



Stewardship



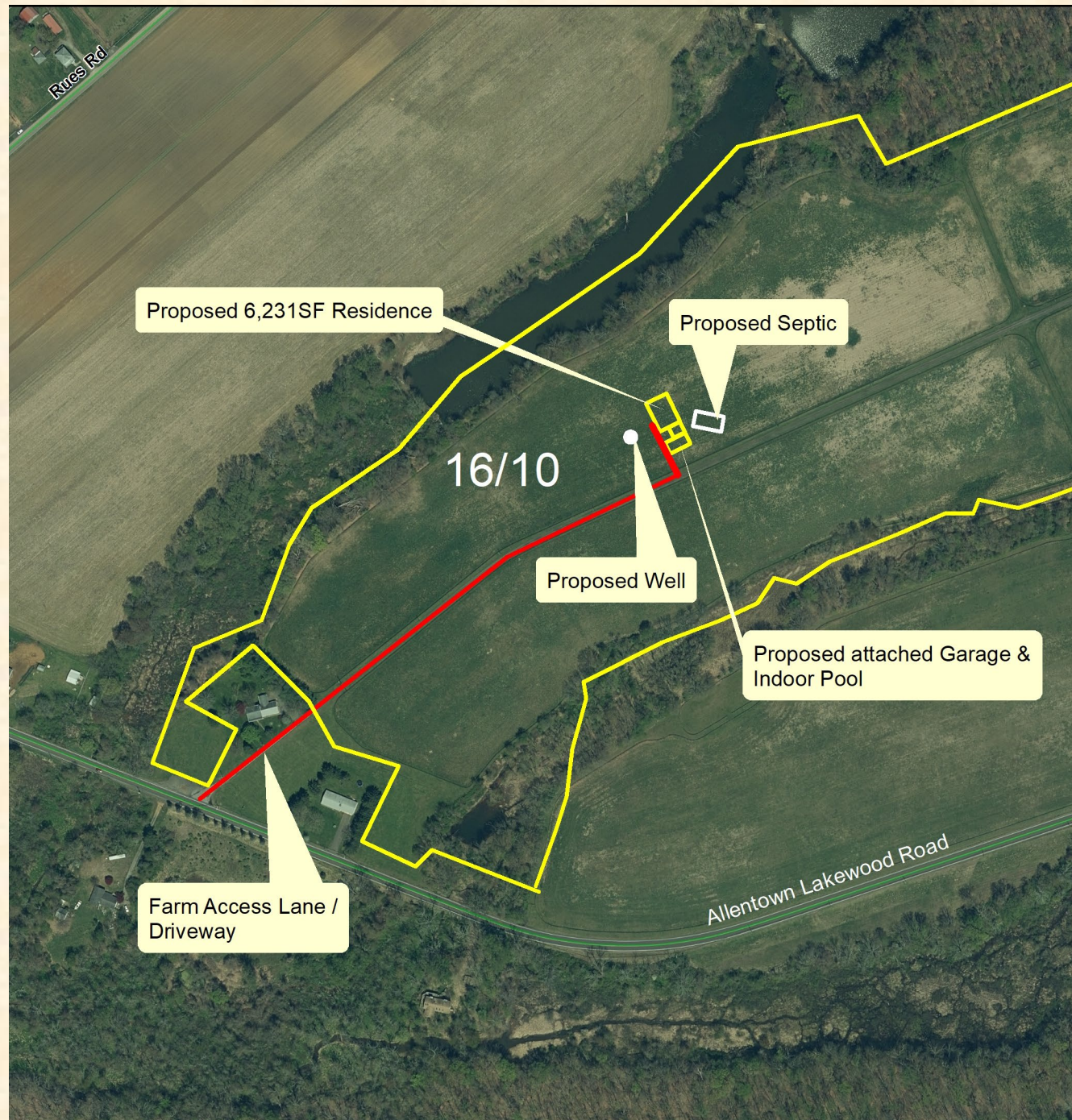
Slide 2

House Replacement

WP Hillsborough,
LLC Farm

Upper Freehold
Twp. Monmouth
County

Dr. Mouner Amer
(Contract Purchaser)

