises by providing a copy of the access agreement across the stream to the Committee for review and approval or, alternatively, provide evidence confirming that the second independent crossing capable of providing access to typical farm machinery has been completed, prior to the transfer of the parcels; and

WHEREAS, on July 11, 2025, the SADC received an application from the Burlington County Agriculture Development Board (BCADB), on behalf of the Owner, to construct a single-family residence on the Premises for the Owner's son, as shown on Schedule "B"; and

WHEREAS, paragraph 14ii. of the Deed of Easement allows for the replacement of any existing single-family residential building anywhere on the Premises with the approval of the Grantee and the Committee; and

WHEREAS, SADC staff received confirmation from the State Historic Preservation Office that the residence to be replaced is not listed on the New Jersey or National Register of Historic Places; and

WHEREAS, the single-family residence to be replaced had been uninhabited prior to preservation due to being in a state of disrepair; and

WHEREAS, the Owner is proposing to construct a two-story single family residence consisting of 3-bedrooms, 2 bathrooms, and an unheated basement and attached garage totaling approximately 2,000 sq./ft. of heated living space, hereinafter referred to as the "Proposed Residence", to be used as a residence for the Owner's son who plans to farm the Premises in the location shown on Schedule "B"; and

WHEREAS, the Proposed Residence will be located along the western boundary of the Premises, approximately 1200 ft. south of Mansfield Road East as shown on Schedule "B" and

WHEREAS, the Proposed Residence will require the installation of a new septic system, well, and will require the existing driveway and electric service to be extended to reach the proposed site, as shown on Schedule "B"; and

WHEREAS, at its July 10, 2025, meeting, the BCADB reviewed and approved the Owner's request to replace the residence on the Premises under the following conditions:

1. The landowner shall provide a copy of the access agreement across the stream to the CADB and the SADC for review and approval or, alternatively, provide evidence confirming that the second independent

crossing capable of providing access to typical farm machinery has been completed on the property, prior to construction beginning on the replacement residence; and

2. The landowner shall provide evidence that the remnants of the existing residence have been removed prior to construction beginning on the replacement residence.

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC, pursuant to the restrictions as contained in the Deed of Easement, finds that the construction of a single-family residence on the Premises which shall serve as the primary residence for the Owner's family will have a positive impact on the continued agricultural operations of this farm by providing a residence on the Premises for the Owner's son who plans to farm the Premises in the future.

3. The Committee approves the construction of a two-story single-family residence consisting of 3 bedrooms, 2 bathrooms, and an unheated basement and attached garage totaling approximately 2,000 sq./ft. of heated living space, to be constructed on the Premises as shown in Schedules" A & B" provided the following conditions are met prior to construction of the proposed residence.

    1. The Landowner shall provide a copy of the access agreement across the stream to the CADB and the SADC for review and approval or, alternatively, provide evidence confirming that the second independent crossing capable of providing access to typical farm machinery has been completed on the Premises, prior to construction beginning on the Proposed Residence.

    2. The Landowner shall provide evidence that the remnants of the existing residence have been removed prior to construction beginning on the Proposed Residence.

4. This approval is valid for a period of three years from the date of this resolution, during which the Owners shall initiate the requested action; for the purpose of this provision "initiate" means applying for applicable local, state, or federal approvals necessary to effectuate the approved SADC action.

5. This action is non-transferable.

6. The construction of the new residence is subject to all applicable local, State and Federal regulations.

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:lC-4f.

9/25/25
Date

Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

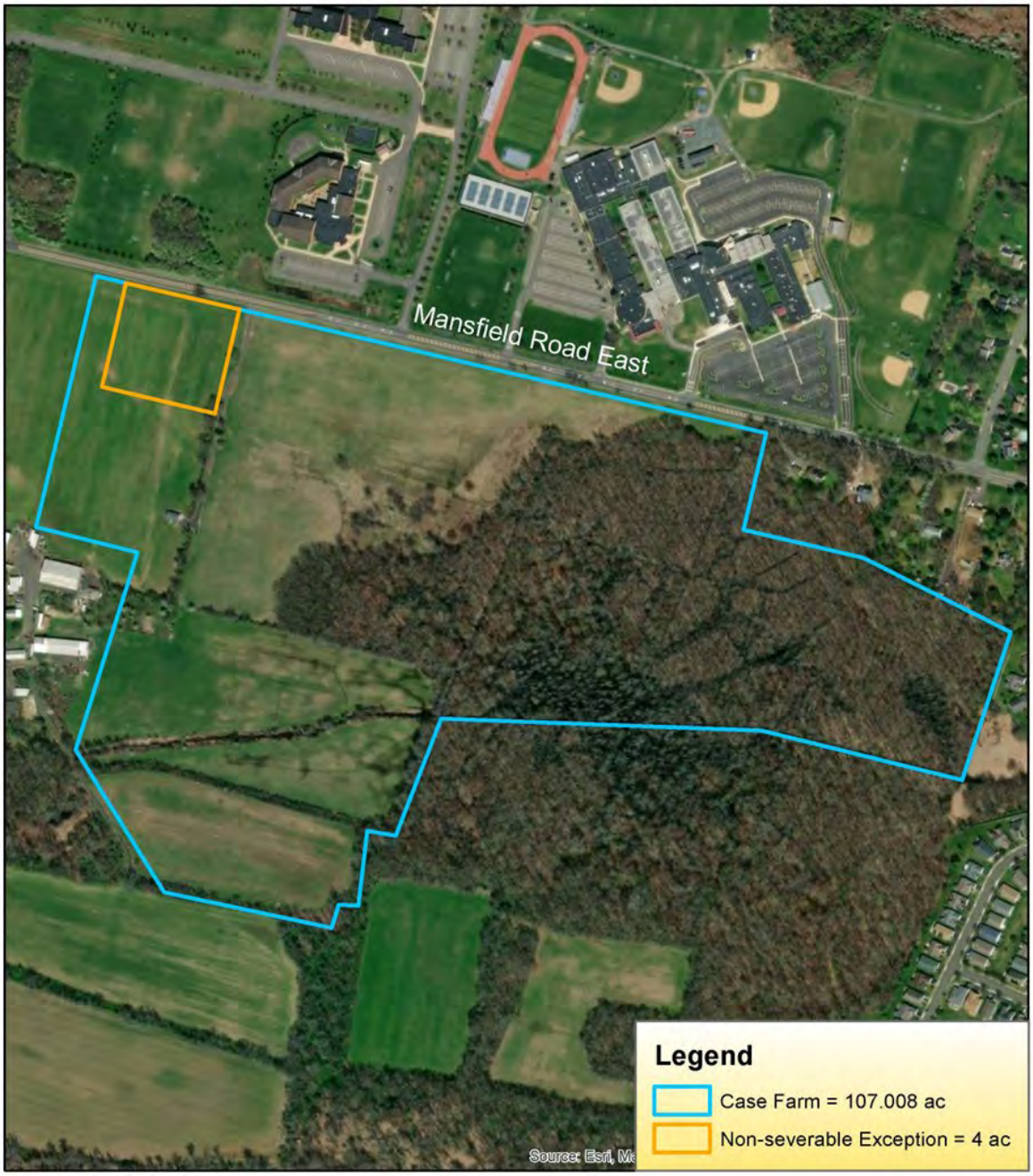
Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)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

Schedule A

Case Farm 03-0296-EP

Bl 23 / Lot 2 Mansfield Twp., Burlington County

New Jersey Farmland Preservation Program



Schedule B


Mansfield Road East
Existing Farm Lane = 200'
Existing House
Proposed Building Site = 0.5 ac
Legend
Case Farm = 107.008 ac
Non-severable Exception = 4 ac
Source: Esri, Ma
For Planning Purposes Only
Date: 9/5/2025
0
150
300
600
Feet
N

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R9(3)

FIRST RIGHT AND OPTION TO PURCHASE

SEPTEMBER 25, 2025

Premises: **Heidi M. Fusco**
Block 47, Lot 16, Upper Freehold Township, Monmouth County
SADC ID# 13-0004-8M

WHEREAS, Heidi M. Fusco is the owner ("Owner") of the Premises located in Upper Freehold Township, Monmouth County, State of New Jersey; and

WHEREAS, the tax map reference for the Premises is Block 47, Lot 16 in Upper Freehold Township, Monmouth County, as identified in the attached Schedule A; and

WHEREAS, the Premises was enrolled in an eight-year Municipal Farmland Preservation Program by agreement recorded on April 11, 2013, in the Monmouth County clerk's office in Deed Book OR-9007, Page 5932 and by resolution renewing the eight-year program recorded on July 23, 2021 in Deed Book OR-9529, Page 9980 ("Agreement"); and

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

WHEREAS, in July 2025 the SADC was made aware that the Premises had been listed for sale and, on August 11, 2025, sent the Owner a letter providing notice of the SADC's first right and option, the exercise of which would be considered at the September 25, 2025 SADC meeting; and

WHEREAS, 2025 farmland assessment information reflects that the Premises has a variety of agricultural production, including Christmas trees, nursery stock, and chickens; and

WHEREAS, the Premises is 10.8 acres with 42.7% prime soils, 50% wetlands and is 37% tillable; and

WHEREAS, aerial imagery indicates that the property would not meet the eligibility criteria for farmland preservation, pursuant to N.J.A.C. 2:76-6.20, because it has less than 5 acres of tillable land (Schedule A); and

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

NOW, THEREFORE, BE IT RESOLVED, that the SADC declines to exercise its first right

and option to purchase the Premises pursuant to N.J.S.A 4:1C-39 and certifies that its first right and option to purchase the Premises is terminated on the basis that the Premises is not eligible for the farmland preservation program pursuant to N.J.A.C. 2:76-6.20; and

BE IT FURTHER RESOLVED, that the SADC shall issue a certificate of termination of its first right and option as set forth in N.J.S.A. 4:1C-40; and

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

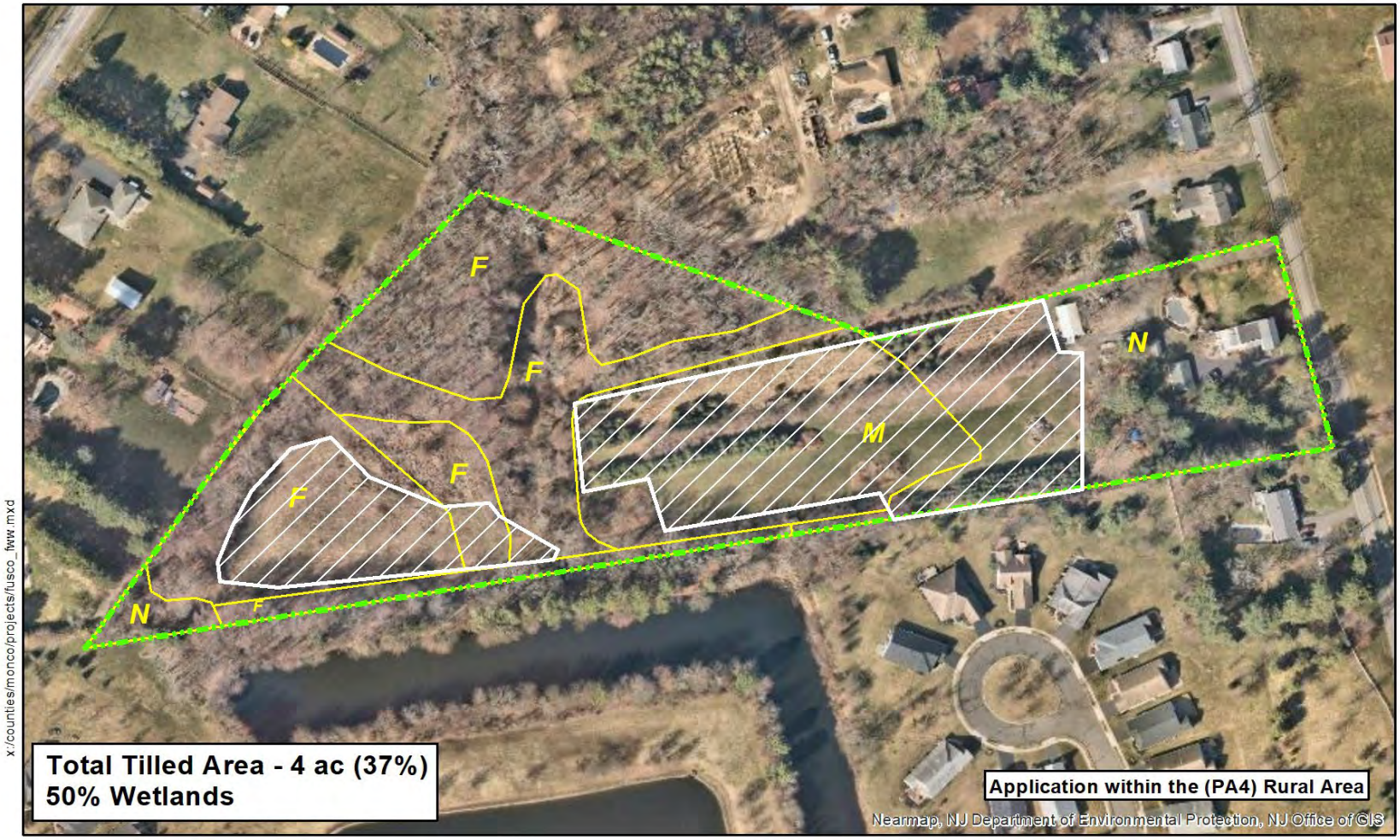
__9/25/25_____ _____

Date Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	RECUSED
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Wetlands & Tillable



x:/counties/monco/projects/fusco_fww.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Heidi Fusco
Block 47 Lot 16 (10.8 ac)
Gross Total = 10.8 ac
Upper Freehold Twp., Monmouth County

250 125 0 250 500 Feet

Property In Question
Wetlands Boundaries
Tilled Areas

N

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R9(4)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of ThreeMCs LLC - SADC ID#: 01-0048-DE

SEPTEMBER 25, 2025

Subject Property: **ThreeMCs LLC**
Block 3602 Lot 16 and Block 3801, Lot 5, Mullica Township, Atlantic County
SADC ID#: 01-0048-DE

WHEREAS, pursuant to N.J.A.C. 2:76-11.3(a), an owner of farmland may offer to sell to the State Agriculture Development Committee ("SADC") a development easement on the farmland; and

WHEREAS, on July 25, 2025, the SADC received a development easement sale application from ThreeMCs, LLC, hereinafter "Owner," for the property identified as Block 3602 Lot 16 and Block 3801, Lot 5, Mullica Township, Atlantic County hereinafter "the Property," totaling approximately 88.14 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes zero (0) exceptions, zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

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

WHEREAS, the Property, has a quality score of 69.29 and contains approximately 88.14 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Atlantic County minimum size criteria for the "Priority" category which requires at least 48 acres, but because Atlantic County did not submit individual farm applications within the previous three funding cycles, there is no average quality score for Atlantic County, resulting in the need for SADC preliminary approval; and

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

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)3 because the farm:
    a. is 88.14 acres, which is significantly larger than the average farm size and acreage criteria for a "Priority" farm in Atlantic County;
    b. has approximately 39% Prime soils and 47% Statewide Important soils; and
    c. received 94.5% of the Agricultural Resource Factors and 79.7% of the Natural Resource Factors pursuant to the Statewide Formula.

d. has a higher risk of conversion pursuant to the Statewide Formula
e. is within the County Agriculture Development Area and Pinelands Agricultural Production Area where agriculture is slated as a priority use of the land.
f. is located immediately adjacent to another preserved farm and is in a community with a significant investment in farmland preservation.

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

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

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

__9/25/25_____
Date

_____
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

Preserved Farms and Active Applications Within Two Miles



X:\counties\atl\co\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Three MC, LLC (Macrie)
Block 3602 Lot 16 (29.36 ac); &
Block 3801 Lot 5 (58.78 ac)
Gross Total = 88.14 ac
Mullica Twp., Atlantic County

0 1250 2500 5000 7500
Feet

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

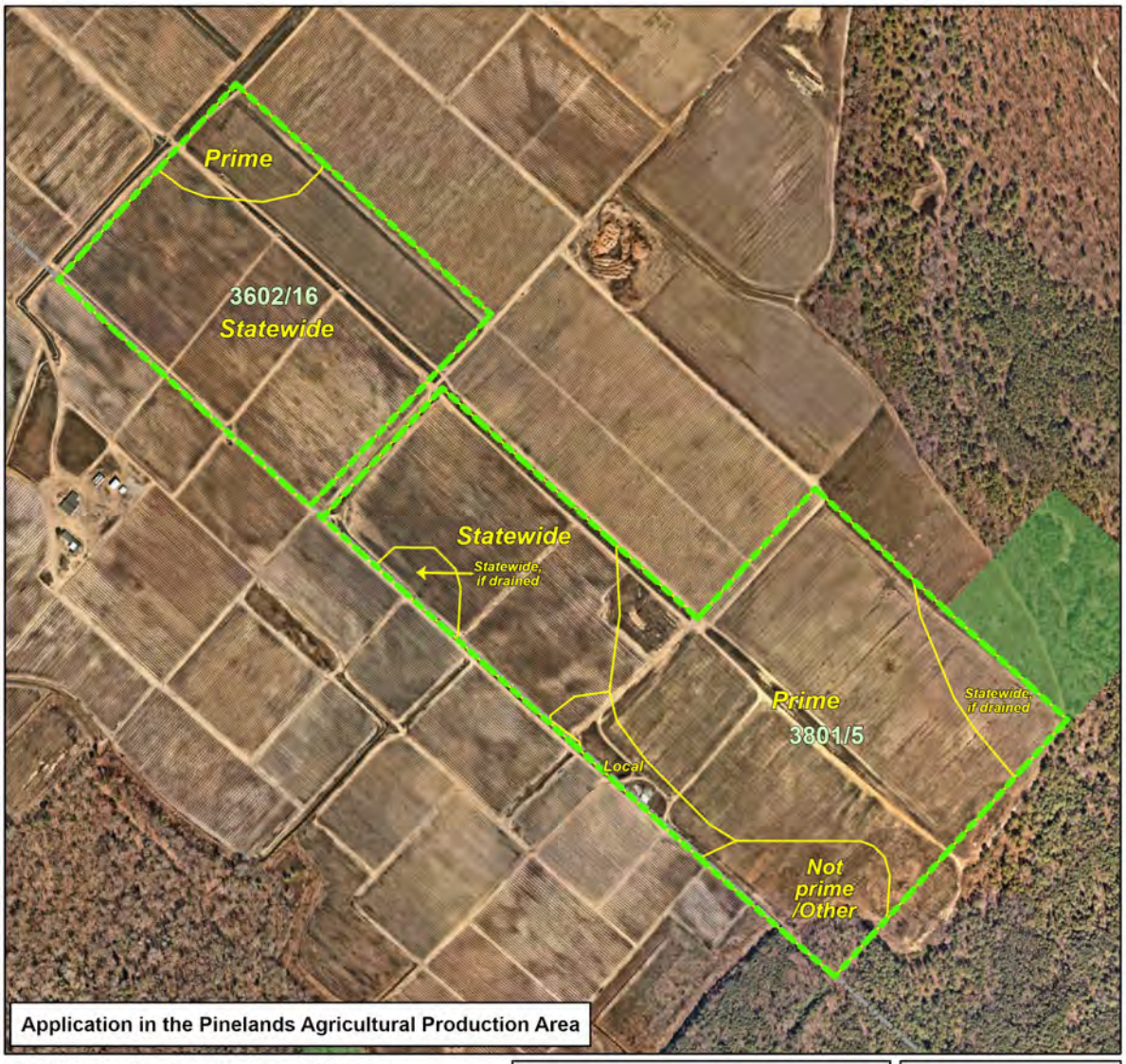
N

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

8/24/2025

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.

Soils



X:\counties\atlco\Pro Projects\Three MC, LLC (Macrie).aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Three MC, LLC (Macrie)
Block 3602 Lot 16 (29.36 ac); &
Block 3801 Lot 5 (58.78 ac)
Gross Total = 88.14 ac
Mullica Twp., Atlantic County

0 250 500 1,000 1,500 Feet

	Gross %	Net %
Prime	39	39
Local	3	3
Statewide	47	47
Statewide if Drained	5	5
Unique	0	0
Not Prime	6	6
Not Rated	0	0

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

N

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

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8/24/2025

Schedule B

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

GENERAL INFORMATION

COUNTY OF Atlantic Mullica Twp. 0117

APPLICANT Three MC, LLC (Macrie)

PRIORITIZATION SCORE

SOILS:		Local	3% *	.05	=	.15
		Other	6% *	0	=	.00
		Prime	39% *	.15	=	5.85
		Statewide	52% *	.1	=	5.20
				SOIL SCORE:		**11.20**
TILLABLE SOILS:		Cropland Harvested	89% *	.15	=	13.35
		Wetlands/Water	10% *	0	=	.00
		Woodlands	1% *	0	=	.00
				TILLABLE SOILS SCORE:		**13.35**
BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)		72% *	.2	=	14.40
	Farmland (Unrestricted)		15% *	.06	=	.90
	Preserved state, local open space/wildlife		6% *	.18	=	1.08
	Streams and Wetlands		1% *	.18	=	.18
	Woodlands		6% *	.06	=	.36
				BOUNDARIES AND BUFFERS SCORE:		**16.92**

CONTIGUOUS PROPERTIES / DENSITY:	Three MC LLC	Restricted Farm or Current Application	2
	Macrie, Paul & Joan	Restricted Farm or Current Application	2
	Dacosta Fruit	Restricted Farm or Current Application	2
	Franchetti	Restricted Farm or Current Application	2
	Macrie, Paul, Nick & Mike	8 Year Program	1
		DENSITY SCORE:	**9.00**

LOCAL COMMITMENT:	100% *	11	=	11.00	
			LOCAL COMMITMENT SCORE:		**11.00**
SIZE:			**SIZE SCORE:**		**6.89**
IMMIMENCE OF CHANGE: SADC Impact factor = .93					
			IMMINENCE OF CHANGE SCORE:		**.93**
COUNTY RANKING:					
EXCEPTIONS:			**EXCEPTION SCORE:**		**.00**

TOTAL SCORE: 69.29

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R9(5)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of Henry Realty Co., LLC - SADC ID#: 12-0016-DE

September 25, 2025

WHEREAS, pursuant to N.J.A.C. 2:76-11.3(a), an owner of farmland may offer to sell to the State Agriculture Development Committee ("SADC") a development easement on the farmland; and

WHEREAS, on July 14, 2025, the SADC received a development easement sale application from Henry Realty Co., LLC, hereinafter "Owner," for the property identified as Block 2.01 Lot 1, Cranbury Township, Middlesex County, hereinafter "the Property," totaling approximately 21.06 acres, identified in (Schedule A); and

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

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

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

WHEREAS, the Property, has a quality score of 55.31 and contains approximately 21.06 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Middlesex County minimum score criteria for the "Priority" category which requires a quality score of at least 48, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 48 and 35 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b) and (c)3, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

WHEREAS, as per selection procedures approved by the SADC on September 20, 2017, SADC's "Partnership Pool" funding may be utilized for farms that leverage SADC funds by utilizing non-SADC funding, including those that do not meet SADC's "Priority" criteria; and

WHEREAS, because this Property is an "Other Farm" and because ALE funding may be secured to leverage SADC funding, this farm may utilize SADC's "Partnership Pool" as per the Direct Easement selection procedures approved by the SADC on September 20, 2017; and

NOW THEREFORE BE IT RESOLVED:

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

b. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:
   1. has a quality score of 55.31, which is above minimum ranking criteria for a "Priority" farm in Middlesex County; and
   2. has approximately 100% Prime soils; and
   3. received 80% of the Agricultural Resource Factors and 32% of the Natural Resource Factors pursuant to the Statewide Formula; and
   4. is a buffer to critical infrastructure pursuant to the Statewide Formula; and
   5. has been owned by the same family since 1850.

c. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
   1. Secure two independent appraisals to estimate the fair market value of the Property
   2. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
   3. Submit an NRCS ACEP-ALE application to potentially secure a grant equal to approximately 50% of the easement purchase price
   4. If needed, utilize SADC's "Partnership Pool" funding, used only for transactions that leverage SADC funds through the use of non-SADC funding

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

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

__9/25/25_____
Date

_____
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	RECUSED
Edward D. Wengryn, Chairperson	YES

Schedule A

Preserved Farms and Active Applications Within Two Miles



X:\counties\middco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Henry Realty Co., LLC
Block 2.01 Lot 1 (21.06 ac)
Gross Total = 21.06 ac
Cranbury Twp., Middlesex County

0 1250 2500 5000 7500
Feet

N

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

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

8/24/2025

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Soils



X:\counties\midco\Pro Projects\Henry Realty Co, LLC.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Henry Realty Co., LLC
Block 2.01 Lot 1 (21.06 ac)
Gross Total = 21.06 ac
Cranbury Twp., Middlesex County

0 100 200 400 600 Feet

	Gross %	Net %
Prime	100	100
Local	0	0
Statewide	0	0
Statewide if Drained	0	0
Unique	0	0
Not Prime	0	0
Not Rated	0	0

Property in Question
Soils Boundaries
County Roads
Municipal / Local Roads

N

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

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8/24/2025

Schedule B

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

GENERAL INFORMATION

COUNTY OF Middlesex Cranbury Twp. 1202

APPLICANT Henry Realty Co., LLC

PRIORITIZATION SCORE

SOILS:		Prime	100% *	.15	=	15.00	
					SOIL SCORE:		**15.00**
TILLABLE SOILS:		Cropland Harvested	91% *	.15	=	13.65	
		Wetlands/Water	8% *	0	=	.00	
		Woodlands	1% *	0	=	.00	
					TILLABLE SOILS SCORE:		**13.65**
BOUNDARIES AND BUFFERS:	Commercial		71% *	0	=	.00	
	Farmland (Unrestricted)		12% *	.06	=	.72	
	Woodlands		17% *	.06	=	1.02	
					BOUNDARIES AND BUFFERS SCORE:		**1.74**
CONTIGUOUS PROPERTIES / DENSITY:					**DENSITY SCORE:**		**.00**
LOCAL COMMITMENT:			100% *	20	=	20.00	
					LOCAL COMMITMENT SCORE:		**20.00**
SIZE:					**SIZE SCORE:**		**1.65**
IMMIMENCE OF CHANGE:	SADC Impact factor = 3.27						
					IMMINENCE OF CHANGE SCORE:		**3.27**
COUNTY RANKING:							
EXCEPTIONS:					**EXCEPTION SCORE:**		**.00**

TOTAL SCORE: 55.31

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R9(6)

Preliminary Approval of SADC Easement Purchase on an "PRIORITY" FARM on the Property of Lamborn, Gloria M. & Messenger, Marion M.- SADC ID#: 10-0313-DE

SEPTEMBER 25, 2025

WHEREAS, pursuant to N.J.A.C. 2:76-11.3(a), an owner of farmland may offer to sell to the State Agriculture Development Committee ("SADC") a development easement on the farmland; and

WHEREAS, on April 29, 2025, the SADC received a development easement sale application from Gloria Lamborn and Marion Messenger, hereinafter "Owners," for the property identified as Block 1010, Lot 46, Franklin Township, Hunterdon County, hereinafter "the Property," totaling approximately 55.04 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 1.5-acre non-severable exception area for and limited to two exiting single family residential units and to afford future flexibility of uses resulting in approximately 53.54 net acres to be preserved; and

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

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

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 6, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property meets the SADC's "Priority" category for Hunterdon County (minimum acreage of 42 and minimum quality score of 60) because it is approximately 55.04 acres and has a quality score of 63.07 and (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.5(a) in determining the suitability of the purchase of development easements on farmland, the committee shall consider any comments of the respective board and municipality; and

WHEREAS, on August 14, 2025, Franklin Township provided notice that it did not support the preservation of the property for the following reasons (see Schedule C):

- the Township nearing its goal of preserving 33% of the municipal land base
- anticipated tax burdens resulting from decreasing the amount of land available for non-agricultural use
- preservation of the Lamborn farm would adversely affect the Township's support for preservation of larger farms to meet its preservation goals; and

WHEREAS, preliminary approval of the Lamborn farm as a direct easement acquisition is being presented to the Committee due to the Township's lack of support for the preservation of this Property;

NOW THEREFORE BE IT RESOLVED:

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

b. The SADC approves selecting the Property for processing as an "Priority" farm, pursuant to N.J.A.C. 2:76-11.5 (a), (b) and (c)1 because the farm:
    1. has a quality score of 63.06, which is above minimum ranking criteria for a "Priority" farm in Hunterdon County;
    2. is 55.04-acres, which is larger than the average farm size and acreage criteria for a "Priority" farm in Hunterdon County;
    3. has approximately 37% Prime soils and 63% Statewide Important soils; and
    4. received 83% of the Agricultural Resource Factors and 33% of the Natural Resource Factors pursuant to the Statewide Formula.
    5. is within the County Agriculture Development Area and support for preservation has been received from the Hunterdon County Agriculture Development Board.

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

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

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

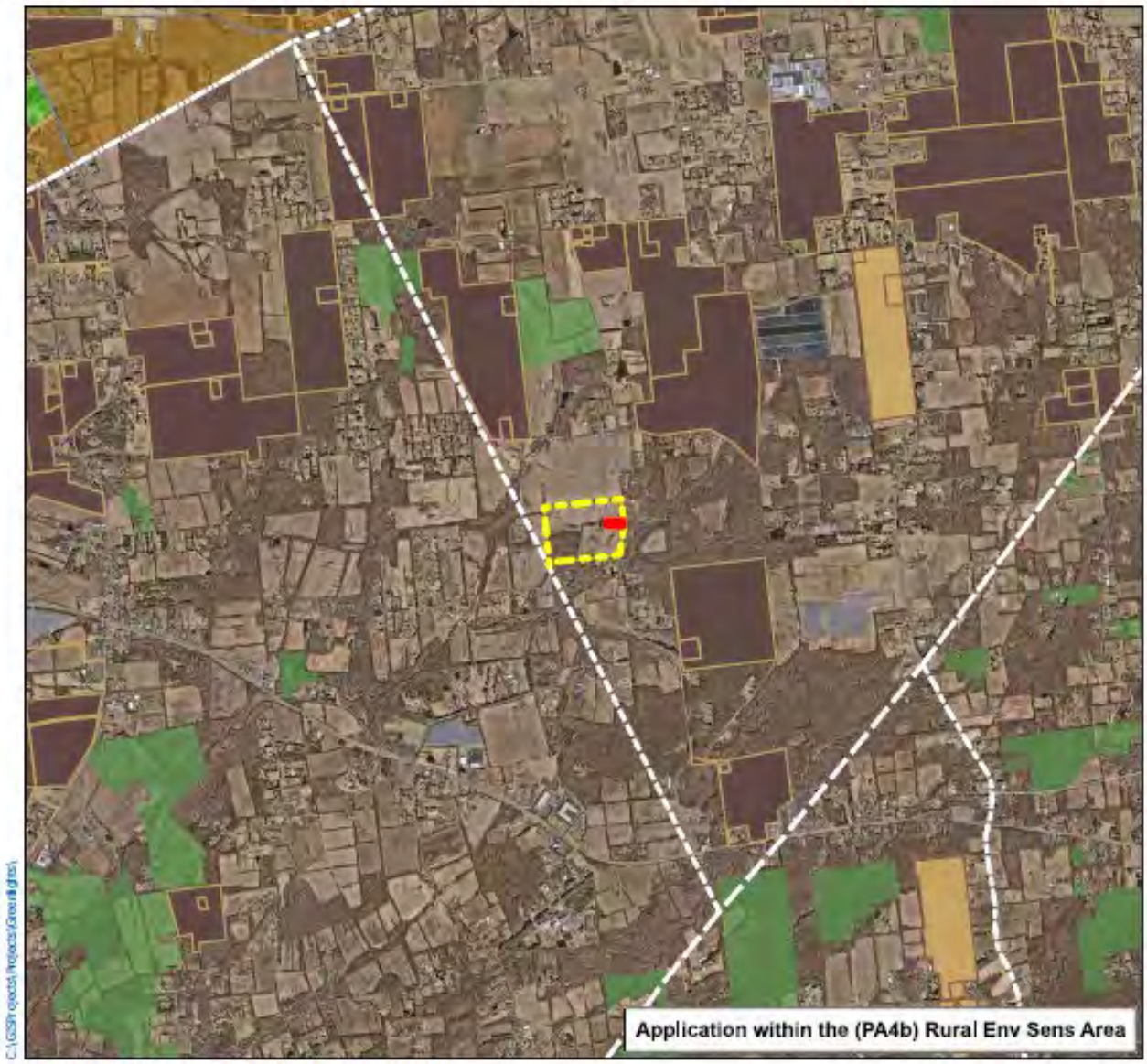
_9/25/25_____ _____
Date Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Lamborn, Gloria M. & Messenger, Marion M
Block 46 Lots P/O 3 (53.54 ac); &
P/O 3 (non-severable exception - 1.5 ac)
Gross Total = 55.04 ac
Franklin Twp., Hunterdon County

0 1250 2500 5000 7500
Feet

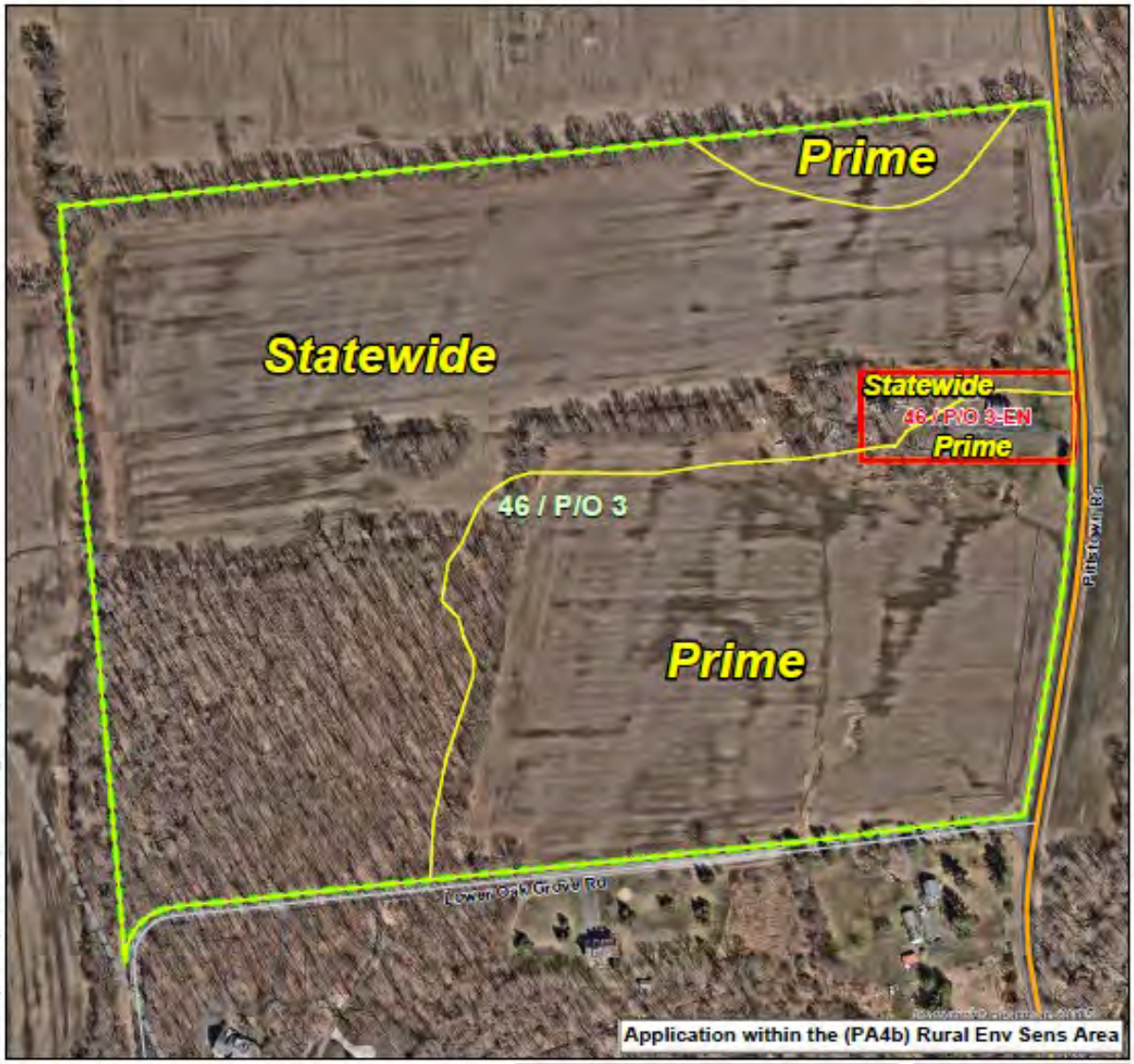
N

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

5/20/2025

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Soils



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

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Lamborn, Gloria M. & Messenger, Marion M
Block 46 Lots P/O 3 (53.54 ac); &
P/O 3 (non-severable exception - 1.5 ac)
Gross Total = 55.04 ac
Franklin Twp., Hunterdon County

0 100 200 400 600
Feet

	Gross %	Net %
Prime	37	37
Local	0	0
Statewide	63	63
Statewide if Drained	0	0
Unique	0	0
Not Prime	0	0
Not Rated	0	0

Property in Question
Exception areas
Lots Boundaries
County Roads
Limited Access Hwys
Federal or State Highways
Municipal / Local Roads
Municipal, County & Non-Profit Preserved Open Space Lands, Fish & Game Owned Conservation Easements, & State Owned Off & Recreation Easements
NJ County Boundaries
NJ Municipal Boundaries

Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MOD-IV Composite of New Jersey"
NRCS "SSURGO 2025 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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N

02/7/2025

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

GENERAL INFORMATION

COUNTY OF Hunterdon Franklin Twp. 1010

APPLICANT Lamborn, Gloria M. & Messenger, Marion M.