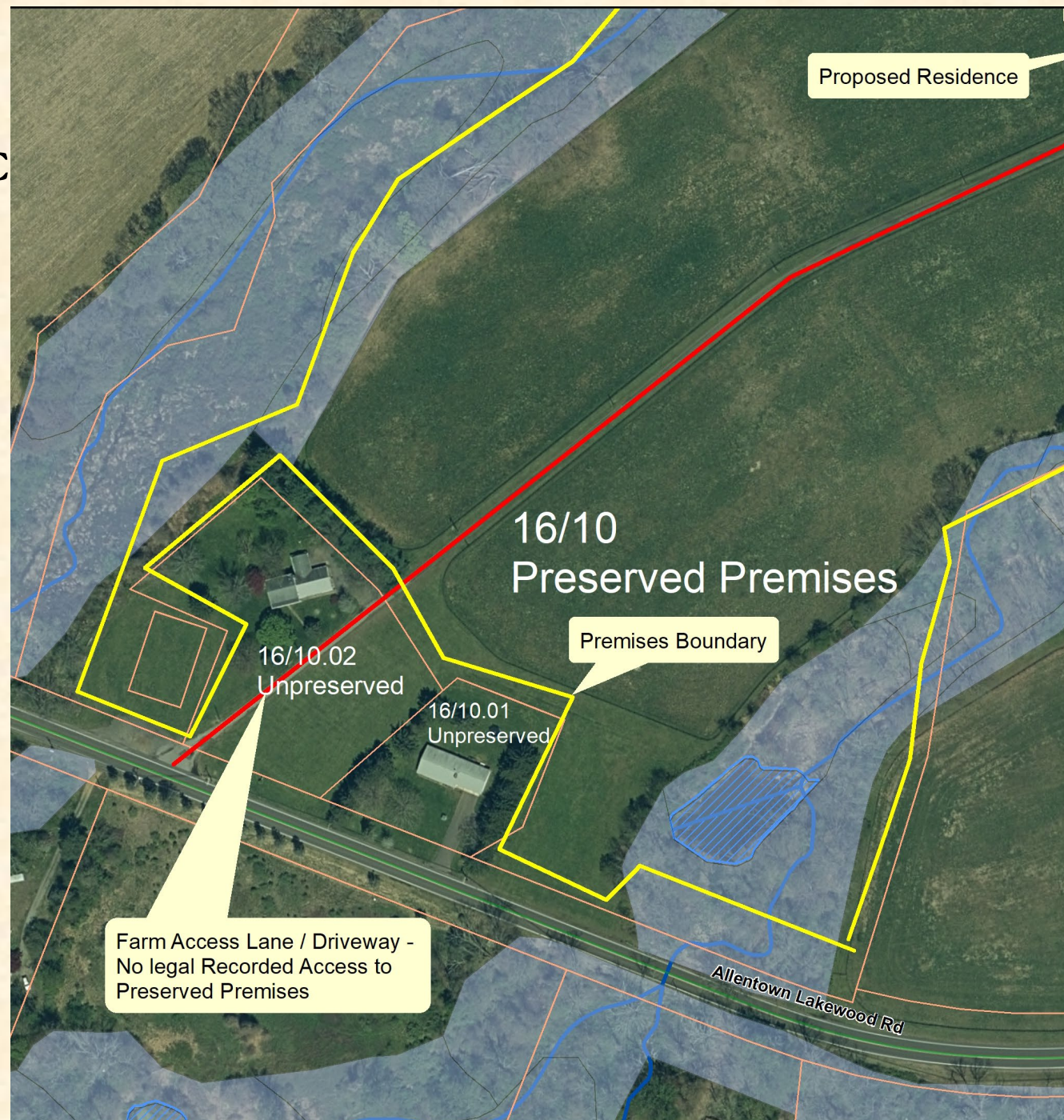


House Replacement

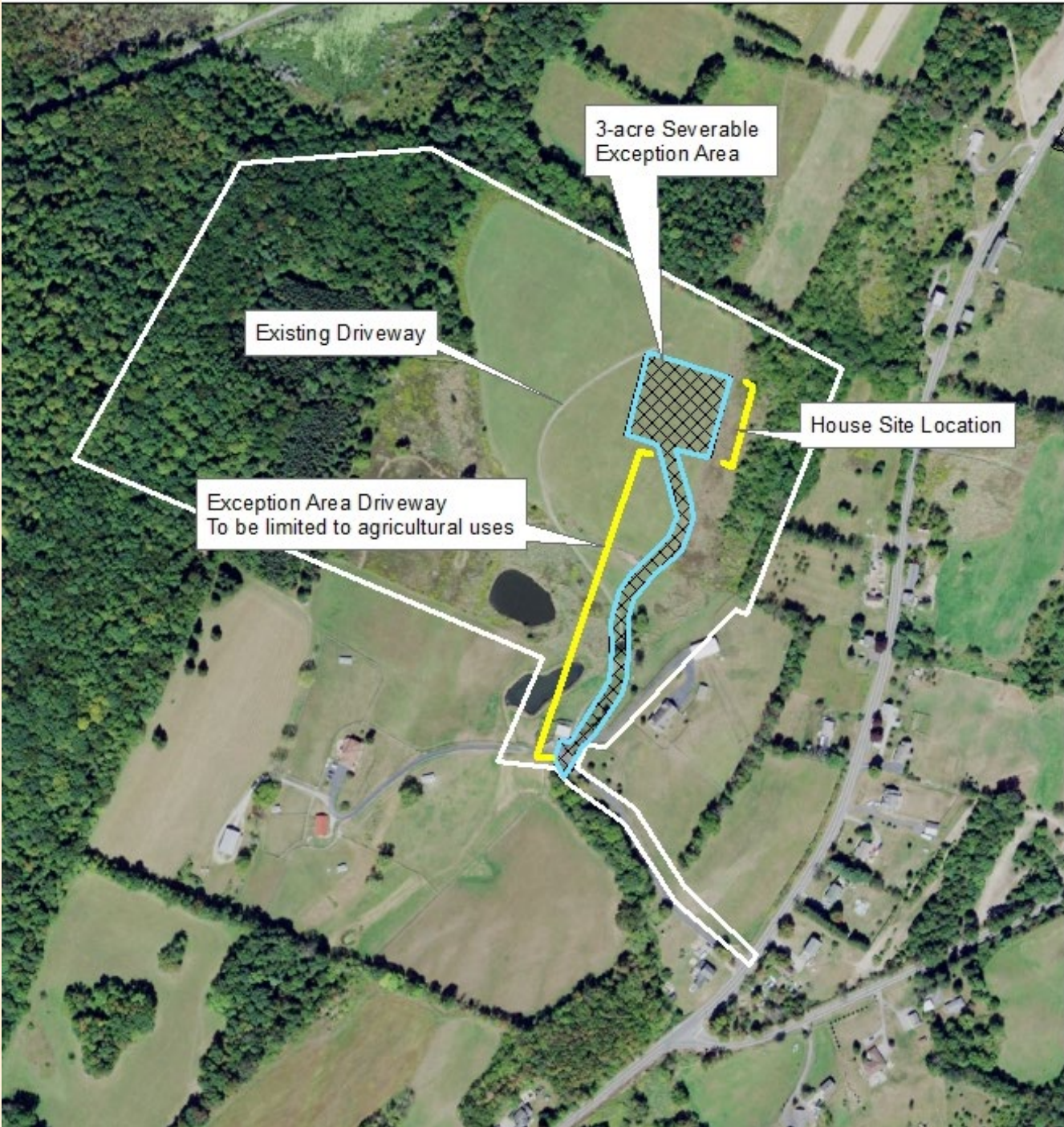
WP Hillsborough, LLC
Farm

Upper Freehold Twp.
Monmouth County

Dr. Mouner Amer
(Contract Purchaser)



**Hern Farm
Exception Conversion**



VGF Group, LLC – Agricultural Labor Housing – Bunting Farm – Chesterfield Twp.



**VGF Group, LLC
Agricultural Labor
Housing**

**Chesterfield Twp.
Burlington County**





Slide 8