PRIORITIZATION SCORE

SOILS:		Prime	37% *	.15	=	5.55
		Statewide	63% *	.1	=	6.30
					SOIL SCORE:	**11.85**
TILLABLE SOILS:		Cropland Harvested	70% *	.15	=	10.50
		Wetlands/Water	2% *	0	=	.00
		Woodlands	28% *	0	=	.00
					TILLABLE SOILS SCORE:	**10.50**
BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)		73% *	.06	=	4.38
	Residential Development		24% *	0	=	.00
	Woodlands		3% *	.06	=	.18
					BOUNDARIES AND BUFFERS SCORE:	**4.56**
CONTIGUOUS PROPERTIES / DENSITY:	Lamborn	Restricted Farm or Current Application				2
	Blew	Restricted Farm or Current Application				2
	Rodrigues	Restricted Farm or Current Application				2
	Muehlbauer	Restricted Farm or Current Application				2
	Horoschak	Restricted Farm or Current Application				2
					DENSITY SCORE:	**10.00**
LOCAL COMMITMENT:			100% *	19	=	19.00
					LOCAL COMMITMENT SCORE:	**19.00**
SIZE:					**SIZE SCORE:**	**4.78**
IMMIMENCE OF CHANGE: SADC Impact factor = 2.37						
					IMMINENCE OF CHANGE SCORE:	**2.37**
COUNTY RANKING:						
EXCEPTIONS:					**EXCEPTION SCORE:**	**.00**

TOTAL SCORE: 63.06

Schedule C

Franklin Township
Hunterdon County

Committee
Sebastian Donaruma
Donald Scott Edelmann
Jessica Moustakas-Blew
Deanna Seiple
Alexa Tarby

Municipal Clerk
202 Sidney Rd
Pittstown, NJ 08867-4145
Telephone (908) 735-5215
clerk@franklin-twp.org

August 14, 2025

RE: Farmland Preservation Program – SADC ID# 10-0313-DE

Lamborn, Gloria M. & Messenger, Marion M.

Block 46, Lot 3, Franklin Township, Hunterdon County

Township Committee Comments

The Mayor and Township Committee remain concerned that it is unfeasible to preserve all the farmland in Franklin Township without financial assistance to offset the increased tax burden on residential taxpayers either presently or in the future. They remain committed to the preservation of farmland but are cautious as there is a need to promote "smart development" in the Township. As such, they continue to be strategic regarding which properties are supported for preservation. The preservation of properties along county roads conflicts with the Township's Master Plan for potential economic development. The Master Plan retains an intention to cap the amount of preserved, tax-exempt and tax-reduced lands in the Township at 33% and is very close to meeting that limitation, resulting in a need to be strategic regarding which properties are considered for preservation. After examining this property and noting that it is on the smaller side for preservation (and would reduce the ability to preserve larger, more desirable properties), is not contiguous to any other preserved properties, exists along a county road, and that the potential development of the property would not adversely affect the Township based on the Township's Land Use Code and Master Plan, the Township Committee is not in support of the preservation of this property.

Motion to not support the SADC farmland preservation request for 626 Pittstown Road, Block 46, Lot 3: Edelmann

Second: Tarby

Roll call:
Donaruma (Aye) Edelmann (Aye) Moustakas-Blew (Aye) Seiple (Abstain) Tarby (Aye)

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2026R9(7)

Preliminary Approval of SADC Easement Purchase on an "ALTERNATE" FARM on the Property of Furlong, Brendan W, - SADC ID#: 10-0280-DE

SEPTEMBER 25, 2025

WHEREAS, pursuant to N.J.A.C. 2:76-11.3(a), an owner of farmland may offer to sell to the State Agriculture Development Committee ("SADC") a development easement on the farmland; and

WHEREAS, on June 6, 2025, the SADC received a development easement sale application from Brendan W. Furlong, hereinafter "Owner," for the property identified as Block 21.04, Lot 19.04, Alexandria Township, Hunterdon County, and Block 27, Lot 12, Franklin Township, Hunterdon County, hereinafter "the Property," totaling approximately 50.47 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 2.7 acre non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses resulting in approximately 47.77 net acres to be preserved; and

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

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

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on August 6, 2024, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property meets the SADC's "Alternate" category for Hunterdon County (minimum acreage of 30 and minimum quality score of 47) because it is approximately 50.47 acres and has a quality score of 58.65 and (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-11.5 (a) in determining the suitability of the purchase of development easements on farmland, the committee shall consider the criteria set forth in N.J.S.A. 4:1C-31 and any comments of the respective board and municipality; and

WHEREAS, on August 14, 2025, Franklin Township provided notice that it did not support the preservation of the property for the following reasons (see Schedule C):

- the Township is nearing its goal of preserving 33% of the municipal land base
- anticipated tax burdens resulting from decreasing the amount of land available for nonagricultural use
- preservation of the Furlong farm would adversely affect the Township's support for preservation of larger farms to meet its preservation goals; and

WHEREAS, preliminary approval of the Furlong farm as a direct easement acquisition is being presented to the Committee due to the Township's lack of support for the preservation of this Property;

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (a), (b) and (c)2 because the farm:
    a. has a quality score of 58.65, which is above minimum ranking criteria for an "Alternate" farm in Hunterdon County;
    b. is 50.47-acres, which is larger than the acreage criteria for an "Alternate" farm in Hunterdon County;
    c. has approximately 52% Prime soils and 33% Statewide Important soils; and
    d. received 77% of the Agricultural Resource Factors and 57% 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 support for preservation has been received from the Hunterdon County Agriculture Development Board.

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

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

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

_9/25/25_____ _____

Date

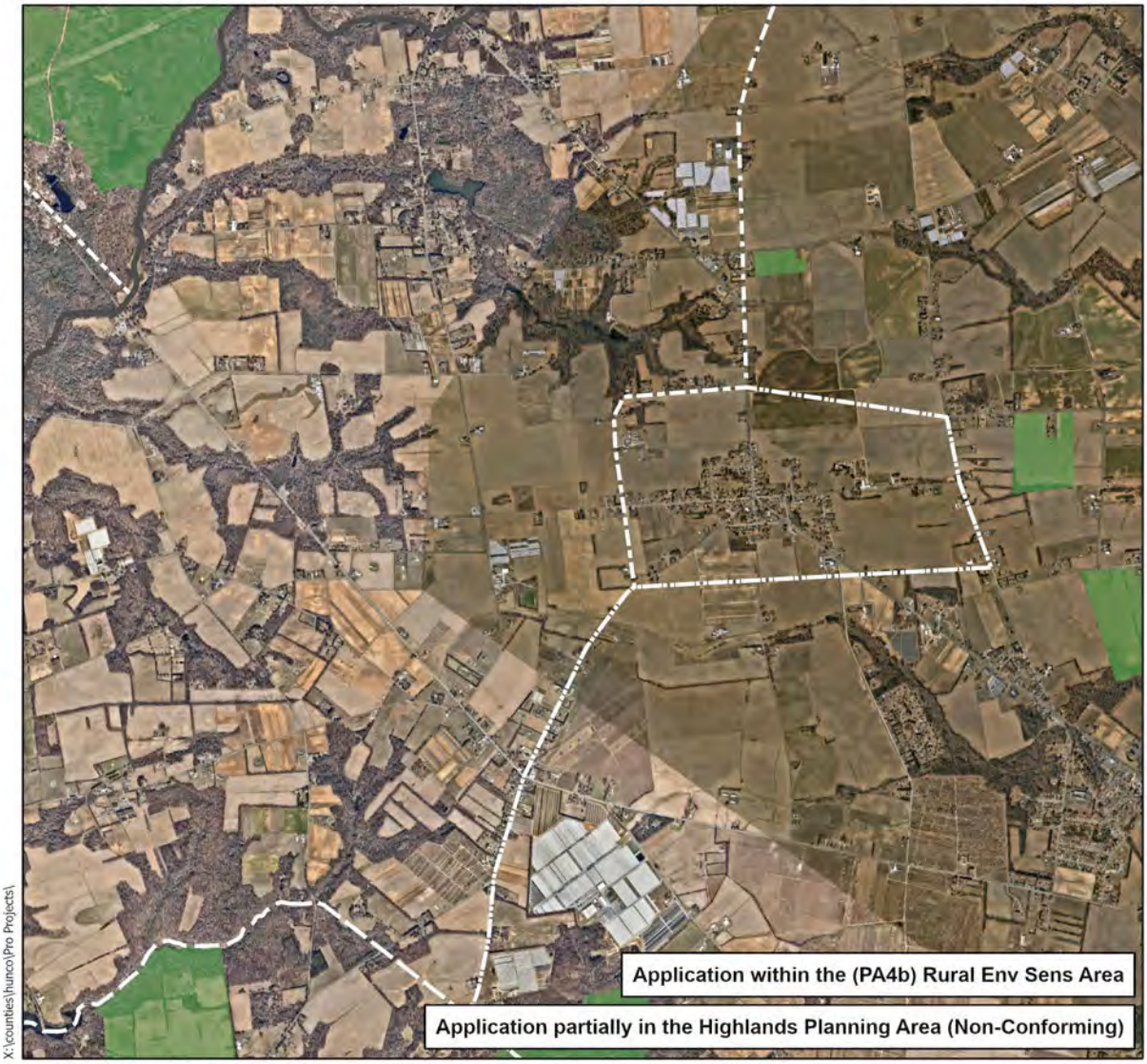
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

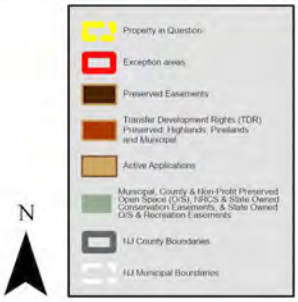
Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Furlong, Brendan W.
Alexandria Twp - Block 21.04 Lot 19.04 (18.20 ac)
Franklin Twp - Block 27 Lots P/O 12 (17.90 & 11.67 ac); &
P/O 12-EN (non-severable exception - 2.7 ac)
Gross Total = 50.47 ac
Hunterdon County



N

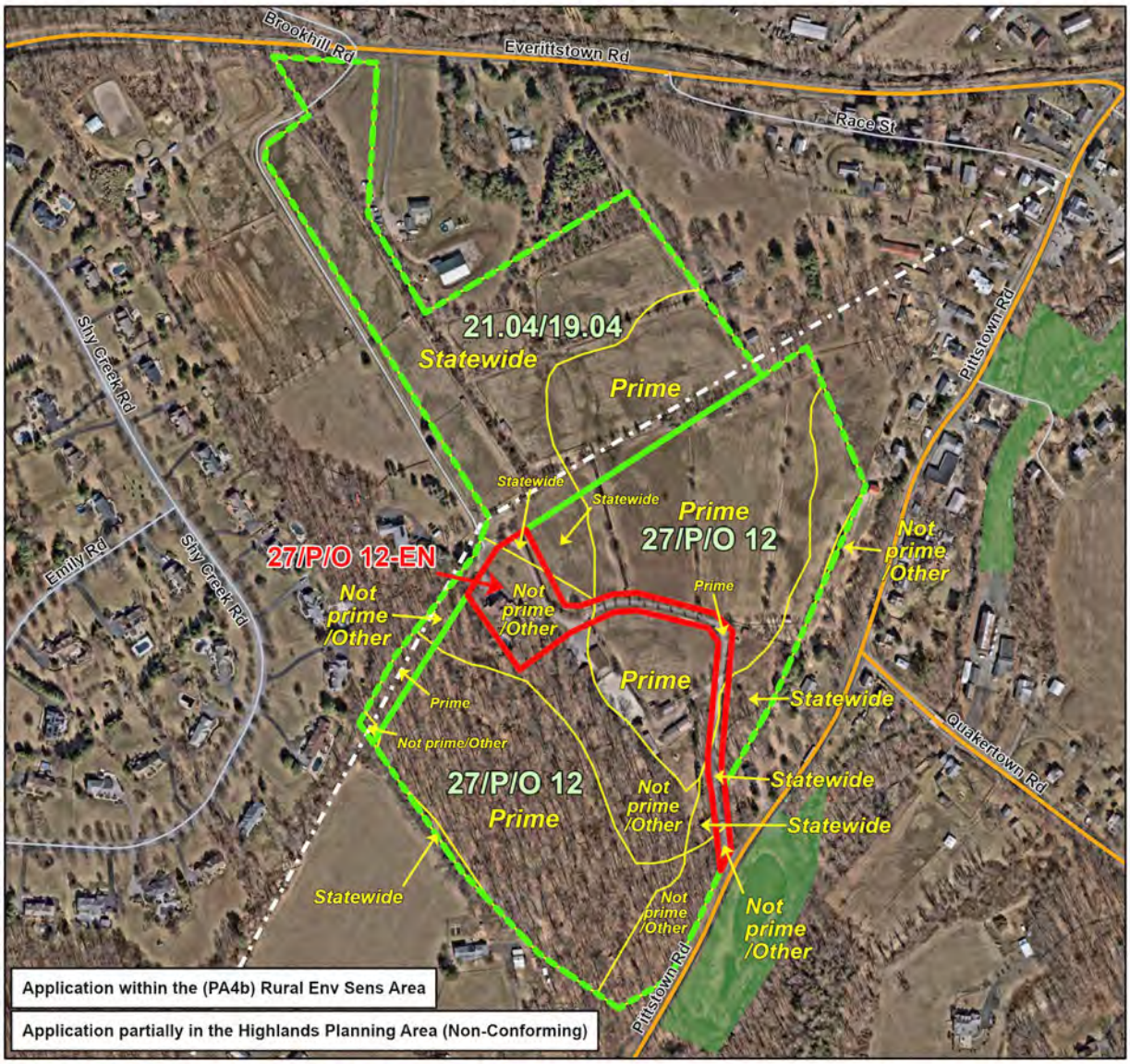
0 1250 2500 5000 7500
Feet

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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"

7/17/2025

Soils



X:\counties\hunco\Pro Projects\Furlong, Brendan W.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Furlong, Brendan W.
Alexandria Twp - Block 21.04 Lot 19.04 (18.20 ac)
Franklin Twp - Block 27 Lots P/O 12 (17.90 & 11.67 ac); & P/O 12-EN (non-severable exception - 2.7 ac)
Gross Total = 50.47 ac
Hunterdon County

0 100 200 400 600 Feet

	Gross %	Net %
Prime	52	54
Local	0	0
Statewide	33	34
Statewide if Drained	0	0
Unique	0	0
Not Prime	15	12
Not Rated	0	0

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

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

N

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7/18/2025

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

GENERAL INFORMATION

COUNTY OF Hunterdon Franklin Twp. 1010

APPLICANT Furlong, Brendan W.

PRIORITIZATION SCORE

SOILS:		Other	12% *	0	=	.00	
		Prime	54% *	.15	=	8.10	
		Statewide	34% *	.1	=	3.40	
					SOIL SCORE:		**11.50**
TILLABLE SOILS:	Cropland Pastured		34% *	.15	=	5.10	
	Cropland Harvested		23% *	.15	=	3.45	
	Woodlands		43% *	0	=	.00	
					TILLABLE SOILS SCORE:		**8.55**
BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)		10% *	.06	=	.60	
	Residential Development		75% *	0	=	.00	
	Streams and Wetlands		9% *	.18	=	1.62	
	Woodlands		6% *	.06	=	.36	
					BOUNDARIES AND BUFFERS SCORE:		**2.58**
CONTIGUOUS PROPERTIES / DENSITY:	Furlong	Restricted Farm or Current Application				2	
	Stephens	Restricted Farm or Current Application				2	
	Hodulik	Restricted Farm or Current Application				2	
	Janssen Ortho C	Restricted Farm or Current Application				2	
	Janssen Ortho D	Restricted Farm or Current Application				2	
					DENSITY SCORE:		**10.00**
LOCAL COMMITMENT:			62.45% *	19	=	11.87	
			37.55% *	20	=	7.51	
					LOCAL COMMITMENT SCORE:		**19.38**
SIZE:						**SIZE SCORE:**	**4.27**
IMMINENCE OF CHANGE: SADC Impact factor = 2.37							
					IMMINENCE OF CHANGE SCORE:		**2.37**
COUNTY RANKING:							
EXCEPTIONS:						**EXCEPTION SCORE:**	**.00**

TOTAL SCORE: 58.65

Schedule C

From: Christine Burke <clerk@franklin-twp.org> **Sent:** Tuesday, July 15, 2025 9:41 AM
To: Bob Hornby <bhornby@co.hunterdon.nj.us>; Bacon, Daphne [AG] <Daphne.Bacon@ag.nj.gov>; Sebastian Donaruma <sdonaruma@franklin-twp.org>
Cc: Miller, Stefanie [AG] <Stefanie.Miller@ag.nj.gov>
Subject: RE: Notice of Farmland Preservation - Furlong, Brendan W.

Good morning.

The Franklin Township Committee addressed the Furlong's request to preserve this property earlier this year. The Township Committee was not in favor of supporting this preservation due to the property's proximity to a Neighborhood Business District and the naturally preserving slopes and grades of the property. I've attached the minutes* from February 27, 2025 from when they discussed this property this year. This property has been discussed in prior years. The Township Committee's position has not changed.

Please let me know if you require anything further.
Have a great day!
Christine Burke
Township Clerk
Franklin Township, Hunterdon County
908-735-5215 Ext. 2
clerk@franklin-twp.org

* see highlighted section of minutes on following pages.