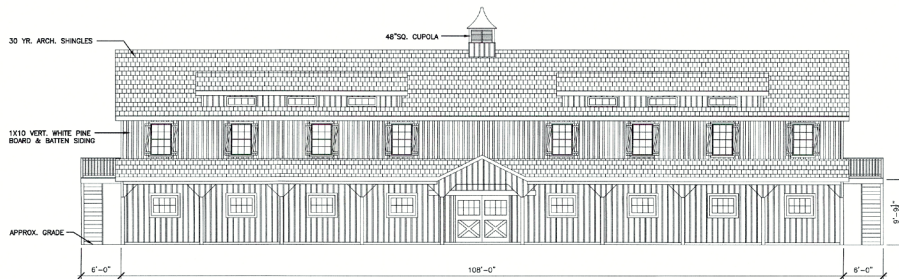
Slide 9

Saddlehill Holdings, LLC
Agricultural Labor Housing
Voorhees Twp., Camden County

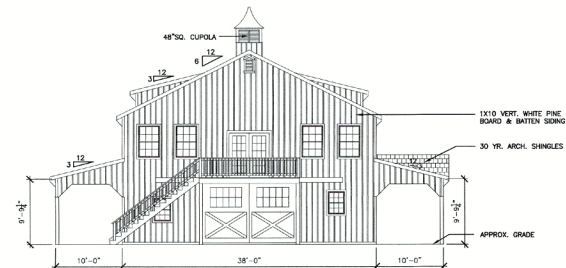


Saddlehill Holdings, LLC
Agricultural Labor Housing
Voorhees Twp., Camden
County

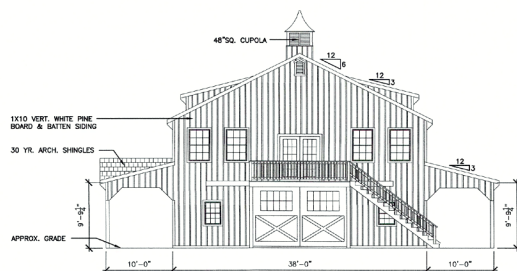




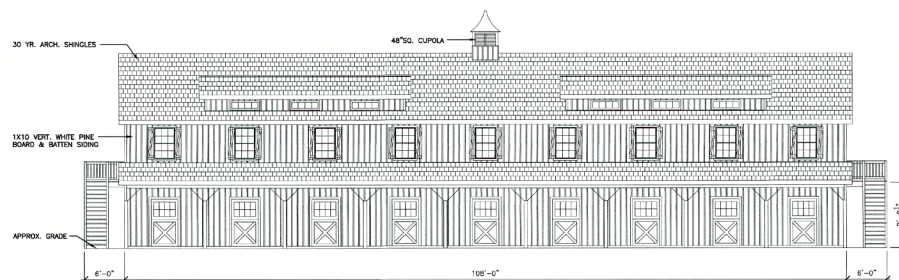
1 FRONT ELEVATION
A.2 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
A.2 SCALE: 1/8" = 1'-0"