MINUTES
FRANKLIN TOWNSHIP COMMITTEE/BOARD OF HEALTH
WORK SESSION/REGULAR MEETING
THURSDAY, FEBRUARY 27, 2025
7:30 PM

Franklin Township Municipal Building, 202 Sidney Road, Pittstown, NJ 08867

The meeting was called to order by Mayor Donaruma at 7:30 pm. Mayor Donaruma read the Open Public Meetings Act (OPMA) Statement and led the flag salute.

Roll Call: Sebastian Donaruma (present) Donald Scott Edelmann (present)
Jessica Moustakas-Blew (present) Deanna Seiple (present) Alexa Tarby (present)

Also present: Igor Bykov, Attorney (Lavery, Selvaggi & Cohen, P.C.)
Christine Burke, Municipal Clerk

Mayor Donaruma briefly explained the agenda.

Comments from the Public on Agenda Items Only:

Frank Pinto, representing Furlong Farm, introduced himself and explained his association with the farmland preservation request being addressed during the "Old Business" portion of the meeting.

Craig Repmann, 397 Sidney Road, questioned the Township Committee's Executive Session topic regarding leasing the current Municipal Building. Mayor Donaruma explained that the Township Committee was exploring an option and that such a lease would only take place if it made financial sense. Mr. Repmann explained the prior Township Committee's plan to auction off the current Municipal Building property once the Township's operations were moved to the New Municipal Building and further questioned whether the Township would have to go out to bid for the lease. The Township Attorney indicated that he would investigate Mr. Repmann's concerns.

Proclamations & Presentations: None.

Approval of Minutes:
Motion to approve the February 13, 2025, Township Committee/Board of Health Work-Session/Regular Meeting & Executive Session minutes: Moustakas-Blew Second: Edelmann
Roll call: Donaruma (Aye) Edelmann (Aye) Moustakas-Blew (Aye) Seiple (Abstain) Tarby (Aye)

Payment of Bills:
Motion to approve the Bills List: Seiple Second: Tarby
Roll call: Donaruma (Aye) Edelmann (Aye) Moustakas-Blew (Aye) Seiple (Aye) Tarby (Aye)

Ordinances: None.

Resolutions:

1. Resolution 2025-23: Resolution to Support Publishing Legal Notices on Official Government Websites.

Mayor Donaruma explained that the municipality is required to publish legal notices in newspapers, that such requirements have become cost extensive, and that most newspapers have become digital in their publication formats. He indicated that the resolution is a request to change the publication requirements to posting on government websites. The Township Attorney additionally explained that many Hunterdon County newspapers had reverted to exclusively digital formats and no longer provide printed options which are specifically required by State statute regarding government legal notices. He indicated that a temporary legal measure was adopted at the end of the prior year to allow for digital legal notices.

Motion to adopt Resolution 2025-23: Tarby Second: Moustakas-Blew
Roll call: Donaruma (Aye) Edelmann (Aye) Moustakas-Blew (Aye) Seiple (Aye) Tarby (Aye)

Old Business:

1. Capoolong Creek Trail Repair and Maintenance Report and Update.

Mayor Donaruma reported that efforts were progressing to address the maintenance and repairs of the trail. He indicated that the New Jersey Department of Environmental Protection (DEP) application to authorize the volunteers to work on the trail was in the process of being completed. The Township Attorney updated the Township Committee on his efforts to contact the Division of Fish and Wildlife representative, indicating that the representative had confirmed that the trail is owned solely by the State and that there was no private property involved. The Township Attorney recommended that another meeting be scheduled with the State representative.

2. New Municipal Building (43 Lower Landsdown Road) – Status Update

Mayor Donaruma reported on the status of the upgrades to the New Municipal Building, indicating that he had spoken with the contractor earlier in the day and that the progress remains "on track". He explained that the back-ordered materials had been delivered and that the floors would be installed once the touch-up painting was completed.

3. Farmland Preservation – Furlong Farm (Pittstown Road – Block 27, Lot 12 (Franklin) and Block 21.04, Lot 19.04 (Alexandria)).

Frank Pinto, representing Furlong Farm, explained that Nick Dunbar had attended a prior meeting. He further explained that the State and County believes that Franklin Township is not in favor of farmland preservation. Mayor Donaruma explained that the Township is not opposed to preservation but that preservation efforts must be strategically made in balance with the Township's Master Plan. Committeeman Edelmann further explained that it was not a question of lack of interest in preservation, but that there is only a small percentage of intended preservation left in the Township's Master Plan, and there is little fear that the Furlong Farm is in danger of development due to the natural barriers of

the property. Deputy Mayor Seiple questioned the Township's benefits for preserving the property. Mr. Pinto explained that established homeowners do not want new houses built on neighboring properties. Mr. Pinto further explained that the money the Furlongs received for the preservation of the property could be utilized to further develop the farm. Upon questioning by Committeewoman Tarby, Mr. Pinto confirmed that the money received did not need to be utilized to further develop the farm but could be "pocketed". Mayor Donaruma explained that the Township had requested and received a list of priority farmland to be preserved from the County and indicated that the Furlong Farm is not high on that list. Upon being questioned by Mr. Pinto as to why limits are set on the amount of farmland to be preserved, Mayor Donaruma explained that it was the Township Committee's responsibility to keep taxes as low as possible, which require a strategic balance between development and preservation. Upon questioning by Mayor Donaruma, no member of the Township Committee expressed interest in supporting the preservation of the Furlong Farm property.

New Business: None.

Committee Member Reports:
Mayor Donaruma reported that there was a power outage the prior week and that he had been contacted by a resident who had been without power for several days. He indicated that the Jersey Central Power & Light (JCP&L) representative had been communicative but had explained that she was not able to expedite the restoration process for the resident. Mayor Donaruma further reported that he had received a notice from JCP&L regarding tree-trimming efforts to begin in early April. He also reported that Flemington Borough had expressed their sincerest appreciation for Quakertown Fire Company's efforts to assist them with the horrific fire that had affected Main Street on February 8th.

Committeewoman Moustakas-Blew reported that the Franklin Township School would hold a Kindergarten Round-up around March 20th or 21st for students that would attend Kindergarten in September. She further praised the efforts of Quakertown Fire Company, specifically their Emergency Medical Services (EMS) unit, for their efforts regarding a medical incident concerning a student at the school. She explained that the EMS staff was "great" with the students and that Chief Patkochis had visited the student in the hospital. Deputy Mayor Seiple also expressed her praise for the fire company's efforts.

Committeeman Edelmann reported that Chief Snyder was looking into speed signs and that he was working out the finances with the Chief Finance Officer (CFO). He explained that a prior purchase deal had been made but did not go through.

Comments from the Public:
Elizabeth Basile, 16 Upper Kingtown Road, provided positive feedback for the Township's NIXLE emergency contact messaging system.

Dave Giordano, 5 Lower Landsdown Road, questioned the events of the Land Use Board meeting. Committeewoman Tarby and Committeeman Edelmann explained that the Land Use Board is working on the wording needed to remove Cannabis Businesses from the Master Plan. The Township Attorney requested that Land Use Board questions be addressed to the Land Use Board Clerk.

Executive Session:
Mayor Donaruma explained the need to enter Executive Session, that no action was anticipated to be taken, and that all attendees of the meeting could wait outside of the meeting room except for the Committee, the Township Clerk and the Township Attorney.

Upon confirmation of the absence of all but the required attendees, the Township Clerk stopped audio recording of the meeting.

Motion to enter executive session: Seiple Second: Tarby
All in favor. Motion carried.

Committee entered Executive Session at 8:03 pm.

Topics discussed:

1. Attorney-Client Privilege/Litigation/Contractual – Lease of Township Owned Property – Quakertown Volunteer Emergency Medical Services (QVEMS).
2. Attorney-Client Privilege/Contractual – Potential Lease of Township Owned Property – Current Municipal Building (202 Sidney Road).

Committee exited Executive Session at 9:00 pm.

Motion to exit executive session and resume regular meeting: Seiple Second: Tarby
All in favor. Motion carried.

The Township Attorney explained the topics discussed in Executive Session, that no action would be taken, and that minutes would become available once the need for confidentiality was no longer required.

Action by the Committee: None.

Adjournment:

Motion to adjourn: Edelmann Second: Seiple All in favor. Motion carried.

Meeting was adjourned at 9:00 pm.

Prepared by Christine Burke, Township Clerk

Christine J. Burke

Adopted: 03/13/2025

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION # FY2026R9(8)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Paxton, Helene

SEPTEMBER 25, 2025

Subject Property: **Paxton, Helene**
Block 13, Lots 4, 4.13 and 4.14 – Oldmans Township, Salem County
SADC ID#:17-0403-DE

WHEREAS, on February 25, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Helene Paxton, hereinafter "Owner," identified as Block 13, Lots 4, 4.13 and 4.14, Oldmans Township, Salem County, hereinafter "the Property," totaling approximately 53.83 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes, one (1), approximately 1.85 acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 51.98 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 1.85-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 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) Residual Dwelling Site Opportunity (RDSO)
2) Zero (0) agricultural labor units
3) No pre-existing non-agricultural uses; and

WHEREAS, the certification of value and this final approval are conditioned on all lots being consolidated simultaneously or immediately after the easement closing; and

WHEREAS, the Property is currently an equine operation with approximately 29 acres in equine production as pasture; and

WHEREAS, the only equine service (boarding and summer lessons) take place within the non-severable exception; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .48 acres (.92%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, the Property has a quality score of 56.92, which is higher than the minimum quality score of 47 needed for a "Priority" farm designation in Salem County, however at approximately 53.83 acres, it does not meet the minimum acreage criteria for the "Priority" or "Alternate" categories which require at least 93 or 68 acres respectively, therefore, this farm is categorized as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, on May 22, 2025, the SADC granted Preliminary Approval to this Application; 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, 2025, in accordance with Resolution # FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of $4,400 per acre based on zoning and environmental regulations in place as of the current valuation date June 27, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $9,000 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $4,500 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $7,510 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $7,510 per acre, based on 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 new Statewide Formula calculation; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $7,510 per acre for a total of approximately $390,369.80.

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. Final approval is conditioned on all lots being consolidated, simultaneously or immediately after the easement closing.

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

7. The SADC authorizes Chairman Edward D. Wengryn or Executive Director Charles Roohr, 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.

__9/25/25_____ _____

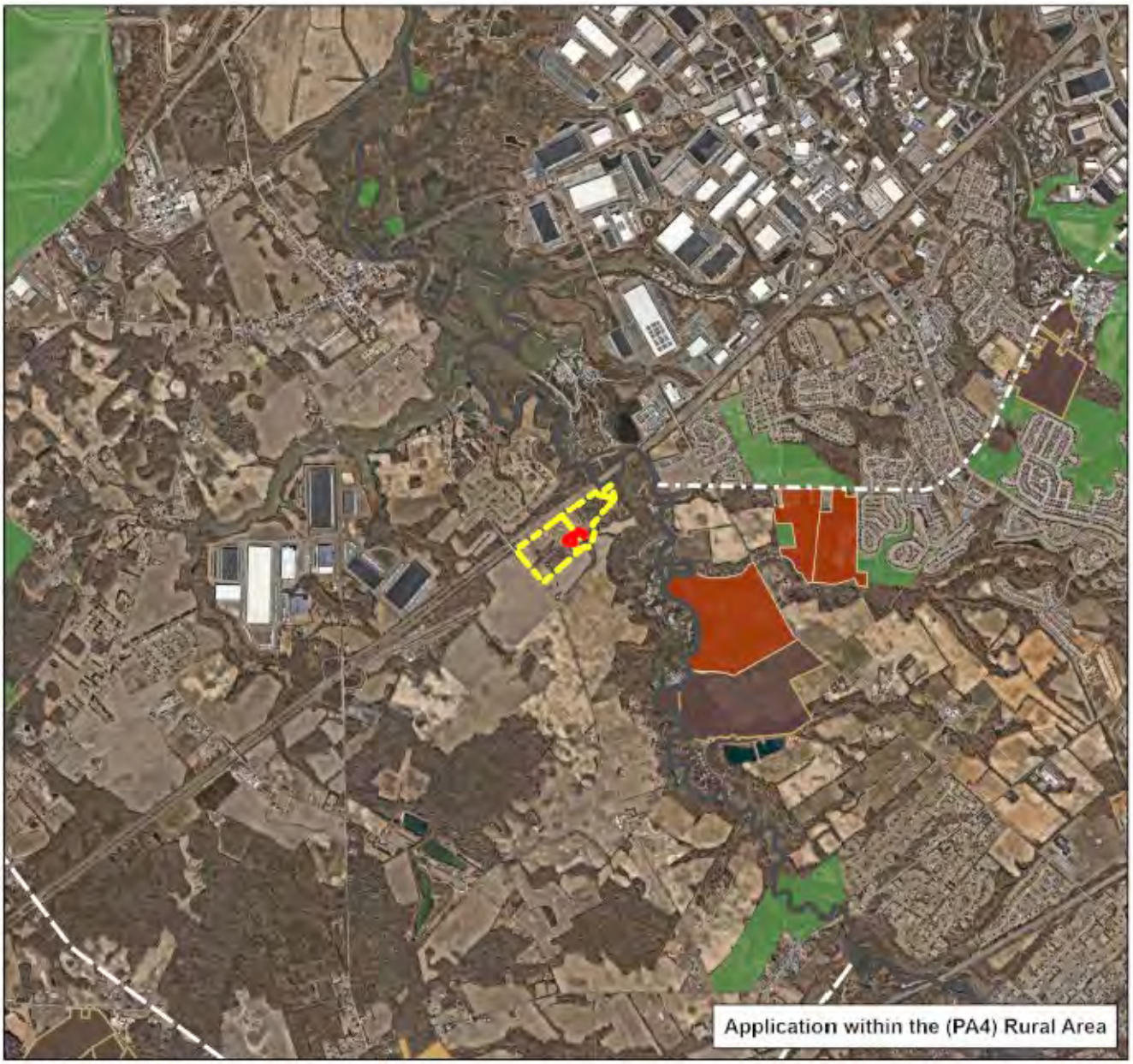
Date Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Paxton, Helene
Block 13 Lots 4.14 (1.55 ac); P/O 4.13 (30.67 & 0.24 ac);
P/O 4.13-EN (non-severable exception - 1.85 ac);
& P/O 4 (19.52 ac);
Gross Total = 53.83 ac
Oldmans Twp., Salem County

0 1250 2500 5000 7500
Feet

N

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

3/31/2025

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

Paxton, Helene
Block 13 Lots 4.14 (1.55 ac); P/O 4.13 (30.67 & 0.24 ac);
P/O 4.13-EN (non-severable exception - 1.85 ac);
& P/O 4 (19.52 ac);
Gross Total = 53.83 ac
Oldmans Twp., Salem County

0 100 200 400 600 Feet

	Gross %	Net %
Freshwater Wetlands (F)	20	21
Modified Ag (M)	15	16
Upland/Non-Wetlands (U)	55	53
Tidal Wetlands (T)	1	1
300' Buffer Area (B)	0	0
Water (W)	9	9

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

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.

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.

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Paxton, Helene
Block 13 Lots 4.14 (1.55 ac); P/O 4.13 (30.67 & 0.24 ac);
P/O 4.13-EN (non-severable exception - 1.85 ac);
& P/O 4 (19.52 ac);
Gross Total = 53.83 ac
Oldmans Twp., Salem County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 51.98
Total Disturbance Acres (Does not include exception areas): 0.48
Percent of Disturbance: 0.92%

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

150 75 0 150 300 Feet

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

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Helene Paxton**		
SADC ID:	**17-0403-DE**	**Total Score**	**33.44**
Farm Address:	**Oldmans**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**10.14**
Natural Resource Factors - Max Add-on % =		**10**	**3.30**
Local Importance Factors - Max Add-on %=		**15**	**10.00**
Max Allowable Score of all of the above		***30***	***23.44***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		5.14
Size		4.00
Tillability		6.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	15.14
		Agricultural Resource %
		10.14

Natural Resource Factors		**Points**
Groundwater Recharge Capability		0.00
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		5.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	10.00
		Natural Resource %
		3.30

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	**$9,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$6,810**
Per Acre Value of Voluntary Deed Restrictions (each)	**$450**
Per Acre Value after Voluntary Deed Restrictions	**$7,510**
Net Acres	**51.98**
Estimated Easement Values	
Estimated Unadjusted Total	**$343,588**
Plus: Adjustment for Voluntary Restrictions (+)	**$46,782**
Estimated offer before Residential Opportunities reduction	**$390,370**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$390,370**

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 # FY2026R9(9)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Coles Brothers Properties, LLC

SEPTEMBER 25, 2025

Subject Property: **Coles Brothers Properties, LLC**
Block 68, Lot 11.01, Block 69, Lot 2, Block 70, Lot 1
Pilesgrove Township, Salem County
SADC ID#17-0405-DE

WHEREAS, on March 4, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Coles Brothers Properties LLC, hereinafter "Owner," identified as Block 68, Lot 11.01, Block 69, Lot 2, Block 70, Lot 1, Pilesgrove Township, Salem County hereinafter "the Property," totaling approximately 130.59 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 Guide and Resource Booklet for the NJ Farmland Preservation Program; and

WHEREAS, the Property includes one (1), approximately 2-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 128.59 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

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

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

WHEREAS, the Premises includes:

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

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

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 1.46 acres (1.13%) of existing soil disturbance on the Premises (Schedule B); and

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

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Salem County (minimum acreage of 93 and minimum quality score of 60) because it is approximately 128.59 acres and has a quality score of 73.29;

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 1, 2025, in accordance with Resolution # FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of $8,000 per acre based on zoning and environmental regulations in place as of the current valuation date July 21, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $13,000 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 $6,500 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 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 $11,697 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $11,697 per acre, based on 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 new 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 $11,697 per acre for a total of approximately $1,504,117.23.

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

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 Chairman Edward D. Wengryn or Executive Director Charles Roohr, 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.