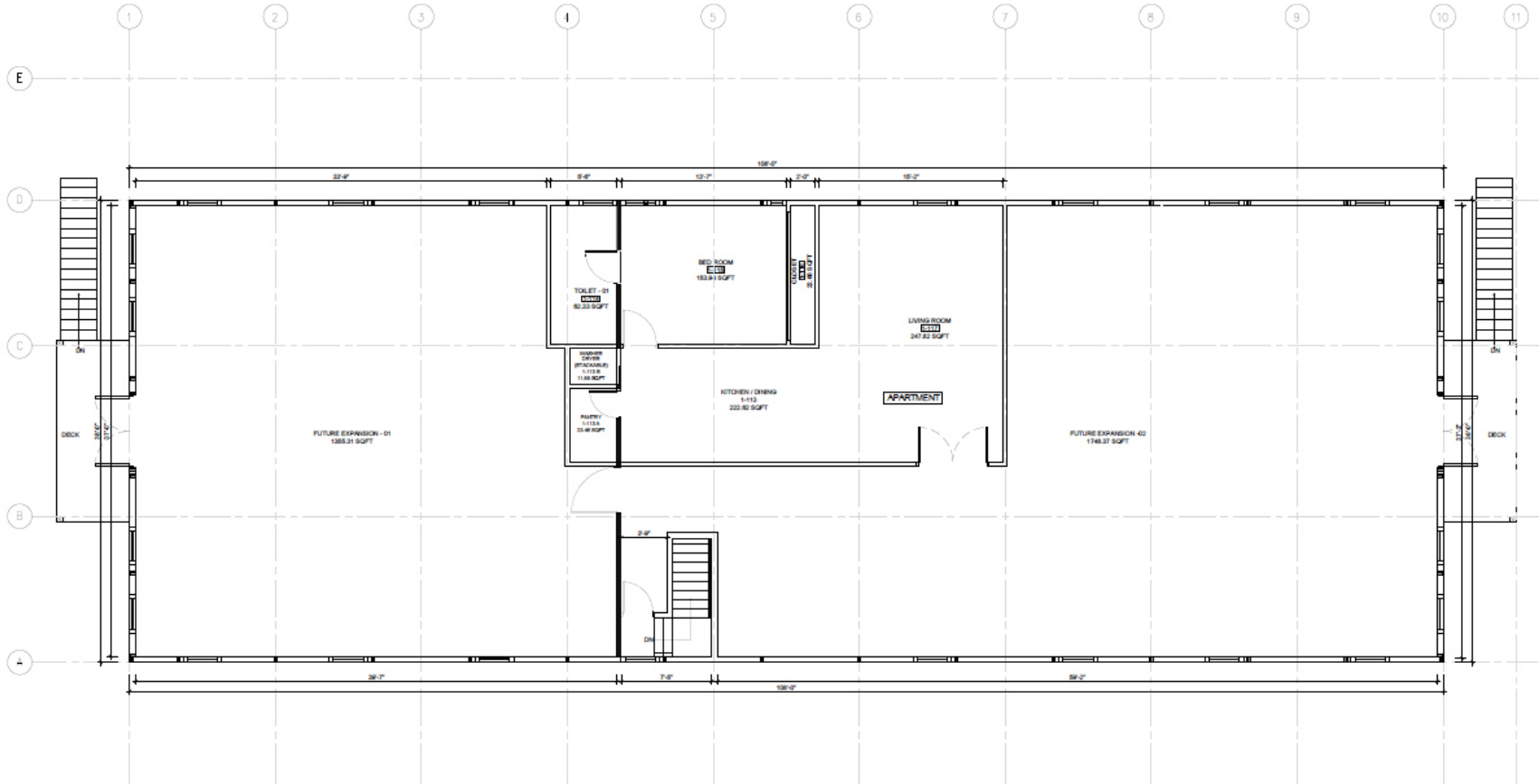


3 RIGHT ELEVATION
A.2 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
A.2 SCALE: 1/8" = 1'-0"

CONTRACTOR	HORIZON STRUCTURES 5075 Lower Valley Rd Aiglen, PA 19310 PH: 610-953-7710 reg: PA005761
DESIGN	J&N STRUCTURES, LLC 520 Stauffer Road Lititz, PA 17543
Engineers & Architects	Engel 1854 Lancaster, PA 17602 717-392-0021 (fax) 717-392-7140
A NEW BARN for SADDLE HILL HOLDINGS, LLC 1407 White Horse Rd Vortices, NJ 08043	
SEAL	<i>Elmer Engel</i>
<small>THIS DRAWING IS THE PROPERTY OF HILL HOLDINGS, LLC. IT IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF HILL HOLDINGS, LLC. ALL RIGHTS ARE RESERVED. A. YODER, ARCHITECT, IS THE DESIGNER OF THIS PROJECT.</small>	
PROJECT NO.	21388
MANAGED BY	A. ENGEL
DRAWN BY	A. YODER
REVISIONS	
DATE	JANUARY 21, 2022
DRAWING TITLE	EXT. ELEVATIONS
SHEET NO.	A.2