_____9/25/25_____ _____

Date Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\salco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Coles Brothers Properties, LLC
Block 68 Lots P/O 11.01 (40.69 ac); &
P/O 11.01-EN (non-severable exception - 2.0 ac);
Block 69 Lot 2 (72.77 ac) & Block 70 Lot 1 (15.13 ac)
Gross Total = 130.59 ac
Pilesgrove Twp., Salem County

0 1250 2500 5000 7500
Feet

N

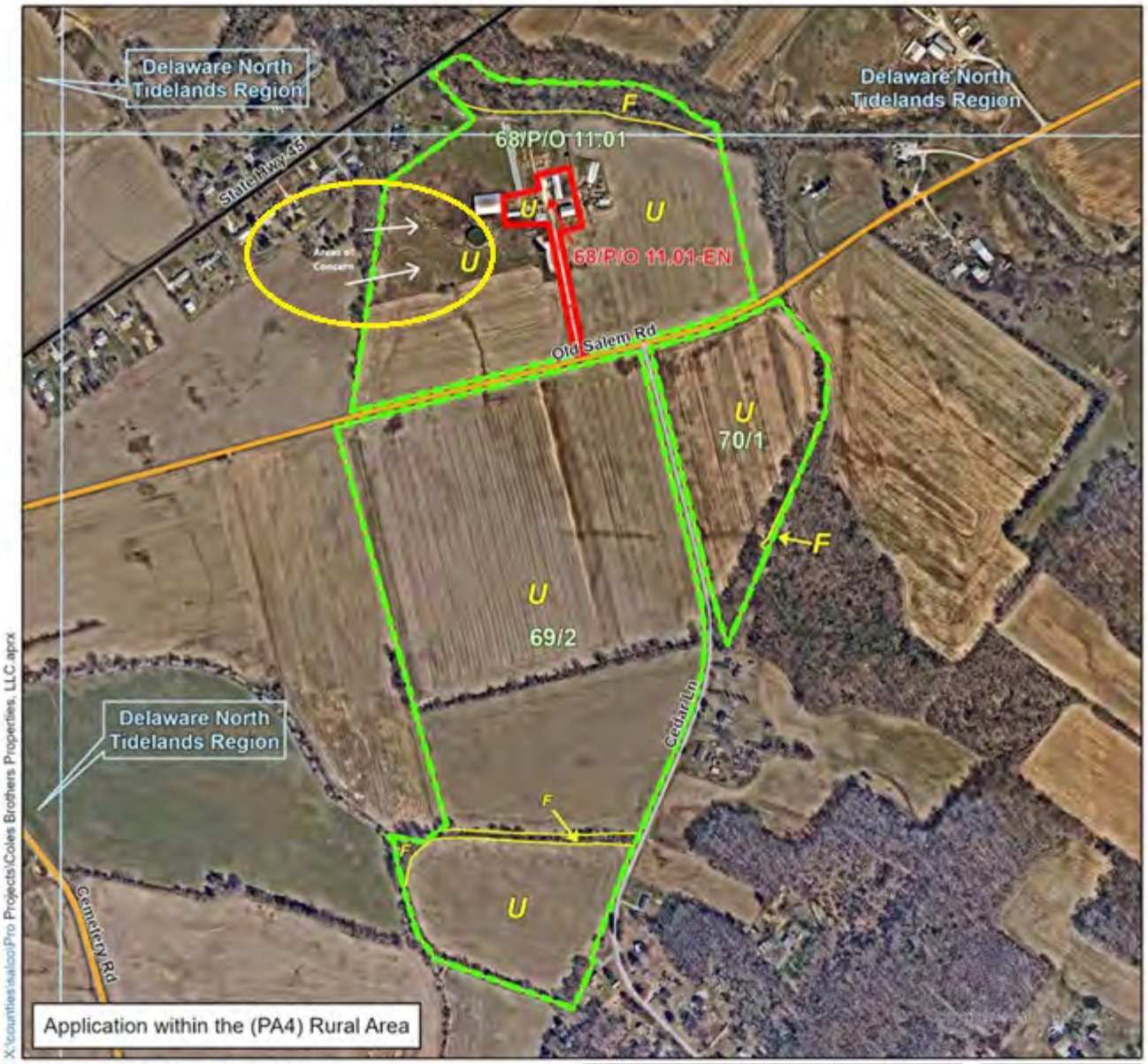
Property in Question
Exception areas
Preserved Easements
Transfer Development Rights (TDR) Preserved Highlands, Pinelands and Municipal
Active Applications
Municipal, County & Non-Profit Preserved Open Space (O/S), NRCS & State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ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

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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)
Near Map "Vertical Aerial Imagery 2024"

5/6/2025

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Coles Brothers Properties, LLC
Block 68 Lots P/O 11.01 (40.69 ac); &
P/O 11.01-EN (non-severable exception - 2.0 ac);
Block 69 Lot 2 (72.77 ac) & Block 70 Lot 1 (15.13 ac)
Gross Total = 130.59 ac
Pilesgrove Twp., Salem County

0 250 500 1,000 1,500 Feet

	Gross %	Net %
Freshwater Wetlands (F)	64	64
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	36	36
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0

Sources:
NJ Farmland Preservation Program
NJGIT "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, 2424"
Near Map "Vertical Aerial Imagery 2024"

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

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Coles Brothers Properties, LLC
Block 68 Lots P/O 11.01 (40.69 ac); &
P/O 11.01-EN (non-severable exception - 2.0 ac);
Block 69 Lot 2 (72.77 ac) & Block 70 Lot 1 (15.13 ac)
Gross Total = 130.59 ac
Pilesgrove Twp., Salem County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 128.59
Total Disturbance Acres (Does not include exception areas): 1.46
Percent of Disturbance: 1.13%

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Near Map 2024 Digital Aerial

500 250 0 500 1,000 Feet

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

5/13/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Coles Brothers Properties LLC**		
SADC ID:	**17-0405-DE**	**Total Score**	**39.98**
Farm Address:	Pitesgrove	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		**20**	**19.33**
Natural Resource Factors - Max Add-on % =		**10**	**5.65**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***29.98***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		8.85
Size		10.00
Tillability		10.00
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	28.85
		Agricultural Resource %
		19.33

Natural Resource Factors		**Points**
Groundwater Recharge Capability		5.13
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	17.13
		Natural Resource %
		5.65

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$13,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$10,397**
Per Acre Value of Voluntary Deed Restrictions (each)	**$650**
Per Acre Value after Voluntary Deed Restrictions	**$11,697**
Net Acres	**128.59**
Estimated Easement Values	
Estimated Unadjusted Total	**$1,336,950**
Plus: Adjustment for Voluntary Restrictions (+)	**$167,167**
Estimated offer before Residential Opportunities reduction	**$1,504,117**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$1,504,117**

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 # FY2026R9(10)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Winkels, Lawrence S. and Frances J.

SEPTEMBER 25, 2025

Subject Property: **Winkels, Lawrence S. and Frances J.**
Block 34, Lots 39.01 - Quinton Township, Salem County
SADC ID#17-0398-DE

WHEREAS, on November 24, 2024, the State Agriculture Development Committee ("SADC") received a development easement sale application from Lawrence and Frances Winkels, hereinafter "Owners," identified as Block 34, Lot 39.01, Quinton Township, Salem County, hereinafter "the Property," totaling approximately 69.20 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 1.33 acre severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses, and one (1) approximately .43 acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses, resulting in approximately 67.43 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 1.33-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 single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the .43-acre non-severable exception area:

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

WHEREAS, the Premises includes:

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

WHEREAS, at the time of application, the Property was in hay, cattle, and 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 .87 acres (1.29%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, the Property does meet the SADC's Salem County minimum score criteria for the "Priority" category which requires a quality score of at least 61, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 94 and 64 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

WHEREAS, on February 27, 2025, the SADC granted Preliminary Approval to this Application; 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 1, 2025, in accordance with Resolution #FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of $4,500 per acre based on zoning and environmental regulations in place as of the current valuation date June 16, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $9,700 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $4,850 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $8,086 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $8,086 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 new Statewide Formula calculation; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $8,086 per acre for a total of approximately $545,238.98.

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 Chairman Edward D. Wengryn or Executive Director Charles Roohr, 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.

_____9/25/25_____ _____

Date

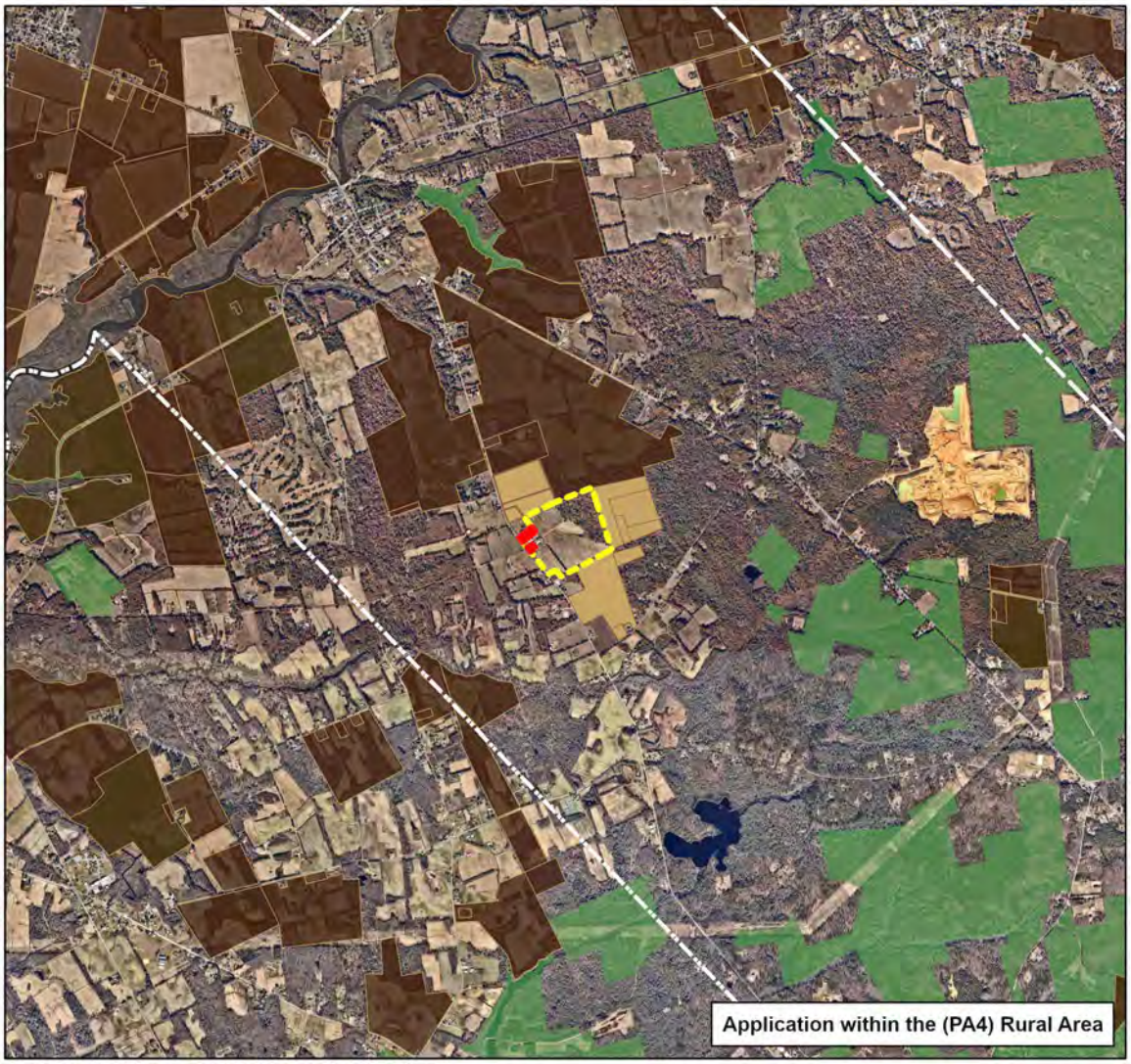
Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Winkels, Lawrence S. Sr. and Frances J.
Block 34 Lots P/O 39.01 (67.43 ac);
P/O 39.02-ES (severable exception - 1.33 ac)
& P/O 39.01-EN (non-severable exception - 0.43 ac)
Gross Total = 69.20 ac
Quinton Twp., Salem County



N

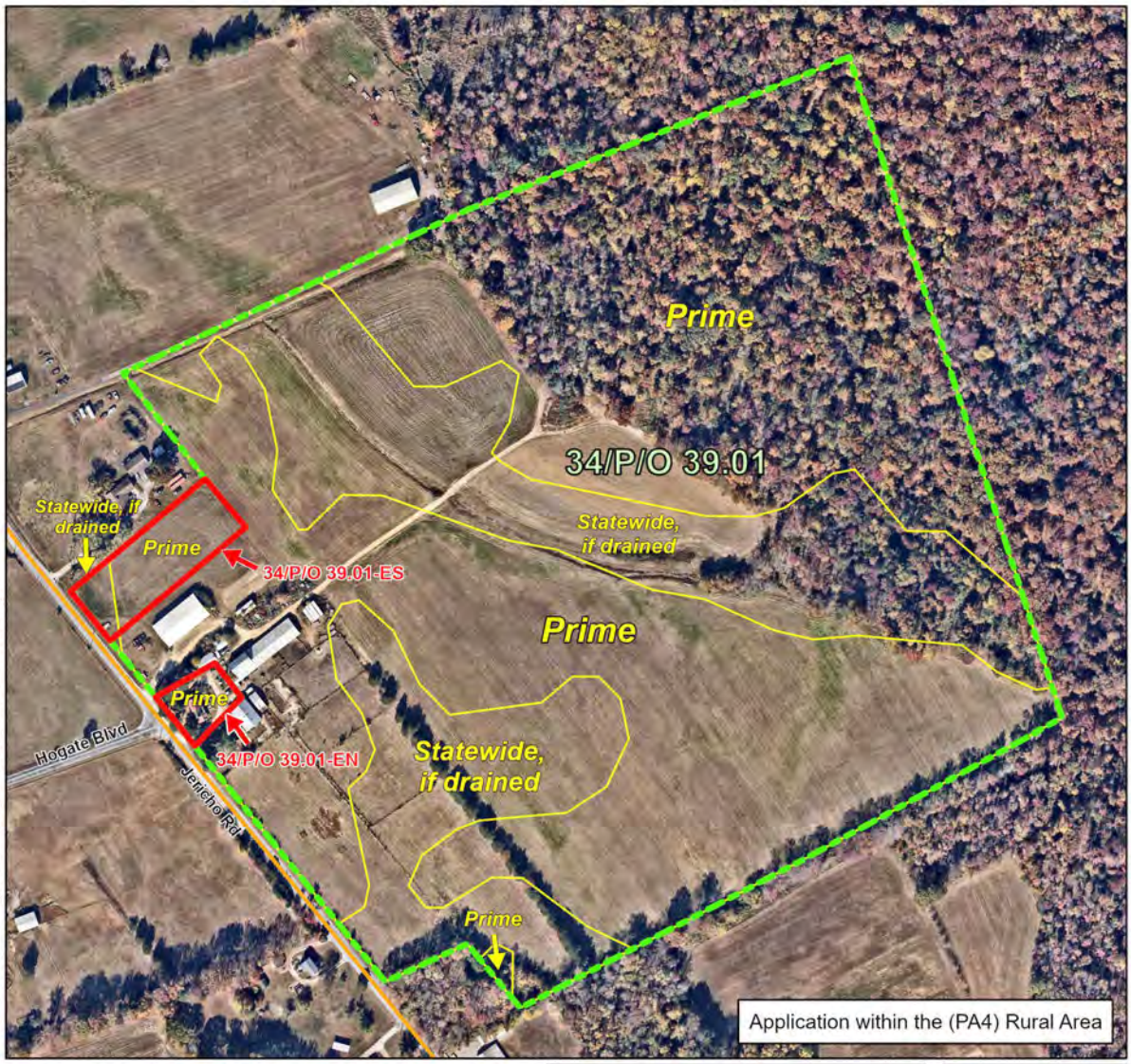
0 1250 2500 5000 7500
Feet

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

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

2/3/2025

Soils



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Winkels, Lawrence S. Sr. and Frances J.
Block 34 Lots P/O 39.01 (67.43 ac);
P/O 39.02-ES (severable exception - 1.33 ac)
& P/O 39.01-EN (non-severable exception - 0.43 ac)
Gross Total = 69.20 ac
Quinton Twp., Salem County

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

Property in Question
Exception Areas
Soils Boundaries
County Roads

0 100 200 400 600 Feet

N

Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD-IV Composite of New Jersey"
- edited to adjacent survey data
NRCS "SSURGO 2025 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

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

2/3/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Winkels, Lawrence S. Sr. and Frances J.
Block 34 Lots P/O 39.01 (67.43 ac);
P/O 39.02-ES (severable exception - 1.33 ac)
& P/O 39.01-EN (non-severable exception - 0.43 ac)
Gross Total = 69.20 ac
Quinton Twp., Salem County

Estimated Easement Acres: 67.43
Total Disturbance Acres (Does not include exception areas): 0.87
Percent of Disturbance: 1.29%

- Extent of Disturbance
- Easement Area
- Exception Area

250 125 0 250 500 Feet

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

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

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Winkels, Lawrence S. and Frances J.**		
SADC ID:	**17-0398-DE**	**Total Score**	**33.36**
Farm Address:	**Quinton**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**16.37**
Natural Resource Factors - Max Add-on % =		**10**	**1.99**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***23.36***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		9.43
Size		6.00
Tillability		7.00
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	24.43
		Agricultural Resource %
		16.37

Natural Resource Factors		**Points**
Groundwater Recharge Capability		3.54
Upland Forest		1.50
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	6.04
		Natural Resource %
		1.99

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$9,700**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,116**
Per Acre Value of Voluntary Deed Restrictions (each)	**$485**
Per Acre Value after Voluntary Deed Restrictions	**$8,086**
Net Acres	**67.43**
Estimated Easement Values	
Estimated Unadjusted Total	**$479,832**
Plus: Adjustment for Voluntary Restrictions (+)	**$65,407**
Estimated offer before Residential Opportunities reduction	**$545,239**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$545,239**

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 # FY2026R9(11)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Gifford, Brian L.