1 SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

APARTMENT		
AREA SCHEDULE		
NO.	NAME	AREA
1-101	APARTMENT	
1-110	KITCHEN/DINING	222.82 SQFT
1-110.A	PANTRY	33.48 SQFT
1-110.B	WASHER DRYER (STACKABLE)	11.88 SQFT
1-111	TOILET	62.33 SQFT
1-112	BED ROOM	153.94 SQFT
1-113	CLOSET	23.87 SQFT
1-117	LIVING ROOM	247.82 SQFT
TOTAL CARPET AREA FOR APARTMENT - 01		744.72 SQFT

TOTAL CARPET AREA	
TOTAL CARPET AREA FOR FUTURE EXPANSION - 01	1385.31 SQFT
TOTAL CARPET AREA FOR APARTMENT	744.72 SQFT
TOTAL CARPET AREA FOR FUTURE EXPANSION - 02	1748.37 SQFT
TOTAL CARPET AREA	3878.40 SQFT

LEGEND
 WALL FOR FIRE STOP AND SHEAR WALL BRACING

PROJECT ADDRESS:
SADDLE HILL

PROJECT TITLE:
SADDLE HILL BARK

DATE: 10/01/2024
 DRAWN: []
 CHECKED: []
 DESIGNED: []
 APPROVED: []

DESIGNER: []
 CLIENT: []

CHECKED BY: []
 APPROVED BY: []

DATE: 10/01/2024
 PROJ. NO.: []
 SHEET NO.: []

PROJECT TITLE:
PROPOSED
SECOND FLOOR PLAN
(OPTION 1)

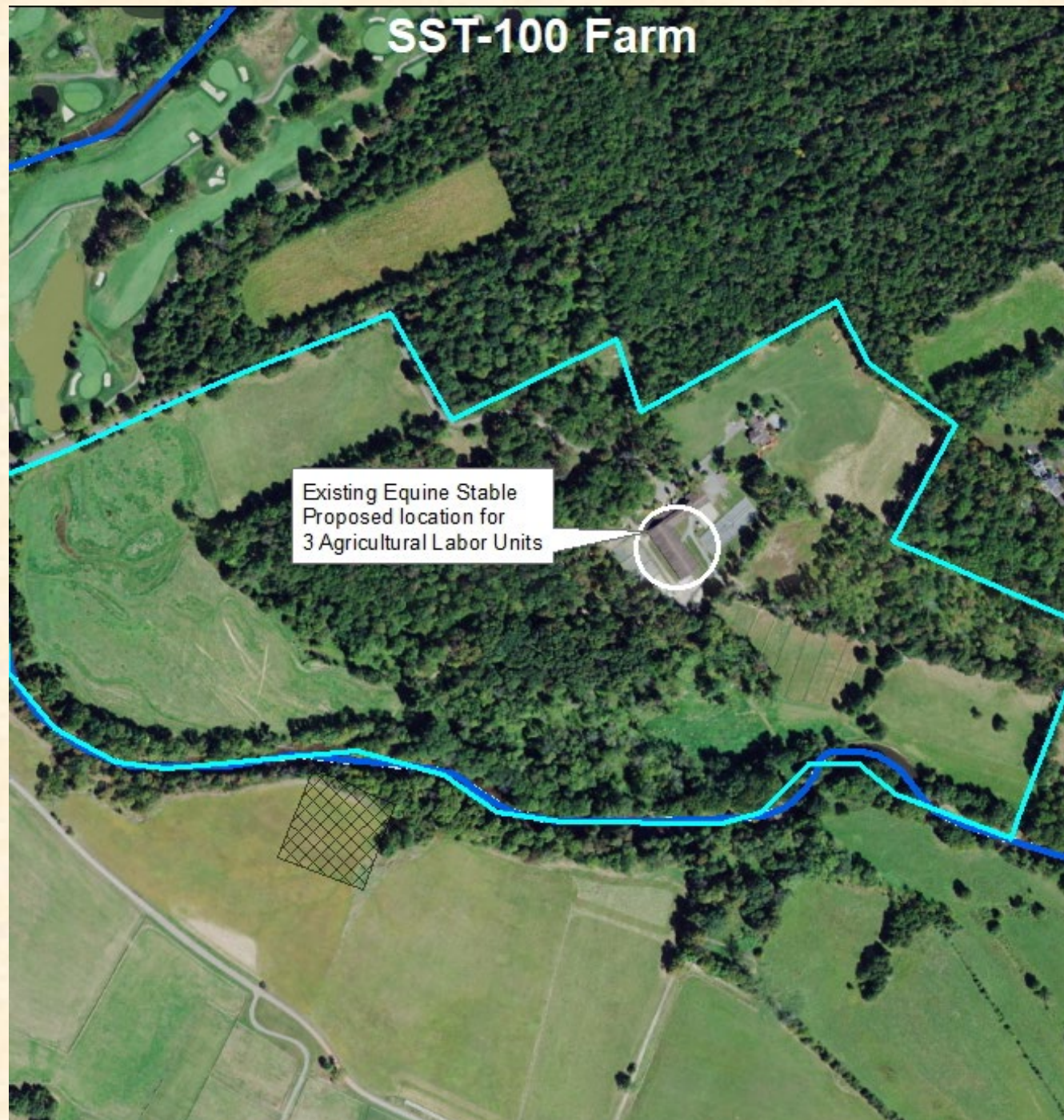


Slide14



Slide 15

SST-100
Agricultural
Labor Housing





Slide 17



Slide 18

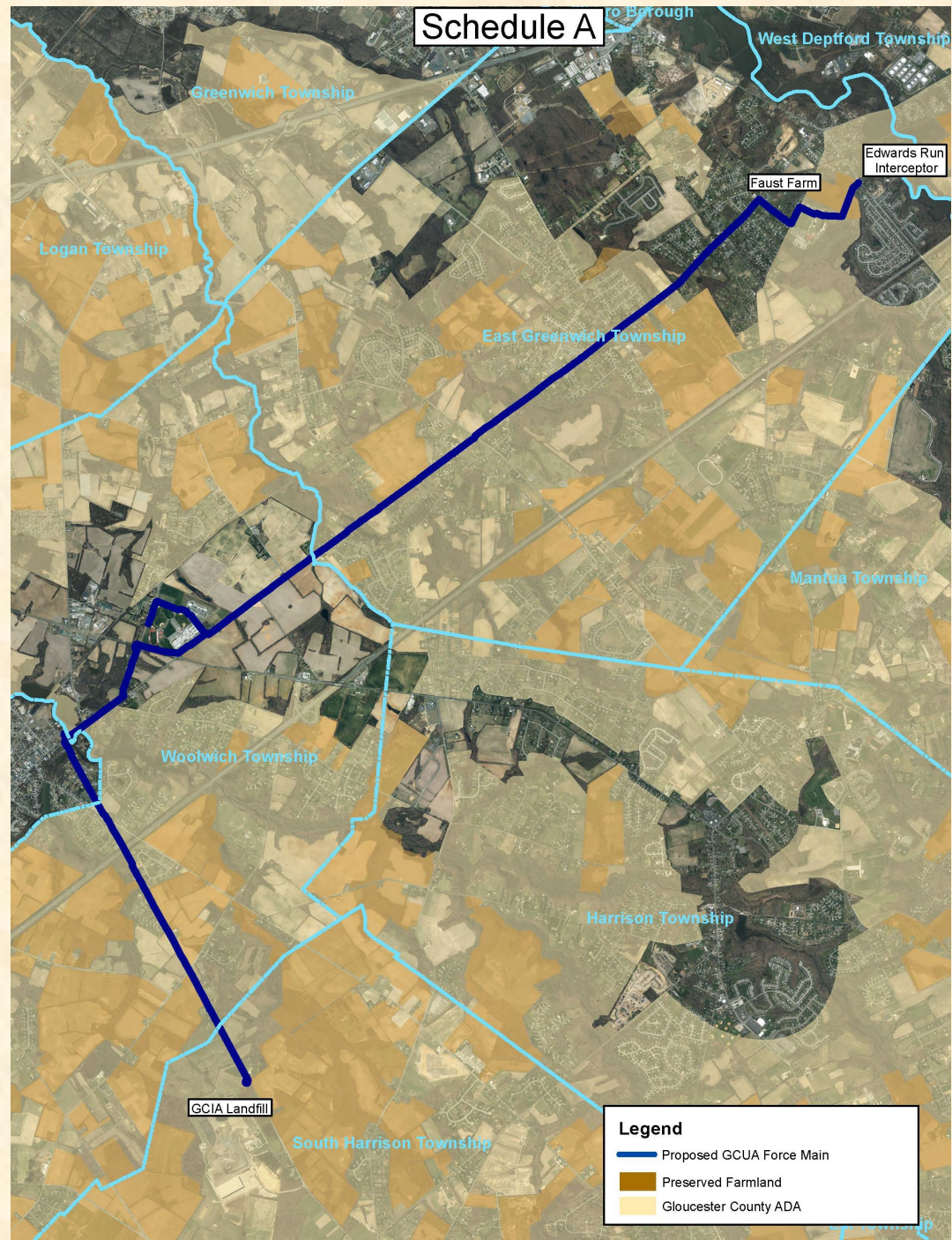


Slide 19

**Review of Non-Agricultural
Development in the ADA and
Condemnation of Preserved Farmland
N.J.S.A. 4:1C-19 and N.J.S.A 4:1C-25**