SEPTEMBER 25, 2025

Subject Property: **Gifford, Brian L.**
Block 4, Lot 8 and Block 5, Lot 1, Hopewell Township, Cumberland County
Block 108, Lot 3 and Block 112, Lot 2, Alloway Township, Salem County
SADC ID#: 06-0095-DE

WHEREAS, on October 15, 2024, the State Agriculture Development Committee ("SADC") received a development easement sale application from Brian Gifford, hereinafter "Owners," identified as Block 4, Lot 8 and Block 5, Lot 1, Hopewell Township, Cumberland County and Block 108, Lot 3 and Block 112, Lot 2, Alloway Township, Salem County, hereinafter "the Property," totaling approximately 103.76 gross acres, identified in (Schedule A); and

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

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

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

- One (1), approximately 21-acre severable exception area limited to two (2) future single family residential units and to afford future flexibility for nonagricultural uses
- One (1), approximately 1-acre non-severable exception area for future flexibility but with zero (0) single family residential opportunities

resulting in approximately 81.76 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 21-acre severable exception area:

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

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

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

WHEREAS, the Premises includes:

1) Two (2) 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

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 7.36 acres (9%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, the Property, has a quality score of 62.96, which is higher than the minimum quality scores needed for a "Priority" farm designation in Salem and Cumberland counties, but at approximately 84.78 net acres, its size does not meet the minimum acreage criteria for the "Priority" category, which requires farm sizes of at least 94 acres in Salem and 88 acres in Cumberland, therefore, the Property is categorized as an "Alternate" farm (Schedule C), requiring SADC preliminary approval; and

WHEREAS, in accordance with Resolution #FY2022R12(10) which delegated certain routine Acquisition Program approval actions to the Executive Director, the Property was granted SADC preliminary approval by the Executive Director on November 15, 2024; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on February 20, 2025, in accordance with Resolution # FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of $6,600 per acre based on zoning and environmental regulations in place as of the current valuation date January 9, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $11,900 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $5,950 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, the Owner agreed to a limit the size of the residential units 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 $10,284 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $10,284 per acre, based on the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26) for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-26.11, the total easement purchase consideration shall be reduced by four times the certified statewide formula per acre value multiplied by two (2) of applicable additional residential buildings, which will be $72,752; 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 new Statewide Formula calculation; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $10,284 per acre for a total of approximately $768,067.84, which includes a reduction of $72,752 for additional residential buildings.

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 Chairman Edward D. Wengryn or Executive Director Charles Roohr, 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.

_____9/25/25_____ _ _

Date Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Brian Gifford
Hopewell Twp., Cumberland County - Block 4 Lot 8 (29.38 ac); &
Block 5 Lots P/O 1 (3.56 ac) &
P/O 1-EN (non- severable exception - 1.00 ac)
Alloway Twp., Salem County - Block 108 Lot 3 (8.17 ac); &
Block 112 Lots P/O 2 (40.65 ac) &
P/O 2-ES (severable exception - 21.00 ac)
Gross Total = 103.76 ac

0 1250 2500 5000 7500
Feet

N

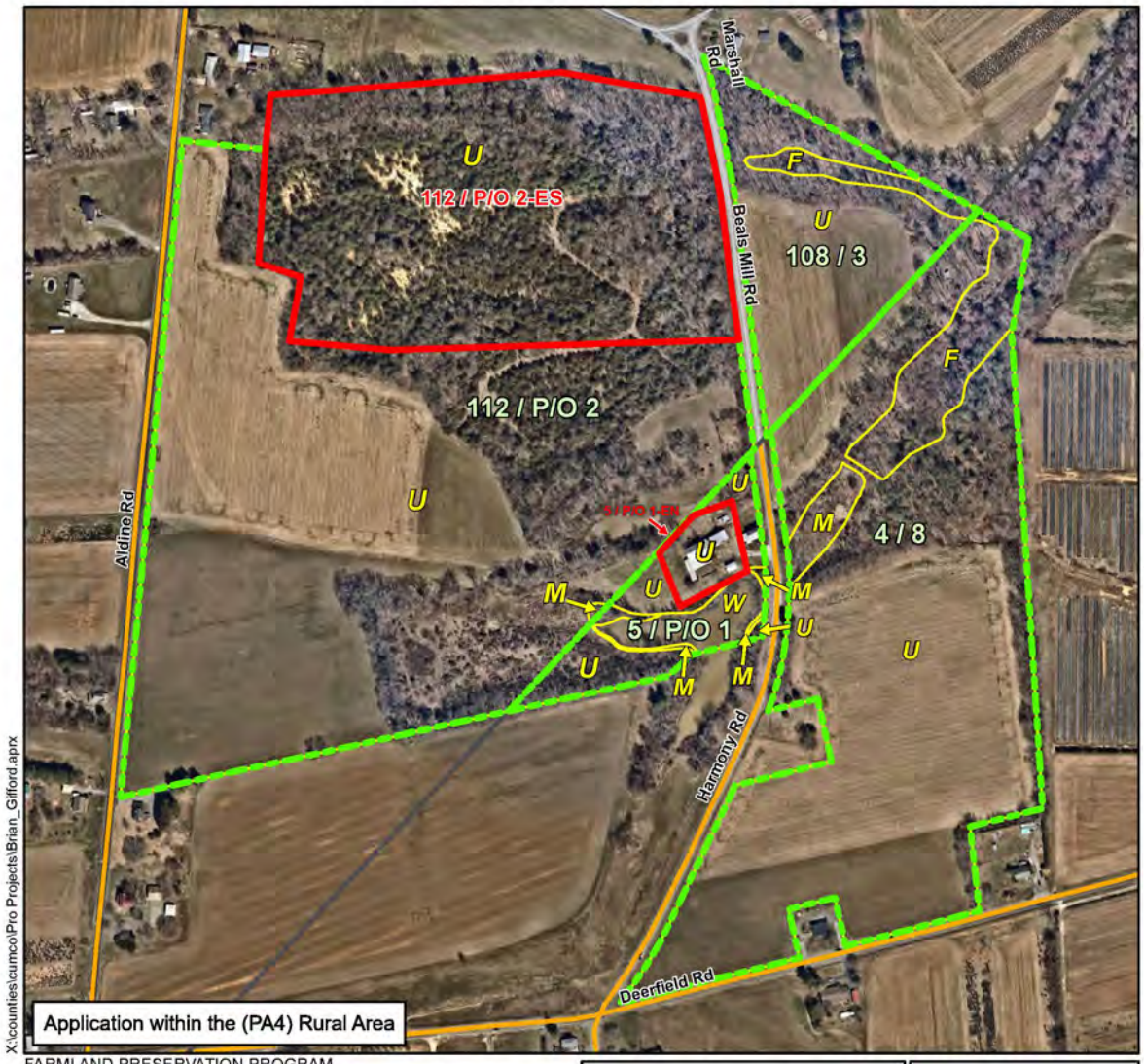
Property in Question
Exception areas
Preserved Easements
Active Applications
Transfer Development Rights (TDR) Preserved, Highlands, Pinelands and Municipal Data
Municipal, County & Non-Profit Preserved Open Space (O/S), State Owned Conservation Easements, & State Owned O/S & Recreation Easements
NJ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

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

7/14/2025

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

Brian Gifford
Hopewell Twp., Cumberland County - Block 4 Lot 8 (29.38 ac); &
Block 5 Lots P/O 1 (3.56 ac) &
P/O 1-EN (non- severable exception - 1.00 ac)
Alloway Twp., Salem County - Block 108 Lot 3 (8.17 ac); &
Block 112 Lots P/O 2 (40.65 ac) &
P/O 2-ES (severable exception - 21.00 ac)
Gross Total = 103.76 ac

	Gross %	Net %
Freshwater Wetlands (F)	3	4
Modified Ag (M)	1	1
Upland/Non-Wetlands (U)	95	94
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	1	1

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

0 100 200 400 600 Feet

N

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

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

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

7/14/2025

SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\salem\Work Projects\Alloway\Britton_Gifford.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Britton Gifford
Hopewell Twp., Cumberland County - Block 4 Lot 8 (29.38 ac); &
Block 5 Lot P/O 1 (3.55 ac) &
P/O 1-EM (non-severable exception - 1.00 ac)
Alloway Twp., Salem County - Block 108 Lot 3 (8.17 ac); &
Block 112 Lots P/O 2 (40.65 ac) &
P/O 2-EE (severable exception - 21.00 ac)
Gross Total = 103.76 ac

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 81.76
Total Disturbance Acres (Does not include exception areas): 7.36
Percent of Disturbance: 9.00%

500 250 0 500 1,000 Feet

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Gifford, Brian**		
SADC ID:	**06-0095-DE**	**Total Score**	**36.42**
Farm Address:	**Hopewell Cumberland and Alloway Salem**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.21**
Natural Resource Factors - Max Add-on % =		**10**	**4.21**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
	Max Allowable Score of all of the above	***30***	***26.42***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		9.69
Size		6.00
Tillability		8.00
Contiguity to Preserved Farms		8.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	25.69
		Agricultural Resource %
		17.21

Natural Resource Factors		**Points**
Groundwater Recharge Capability		5.77
Upland Forest		1.50
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	12.77
		Natural Resource %
		4.21

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	**$11,900**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$9,094**
Per Acre Value of Voluntary Deed Restrictions (each)	**$595**
Per Acre Value after Voluntary Deed Restrictions	**$10,284**
Net Acres	**81.79**
Estimated Easement Values	
Estimated Unadjusted Total	**$743,798**
Plus: Adjustment for Voluntary Restrictions (+)	**$97,330**
Estimated offer before Residential Opportunities reduction	**$841,128**
Less: Adjustment for Residential Opportunities (-)	**$72,752**
Estimated Total Offer After Reduction for Residential Opportunities	**$768,376**

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 # FY2026R9(12)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Harcarik, Michael and Roelant, Jessica

SEPTEMBER 25, 2025

Subject Property: **Harcarik, Michael and Roelant, Jessica**
Block 25, Lots 7, 7.03, 7.04, and 7.05 - Delaware Township, Hunterdon County
SADC ID#: 10-0307-DE

WHEREAS, on January 24, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Michael Harcarik and Jessica Roelant, hereinafter "Owners," identified as Block 25, Lots 7, 7.03, 7.04, 7.05, Delaware Township, Hunterdon County, hereinafter "the Property," totaling approximately 25.09 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately .3 acre non-severable exception area for and limited to zero (0) single family residential units and to afford future flexibility for nonagricultural uses resulting in approximately 24.79 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 zero (0) single family residential units
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

1) One (1) existing single family residential unit
2) Zero (0) 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 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 .55 acres (2.22%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on August 6, 2024, which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, the Property has a quality score of 59.87, which is higher than the minimum quality score of 47 needed for a "Alternate" farm designation in Hunterdon County, however at approximately 24.79 acres, it does not meet the minimum acreage criteria for the "Priority" or "Alternate" categories which require at least 42 or 30 acres respectively, therefore, this farm is categorized as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, on April 24, 2025, the SADC granted Preliminary Approval to this Application; 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 12, 2025, in accordance with Resolution # FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of $21,200 per acre based on zoning and environmental regulations in place as of the current valuation date July 17, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $28,000 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 $14,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $22,226 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $22,226 per acre, based on the Statewide Formula value 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 new Statewide Formula calculation; and

WHEREAS, the certification of easement value and this final approval are conditioned on all contiguous lots being consolidated simultaneously or immediately after closing on the easement; 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 $22,226 per acre for a total of approximately $550,983.

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.

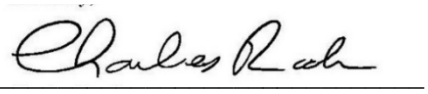
5. The certification of easement value and this final approval are conditioned on all contiguous lots being consolidated simultaneously or immediately after closing on the easement.

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

7. The SADC authorizes Chairman Edward D. Wengryn or Executive Director Charles Roohr, 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.



_____9/25/25_____ _____

Date Charles Roohr, Executive Director
State Agriculture Development Committee

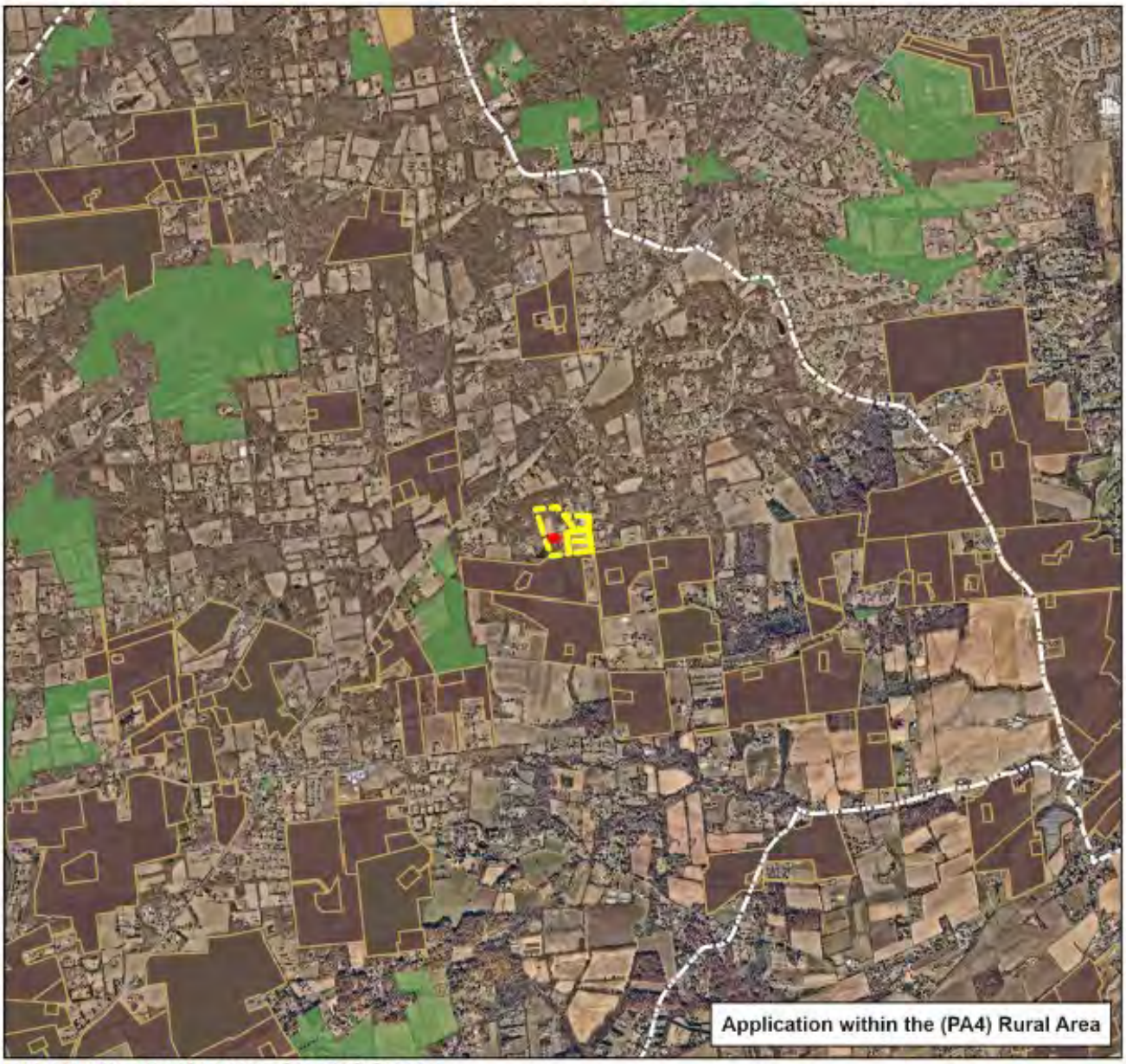
VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A


Wetlands
25/7.03
U
25/P/O 7
U
25/7.04
U
U
25/P/O 7-EN
25/7.05
U
Application within the (PA4) Rural Area
X:\counties\Hunco\Pro Projects\Harcarik, Michael & Roelant, Jessica.aprx
FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee
Harcarik, Michael & Roelant, Jessica
Block 25 Lots P/O 7 (15.12 ac);
P/O 7-EN (non-severable exception - 0.30 ac);
7.03 (3.38 ac); 7.04 (2.99 ac) & 7.01 (3.30 ac)
Gross Total = 25.09 ac
Delaware Twp., Hunterdon County
Gross %
Net %
Freshwater Wetlands (F) 0 0
Modified Ag (M) 0 0
Upland/Non-Wetlands (U) 100 100
Tidal Wetlands (T) 0 0
300' Buffer Area (B) 0 0
Water (W) 0 0
0 100 200 400 600
Feet
N

Preserved Farms and Active Applications Within Two Miles



X:\counties\hunco\Pro Projects\

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Harcarik, Michael & Roelant, Jessica
Block 25 Lots P/O 7 (15.12 ac);
P/O 7-EN (non-severable exception - 0.30 ac);
7.03 (3.38 ac); 7.04 (2.99 ac) & 7.05 (3.30 ac)
Gross Total = 25.09 ac
Delaware Twp., Hunterdon County





Sources:
NJ Farmland Preservation Program
NJOIT "Parcels and MOD4V Composite of New Jersey"
Green Acres Conservation Easement Data
NRCS Preserved Easements
NJDEP Open Space (Various Layers)
Base Map "Vertical Aerial Imagery 2024"

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

3/19/2025

SCHEDULE B

Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Harcarik, Michael & Roelant, Jessica
Block 25 Lots P/O 7 (15.12 ac);
P/O 7-EN (non-severable exception - 0.30 ac);
7.03 (3.38 ac); 7.04 (2.99 ac) & 7.01 (3.30 ac)
Gross Total = 25.09 ac
Delaware Twp., Hunterdon County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 24.79
Total Disturbance Acres (Does not include exception areas): 0.55
Percent of Disturbance: 2.22%

150 75 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2015 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 used upon in defining property
boundaries or the location of true dimensions and physical features,
as would be obtained from a survey performed by a licensed New Jersey land surveyor.

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Harcarik, Michael & Roelant, Jessica**		
SADC ID:	**10-0307-DE**	**Total Score**	**29.38**
Farm Address:	**Delaware**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**14.74**
Natural Resource Factors - Max Add-on % =		**10**	**4.64**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***19.38***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors			**Points**
Soils			7.00
Size			4.00
Tillability			7.00
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	22.00
			Agricultural Resource % **14.74**

Natural Resource Factors			**Points**
Groundwater Recharge Capability			7.05
Upland Forest			2.00
Wetland & Open Water/Flood Hazard Mitigation			0.00
Contiguity to Preserved Open Space			1.00
Surface Water Quality Classification			5.00
	Top 3 Scores Max=	30	Top 3 Scores
	Each Point = %	0.33	14.05
			Natural Resource % **4.64**

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	**$28,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$19,426**
Per Acre Value of Voluntary Deed Restrictions (each)	**$1,400**
Per Acre Value after Voluntary Deed Restrictions	**$22,226**
Net Acres	**24.79**
Estimated Easement Values	
Estimated Unadjusted Total	**$481,571**
Plus: Adjustment for Voluntary Restrictions (+)	**$69,412**
Estimated offer before Residential Opportunities reduction	**$550,983**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$550,983**

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 # FY2026R9(13)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Gyongyosi, Matthew K. & Lipschutz, Sarah E.

SEPTEMBER 25, 2025

Subject Property: **Gyongyosi, Matthew K. & Lipschutz, Sarah E.**
Block 2, Lots 2 and 8 - Kingwood Township, Hunterdon County
SADC ID#: 10-0314-DE

WHEREAS, on April 29, 2025, the State Agriculture Development Committee ("SADC") received a development easement sale application from Matthew K. Gyongyosi and Sarah E. Lipschutz, hereinafter "Owners," identified as Block 2, Lots 2 and 8, Kingwood Township, Hunterdon County, hereinafter "the Property," totaling approximately 87.45 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 4-acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 83.45 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 4-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 from the Premises
3) Shall be limited to one single family residential unit
4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

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

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .81 acres (.93%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on August 6, 2025, which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Hunterdon County (minimum acreage of 42 and minimum quality score of 60) because it is approximately 83.45 acres and has a quality score of 70.04; 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 19, 2025, in accordance with Resolution #FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of $2,000 per acre based on zoning and environmental regulations in place as of the current valuation date July 17, 2025; and

WHEREAS, the SADC certified the market value unrestricted of $9,000 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $4,500 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $7,541 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $7,541 per acre, based on the Statewide Formula value 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 new Statewide Formula calculation; and

WHEREAS, the certification of easement value and this final approval are conditioned on all contiguous lots being consolidated simultaneously or immediately after closing on the easement; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $7,541 per acre for a total of approximately $629,296.45.

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. the certification of easement value and this final approval are conditioned on all contiguous lots being consolidated simultaneously or immediately after closing on the easement.

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

7. The SADC authorizes Chairman Edward D. Wengryn or Executive Director Charles Roohr, 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.



_____9/25/25_____ _____

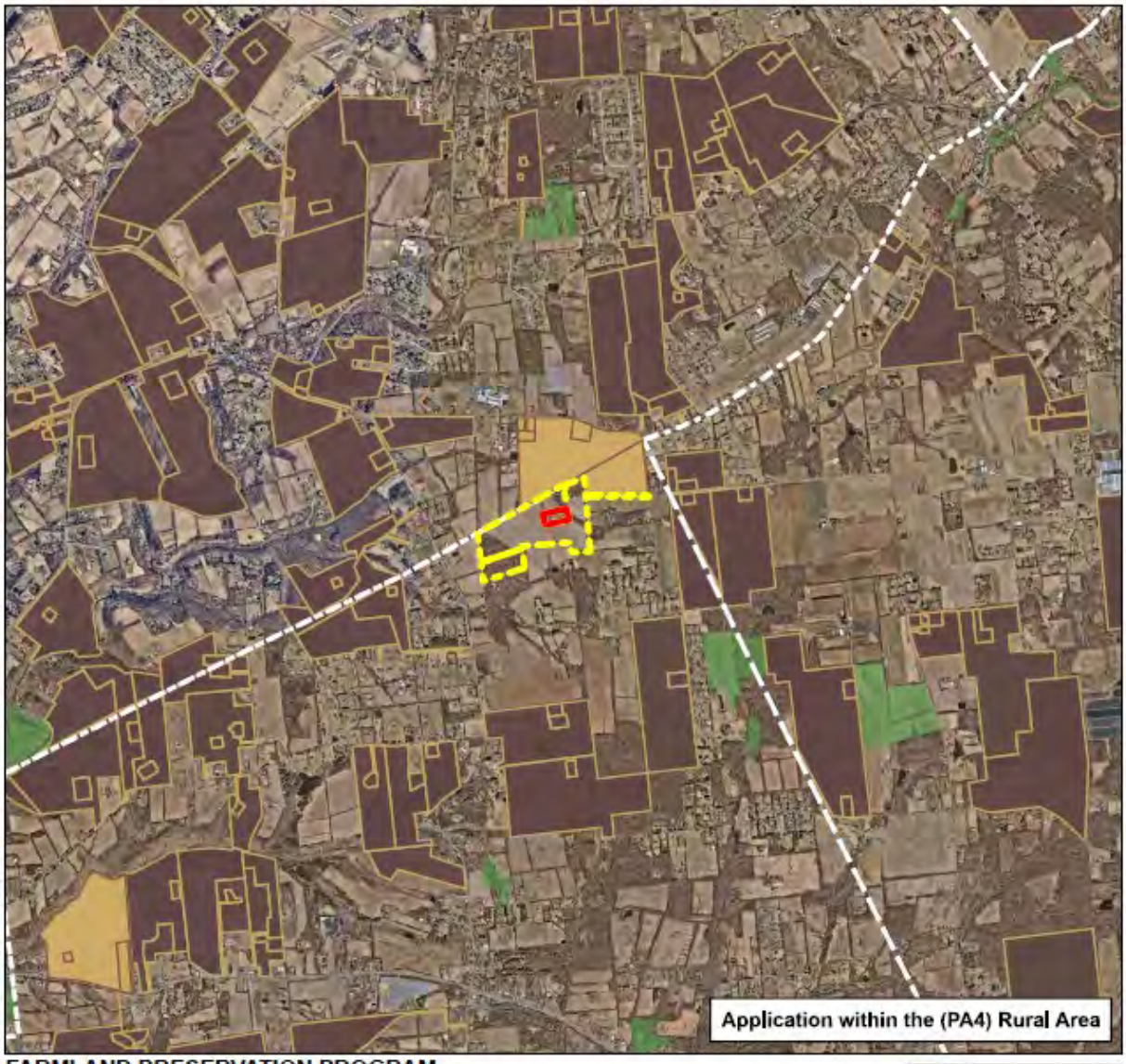
Date Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gyongyosi, Matthew K. & Lipschutz, Sarah E
Block 2 Lots P/O 2 (71.62 ac);
P/O 2-EN (non-severable exception - 4.0 ac); &
8 (11.83 ac)
Gross Total = 87.45 ac
Kingwood Twp., Hunterdon County

0 1250 2500 5000 7500
Feet

N

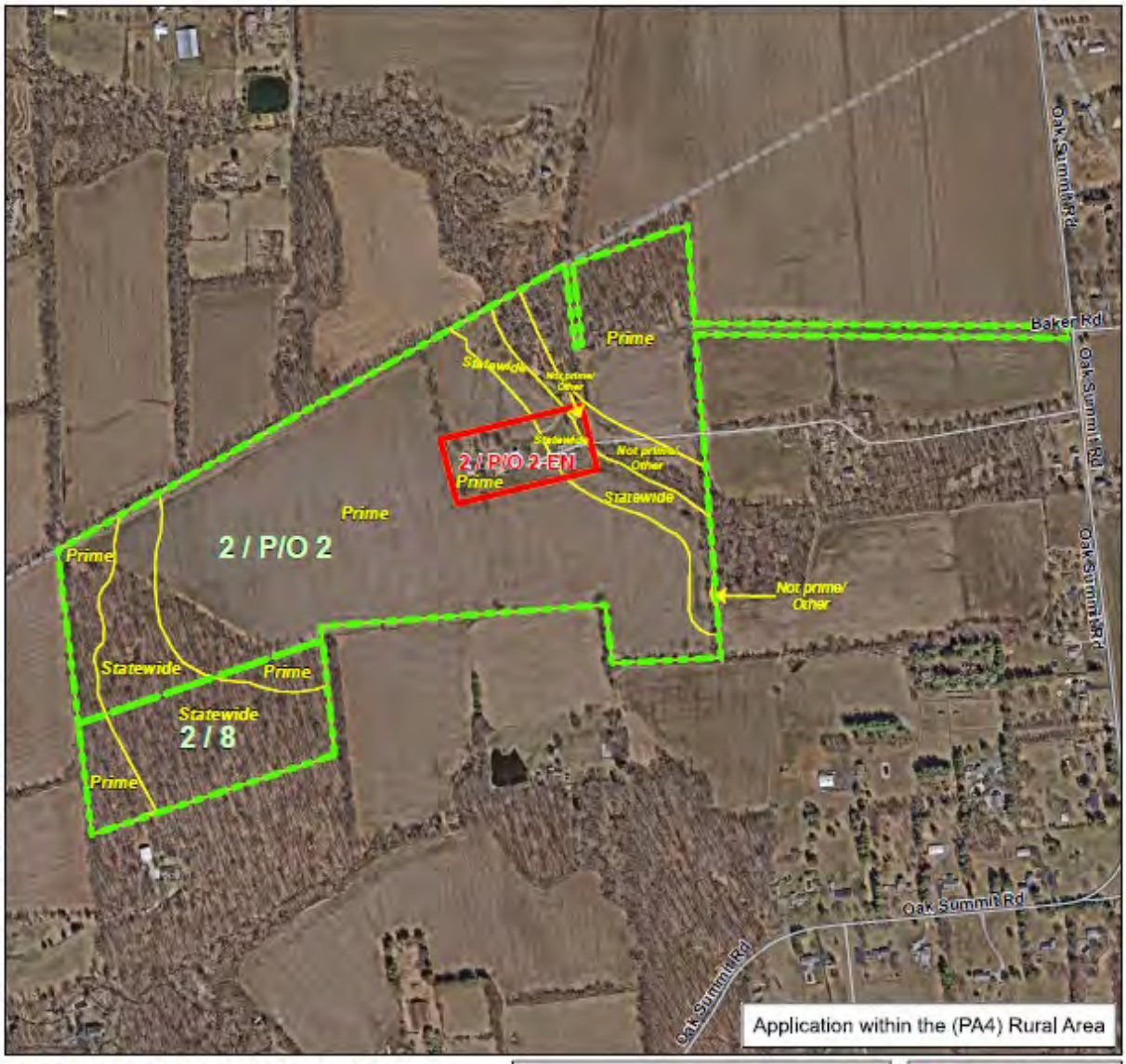
Property in Question
Exception Area
Preserved Easements
Transfer Development Rights (TDR) Preserved Highlands, Pinelands and Municipal
Active Applications
Municipal, County & Non-Profit Preserved Open Space (GIR), NRCS & state owned Conservation easements, & State Owned Deed & Recreation easements
NJ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

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

5/30/2025

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.

Soils



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gyongyosi, Matthew K. & Lipschutz, Sarah E
Block 2 Lots P/O 2 (71.62 ac);
P/O 2-EN (non-severable exception - 4.0 ac); & 8 (11.83 ac)
Gross Total = 87.45 ac
Kingwood Twp., Hunterdon County

	Gross %	Net %
Prime	74	74
Local	0	0
Statewide	22	22
Statewide If Drained	0	0
Unique	0	0
Not Prime	4	4
Not Rated	0	0

0 100 200 400 600 Feet

Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MOD-IV Composite of New Jersey" - edited based on deed
NRCS "SSURGO 2025 Soil Data"
NJDOT "Road Centerlines of NJ, Hosted, 3424"
Near Map "Vertical Aerial Imagery 2024"

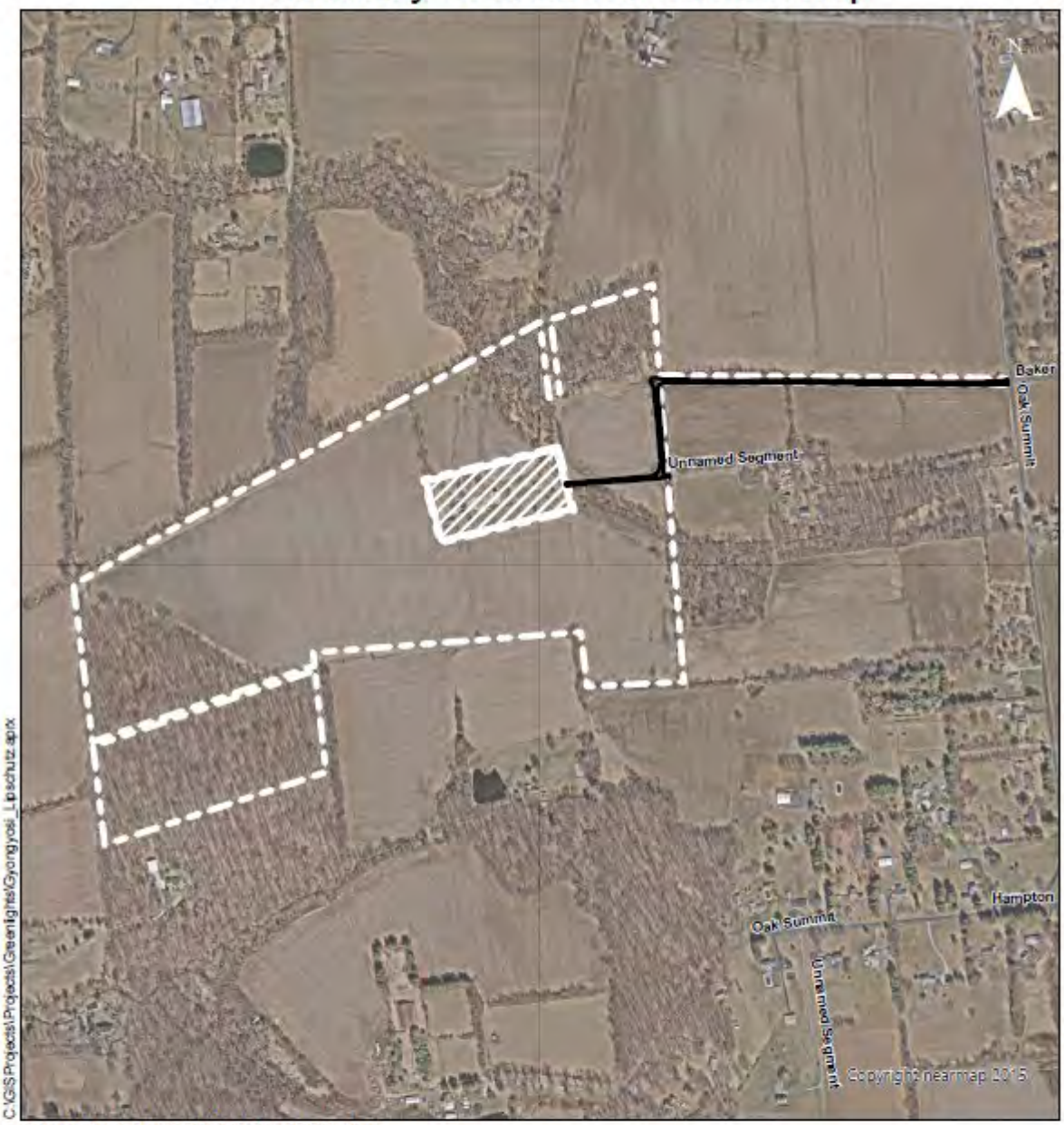
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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

N

5/30/2025

SCHEDULE B

Preliminary Soil Disturbance Map



C:\GIS Projects\Projects\Greenlights\Gyongyosi_Lipschutz.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Gyongyosi, Matthew K. & Lipschutz, Sarah E
Block 2 Lots P/O 2 (71.62 ac);
P/O 2-EN (non-severable exception - 4.0 ac); &
8 (11.83 ac)
Gross Total = 87.45 ac
Kingwood Twp., Hunterdon County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 87.45
Total Disturbance Acres (Does not include exception areas): 0.81
Percent of Disturbance: 0.93%

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

150 75 0 150 300 Feet

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

6/11/2025

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Gyongyosi, Matthew K & Lipschutz, Sarah E**		
SADC ID:	**10-0314-DE**	**Total Score**	**33.79**
Farm Address:	**Kingwood**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**17.51**
Natural Resource Factors - Max Add-on % =		**10**	**6.28**
Local Importance Factors - Max Add-on %=		**15**	**5.00**
Max Allowable Score of all of the above		***30***	***28.79***
Additional Restrictions - Max Add-on % =		**10**	**5.00**

Agricultural Resource Factors		**Points**
Soils		9.14
Size		10.00
Tillability		7.00
Contiguity to Preserved Farms		2.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	26.14
		Agricultural Resource %
		17.51

Natural Resource Factors		**Points**
Groundwater Recharge Capability		6.53
Upland Forest		2.50
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		0.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	19.03
		Natural Resource %
		6.28

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$9,000**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,091**
Per Acre Value of Voluntary Deed Restrictions (each)	**$450**
Per Acre Value after Voluntary Deed Restrictions	**$7,541**
Net Acres	**83.47**
Estimated Easement Values	
Estimated Unadjusted Total	**$591,886**
Plus: Adjustment for Voluntary Restrictions (+)	**$37,562**
Estimated offer before Residential Opportunities reduction	**$629,448**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$629,448**

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 # FY2026R9(14)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE

On the Property of Sytsema, William R.

SEPTEMBER 25, 2025

Subject Property: **Sytsema, William R.**
Block 133, Lot 16.01 – Wantage Township, Sussex County
SADC ID#: 19-0039-DE

WHEREAS, on December 18, 2024, the State Agriculture Development Committee ("SADC") received a development easement sale application from William Sytsema, hereinafter "Owner," identified as Block 133, Lot 4.01, Wantage Township, Sussex County, hereinafter "the Property," totaling approximately 77.84 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 2.75-acre non-severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses and one (1) approximately 1-acre non-severable exception area for a future single-family residence and to afford future flexibility for nonagricultural uses, resulting in approximately 74.09 net acres to be preserved, hereinafter referred to as "the Premises"; 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-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
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, cattle and game bird 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 0.00 acres (0%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023, which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Sussex County (minimum acreage of 54 and minimum quality score of 44) because it is approximately 77.84 acres and has a quality score of 59.5; 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 7, 2025, in accordance with Resolution #FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of $4,800 per acre based on zoning and environmental regulations in place as of the current valuation date May 23; and

WHEREAS, the SADC certified the market value unrestricted of $10,200 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $5,100 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $8,454 per acre; and

WHEREAS, the Owners accepted the SADC's offer of $8,454 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 new Statewide Formula calculation; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.

2. The SADC grants final approval for its acquisition of the development easement at a value of $8,454 per acre for a total of approximately $626,356.86.

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 Chairman Edward D. Wengryn or Executive Director Charles Roohr, 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.