**Gloucester County Utilities Authority
Sanitary Sewer Force Main**

Slide 20



Schedule B

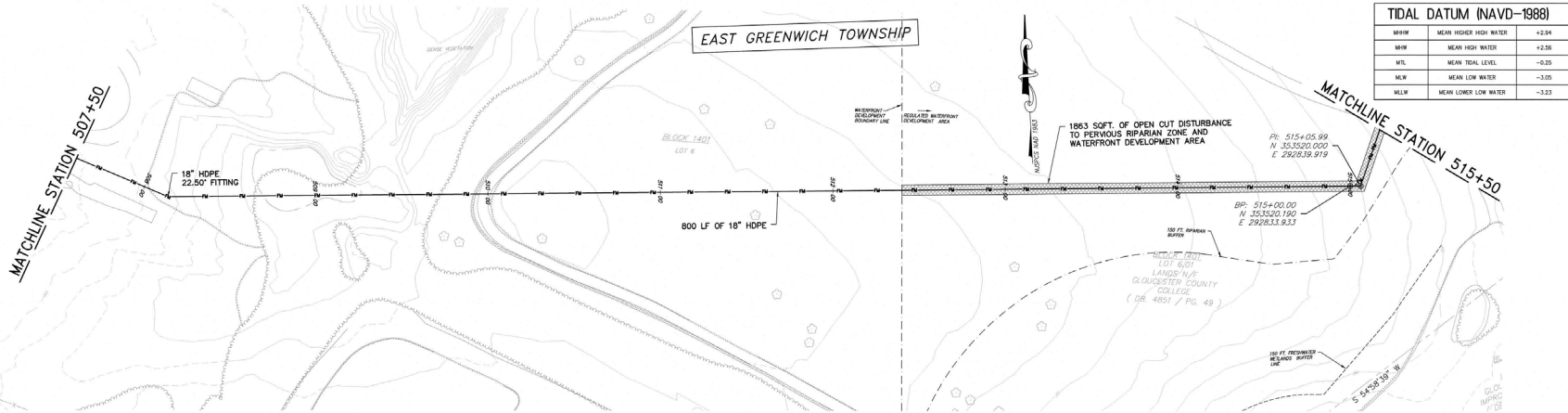


Block 1401, Lot 7

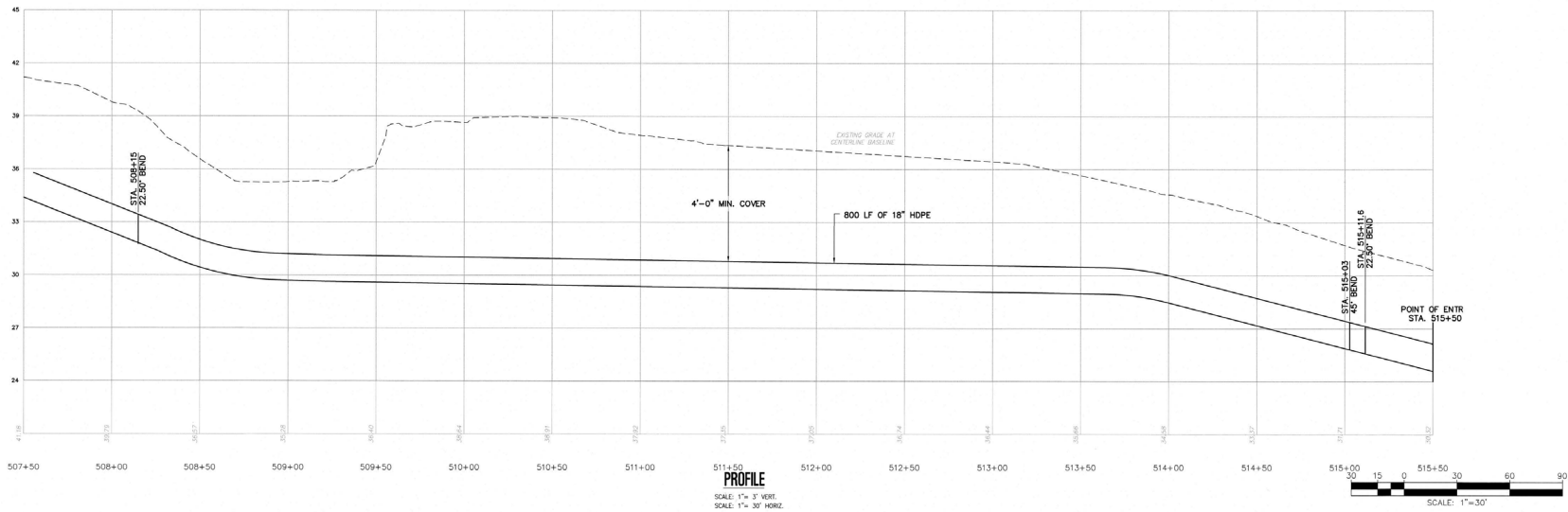
Legend

- Proposed GCUA Force Main
- Freshwater Wetlands (NJDEP LULC)
- Water (NJDEP LULC)