____9/25/25_____ _____

Date Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	RECUSED

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Sytsema, William R.
Block 133 Lots P/O 16.01 (74.09 ac); &
P/O 16.01-EN (non-severable exceptions - 1.0 & 2.75 ac)
Gross Total = 77.84 ac
Wantage Twp., Sussex 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 (OS), NRCS & State Owned Conservation Easements, & State Owned OS & Recreation Easements
- NJ County Boundaries
- NJ Municipal Boundaries

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

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

2/5/2025

Wetlands



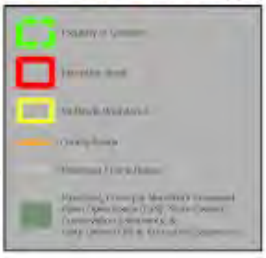
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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Sytsema, William R.
Block 133 Lots P/O 16.01 (74.09 ac); &
P/O 16.01-EN (non-severable exceptions - 1.0 & 2.75 ac)
Gross Total = 77.84 ac
Wantage Twp., Sussex County

0 125 250 500 750
Feet

	Gross %	Net %
Freshwater Wetlands (F)	7	8
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	92	91
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	1	1



Sources:
NJ Farmland Preservation Program
NJDOT "Parcels and MOD-IV Composite of New Jersey"
NJDEP "Landuse/Landcover of New Jersey 2020"
NJDOT "Road Centerlines of NJ Hosted_3424"
Near Map "Vertical Aerial Imagery 2024"

N

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SCHEDULE B

Preliminary Soil Disturbance Map



X:\counties\susco\Pro projects\Sytsema, William R.aprx

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Sytsema, William R.
Block 133 Lots P/O 16.01 (74.09 ac); &
P/O 16.01-EN (non-severable exceptions - 1.0 & 2.75 ac)
Gross Total = 77.84 ac
Wantage Twp., Sussex County

Estimated Easement Acres: 74.09
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

Extent of Disturbance
Easement Area
Exception Area

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

500 250 0 500 1,000 Feet

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

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Sytsema, William R.**		
SADC ID:	**19-0039-DE**	**Total Score**	**32.88**
Farm Address:	**Sussex, Wantage**	**Maximum Score**	**Farm Score**
Agricultural Resource Factors - Max Add-on % =		**20**	**16.08**
Natural Resource Factors - Max Add-on % =		**10**	**6.80**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***22.88***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		3.68
Size		10.00
Tillability		8.00
Contiguity to Preserved Farms		6.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	24.00
		Agricultural Resource %
		16.08

Natural Resource Factors		**Points**
Groundwater Recharge Capability		4.62
Upland Forest		2.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		6.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	20.62
		Natural Resource %
		6.80

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

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

Landowner Formula Offer Calculations	**Value**
Per Acre Values	
Certified Market Value Unrestricted, per acre	**$10,200**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$7,434**
Per Acre Value of Voluntary Deed Restrictions (each)	**$510**
Per Acre Value after Voluntary Deed Restrictions	**$8,454**
Net Acres	**74.10**
Estimated Easement Values	
Estimated Unadjusted Total	**$550,859**
Plus: Adjustment for Voluntary Restrictions (+)	**$75,582**
Estimated offer before Residential Opportunities reduction	**$626,441**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$626,441**

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 FY2026R9(15)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO DELAWARE TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Byrnes, Gale ("Owner")
SADC ID# 10-0447-PG
Delaware Township, Hunterdon County
N.J.A.C. 2:76-17A.1, et seq.

SEPTEMBER 25, 2025

WHEREAS, on March 7, 2024 the application for the sale of a development easement for the subject farm identified as Block 6, Lot 7, Delaware Township, Hunterdon County, totaling approximately 25.22 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

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

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

WHEREAS, The Property is a targeted farm pursuant to N.J.A.C. 2:76-17A.5(a)1 and is in a Township Project Area; and

WHEREAS, the Property includes one (1), approximately 1.25-acre non-severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 23.97 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, a 4.12 acre portion of the Property is subject to a conservation easement granted to the Township; accordingly, the SADC will deduct that acreage from the calculation of its cost share grant to the Township; and

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

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

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

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

WHEREAS, the Premises includes:

1) Zero (0) housing opportunities
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 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)

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on February 20, 2025, in accordance with Resolution # FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of $8,000 per acre based on zoning and environmental regulations in place as of the current valuation date December 2, 2024; and

WHEREAS, the SADC certified the market value unrestricted of $14,700 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of $7,350 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is $11,671 per acre; and

WHEREAS, the Owners accepted the Township's offer of $11,671 per acre, based on the Statewide Formula value for the purchase of the development easement on the Premises; and

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

WHEREAS, on August 11, 2025, the Delaware Township Committee approved the application for the sale of development easement and a funding commitment of $2,334.20 per acre; and

WHEREAS, Hunterdon County is not participating in the easement purchase because the property does not meet the County's requirement for 40 minimum acres or being immediately adjacent to another preserved farm; and

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

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

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

WHEREAS, the Municipality has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, after deducting 4.12 acres in the conservation easement, 19.85 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 19.85 acres):

	Total	Per/acre
SADC	$185,335.48	($9,336.80/acre)
Delaware Township	$ 46,333.87	($2,334.20/acre)
Total Purchase	$231,669.35	($11,671/acre)

WHEREAS, the SADC will encumber an additional 7% per acre to accommodate any potential technical issues resulting from the new 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 $204,263.31; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting $204,263.31 in base grant, which is available at this time (Schedule C); and

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

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

NOW THEREFORE BE IT RESOLVED:

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

2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Premises, comprising approximately 23.97 net easement acres, at a State cost share of $9,336.80 per acre on 19.85 payment acres, for a total grant of approximately $204,263.31.

3. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.

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

5. The SADC will hold the easement.

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

7. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC and the Office of the Attorney General.

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

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

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

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

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

_____9/25/25_____ _____

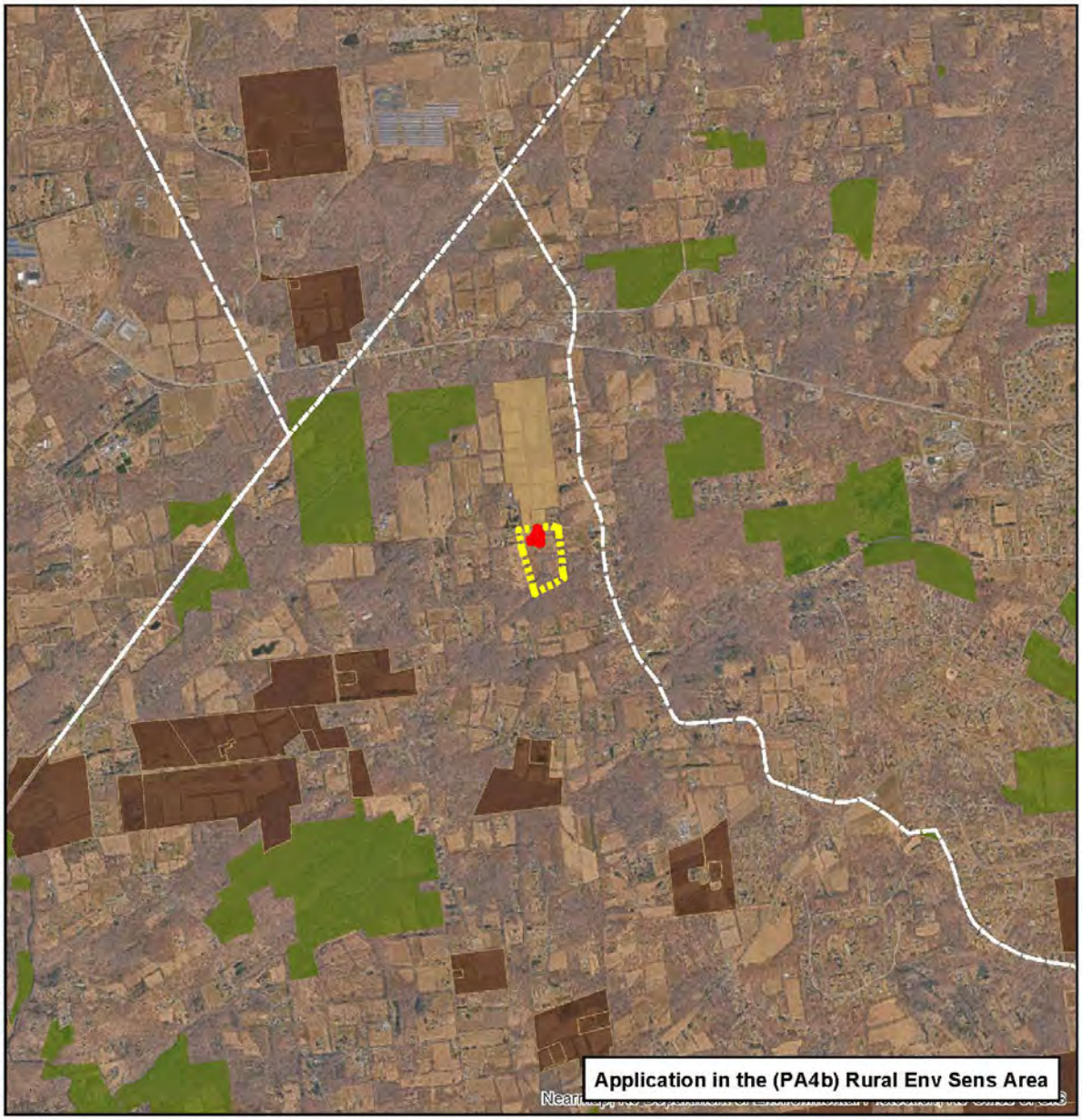
Date Charles Roohr, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

SCHEDULE A

Preserved Farms and Active Applications Within Two Miles



X:\counties\hunco\projects\Byrnes, Gale 2mile.mxd

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Byrnes, Gale
Block 6 Lots P/O 7 (23.97 ac)
& P/O 7-EN (non-severable exception - 1.25 ac)
Gross Total = 25.22 ac
Delaware Twp., Hunterdon County

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

N

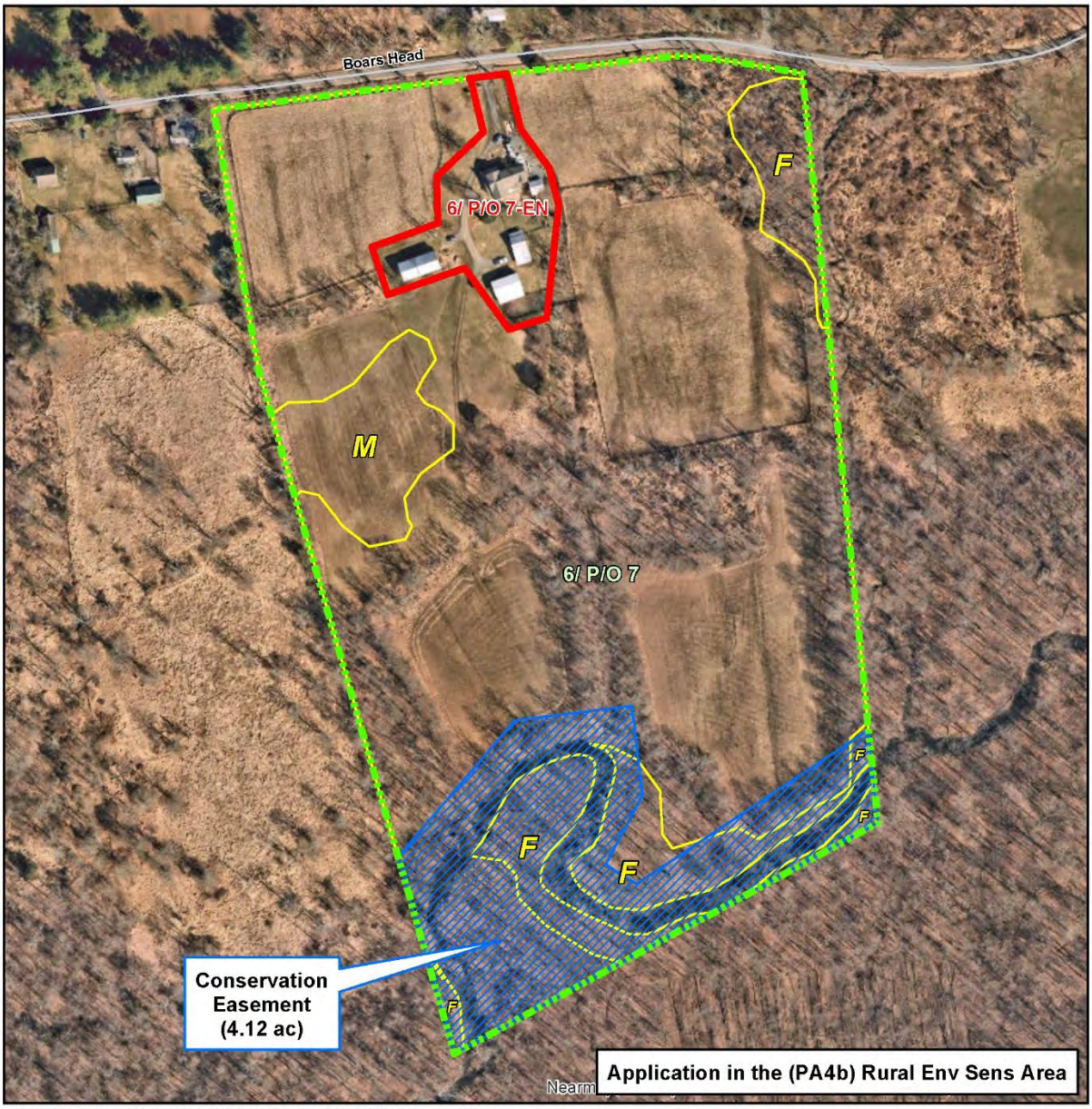
2,000 1,000 0 2,000 4,000 6,000 Feet

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

Sources:
NJ Farmland Preservation Program
NJOIT Parcel data edited from deed
NJDEP Conservation/Open Space Easement Data
NJ Highlands Council Data
NJOIT/Near Map 2022 Digital Aerial Image

February 22, 2024

Wetlands



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Byrnes, Gale
Block 6 Lots P/O 7 (23.97 ac)
& P/O 7-EN (non-severable exception - 1.25 ac)
Gross Total = 25.22 ac
Delaware Twp., Hunterdon County

200 100 0 200 400 Feet

N

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

Sources:
NJ Farmland Preservation Program
NJOIT Parcel data edited from deed
NJDEP 2020 Landuse/Landcover Data
NJDOT Road Data
NJOIT/Near Map 2022 Digital Aerial Image

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

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

February 21, 2024

SCHEDULE B

Preliminary Soil Disturbance Map



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Byrnes, Gale
Block 6 Lots P/O 7 (23.97 ac); & P/O 7-EN (non-severable exception - 1.25 ac)
Gross Total = 25.22 ac
Delaware Twp., Hunterdon County

Extent of Disturbance
Easement Area
Exception Area

Estimated Easement Acres: 23.97
Total Disturbance Acres (Does not include exception areas): 0.00
Percent of Disturbance: 0.00%

150 75 0 150 300 Feet

Sources:
Farmland Preservation Program Data
NJDOT Road Data
Nearmap 2023 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.

April 16, 2024

SCHEDULE C

SADC Statewide Formula Value Calculation

Farm Name:	**Byrnes, Gale**		
SADC ID:	**10-0447-PG**	**Total Score**	**29.38**
Farm Address:	Delaware	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		**20**	**12.13**
Natural Resource Factors - Max Add-on % =		**10**	**7.25**
Local Importance Factors - Max Add-on %=		**15**	**0.00**
Max Allowable Score of all of the above		***30***	***19.38***
Additional Restrictions - Max Add-on % =		**10**	**10.00**

Agricultural Resource Factors		**Points**
Soils		7.10
Size		4.00
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	18.10
		Agricultural Resource %
		12.13

Natural Resource Factors		**Points**
Groundwater Recharge Capability		7.98
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		4.00
Contiguity to Preserved Open Space		1.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	21.98
		Natural Resource %
		7.25

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

Voluntary Deed Restrictions	**Percent**
Impervious Cover Limit (10%)	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	**$14,700**
Per Acre Formula Easement Value (unadjusted offer, per acre)	**$10,201**
Per Acre Value of Voluntary Deed Restrictions (each)	**$735**
Per Acre Value after Voluntary Deed Restrictions	**$11,671**
Payment Acres (23.97 Net Acres - 4.12 Conservation Easement)	**19.85**
Estimated Easement Values	
Estimated Unadjusted Total	**$202,490**
Plus: Adjustment for Voluntary Restrictions (+)	**$29,180**
Estimated offer before Residential Opportunities reduction	**$231,670**
Less: Adjustment for Residential Opportunities (-)	**$0**
Estimated Total Offer After Reduction for Residential Opportunities	**$231,670**

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

SCHEDULE D

SADC Municipal Pig Financial Status
Delaware Township, Hunterdon County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC Cost Basis	SADC Cost Share	Federal Grant Total Federal Grant	Federal Grant SADC Federal Grant	Grant Encumbered	Grant PV	Grant Expended	Grant Balance
											Fiscal Year 09			750,000.00
											Fiscal Year 11			500,000.00
											Fiscal Year 13			500,000.00
											Fiscal Year 17			500,000.00
											Fiscal Year 19			-
											Fiscal Year 21			-
														2,250,000.00
10-0318-PG	Copeland	74.4070	73.9870	12,700.00	7,620.00	60.00%	939,634.90	563,780.94	481,741.19	105,887.23	457,893.71	457,893.71	457,893.71	1,792,106.29
10-0333-PG	Yard	33.3200	32.9810	9,950.00	5,970.00	60.00%	328,160.95	196,896.57	181,395.50	50,131.12	146,765.45	146,765.45	146,765.45	1,645,340.84
10-0323-PG	Cyktor	21.4590	21.4450	15,600.00	9,360.00	60.00%	334,542.00	200,725.20			200,725.20	200,725.20	200,725.20	1,444,615.64
10-0334-PG	Lovenberg	42.0630	41.3320	8,800.00	5,300.00	60.23%	363,721.60	219,059.60	191,100.00	44,100.00	222,933.90	219,059.60	219,059.60	1,225,556.04
10-0362-PG	Ianniciello / Panorama	56.5850	56.5850	10,200.00	6,120.00	60.00%	577,167.00	346,300.20			352,328.40	346,300.20	346,300.20	879,255.84
	Copeland,Yard,Cyktor,Lovenberg,Ianniciello ancillary												17,105.00	862,150.84
10-0447-PG	Byrnes, Gale	23.9700	20.4460	11,671.00	9,990.38	85.60%	238,625.27	204,263.31			204,263.31			657,887.53
Closed	5	227.8340	226.3300				2,543,226.450	1,526,762.510	854,236.690	200,118.350				
Encumbered	1	23.9700	20.4460				238,625.266	204,263.309						
										Encumber/Expended FY09	-	-	750,000.00	-
										Encumber/Expended FY11	-	-	500,000.00	-
										Encumber/Expended FY13	204,263.31	-	137,849.16	157,887.53
										Encumber/Expended FY17	-	-	-	500,000.00
										Encumber/Expended FY19	-	-	-	-
										Encumber/Expended FY20				
										Encumber/Expended FY21	-	-	-	-
										Total				657,887.53