- ENVIRONMENTAL NOTES
1. FRESHWATER WETLANDS WERE FIELD DELINEATED BY REMINGTON & VERNICK ENGINEERS, INC., SPRING AND SUMMER 2020.
 2. THE WIDTH OF THE FRESHWATER WETLAND BUFFER WAS DETERMINED PURSUANT TO NJAC 7:2A-3.2(B). THE WETLAND BUFFER WIDTH WAS DETERMINED TO BE 150LF.
 3. MAPPED AND PROMULGATED COASTAL WETLANDS ARE ASSOCIATED WITH THE FORCE MAIN CROSSING AND HAVE BEEN DEPICTED ON THE PROJECT PLANS (COASTAL WETLANDS MAP #350-1842- EDWARDS RUN).
 4. THE PROJECT WILL TAKE PLACE WITHIN REGULATED WATERFRONT DEVELOPMENT AREA. THE WATERFRONT DEVELOPMENT BOUNDARY LINE IS DEPICTED ON THE WESTERLY SIDE OF EDWARDS RUN. ON THE EASTERLY SIDE OF EDWARDS RUN, BLOCK 1401, LOT 9 (IN ITS ENTIRETY) IS LOCATED WITHIN REGULATED WATERFRONT DEVELOPMENT AREA.
 5. THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION WAS DETERMINED PURSUANT TO NJAC 7:13-3.2(C). METHOD 1- FLOOD HAZARD AREA AND FLOODWAY BASED ON A DEPARTMENT DELINEATION, AS DESCRIBED AT NJAC 7:13-3.3(B)(1), RESULTED IN A HIGHER FLOOD HAZARD AREA DESIGN FLOOD ELEVATION AS COMPARED TO FEMA MAPPING. PER THE DEPARTMENT DELINEATION, THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION IS 11.0 NGVD 1929 OR 9.8 NAVD 1988. THE APPLICABLE MAP IS ENTITLED: STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF WATER RESOURCES, DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, EDWARDS RUN, TOWNSHIP OF EAST GREENWICH, GLOUCESTER COUNTY, AUGUST 1981, PLATE NO. ER-1 AND ER-2.
 6. PURSUANT TO NJAC 7:13-3.3(B)(2), THE FLOODWAY LIMIT IS THE LIMIT AS DEPICTED ON THE DEPARTMENT DELINEATION REFERENCED IN NOTE 5, ABOVE.
 7. THE WIDTH OF THE RIPARIAN ZONE WAS DETERMINED PURSUANT TO NJAC 7:13-4.1(C)(2). THE RIPARIAN ZONE WAS DETERMINED TO BE 150LF.
 8. THE ACTIVITIES ASSOCIATED WITH THE FORCE MAIN INSTALLATION ARE IN COMPLIANCE WITH NJAC 7:13-7.36- PLACEMENT OF AN UNDERGROUND UTILITY LINE USING DIRECTIONAL DRILLING OR JACKING (FLOOD HAZARD AREA PERMIT BY RULE 36).
 9. THE PROJECT IS A LINEAR DEVELOPMENT AND EXEMPT FROM THE STORMWATER MANAGEMENT RULES PURSUANT TO NJAC 7:8-5.2(D)(1).
 10. PURSUANT TO TIDELANDS MAP #350-1842- EDWARDS RUN, TIDELANDS CLAIMED AREA IS ASSOCIATED WITH EDWARDS RUN. A NJDEP TIDELANDS LICENSE APPLICATION HAS BEEN SUBMITTED CONCURRENTLY WITH THE NJDEP WATERFRONT DEVELOPMENT APPLICATION.
 11. THE CALCULATED HIGH TIDE ELEVATION AT THIS SITE IS 3.2 NAVD 1988. THE METHODOLOGY FOR THE DETERMINATION OF THIS ELEVATION WAS PROVIDED BY THE USAGE- PHILADELPHIA DISTRICT



PLAN VIEW
SCALE: 1"= 30'



PROFILE
SCALE: 1"= 3' VERT.
SCALE: 1"= 30' HORIZ.

TIDAL DATUM (NAVD-1988)		
MHHW	MEAN HIGHER HIGH WATER	+2.04
MHW	MEAN HIGH WATER	+2.06
MTL	MEAN TIDAL LEVEL	-0.25
MWL	MEAN LOW WATER	-3.05
MLW	MEAN LOWER LOW WATER	-3.33

RVE
1901
REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST
HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM
Certification of Registration: 24-CA-0000359
-ENGINEERING EXCELLENCE-

DATE: 12-01-2020
DENNIS K. YODER
NJ PROFESSIONAL ENGINEER LIC. NO. 31866

DATE:
STEPHANIE A. CUTHBERT
NJ PROFESSIONAL ENGINEER LIC. NO. 42138

PLANS WHICH DO NOT BEAR AN EMBOSSED SEAL ARE NOT VALID

ALL DOCUMENTS PREPARED BY REMINGTON & VERNICK ENGINEERS AND AFFILIATES ARE THE PROPERTY OF REMINGTON & VERNICK ENGINEERS AND AFFILIATES. NO PART OF ANY DOCUMENT PREPARED BY REMINGTON & VERNICK ENGINEERS AND AFFILIATES MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REMINGTON & VERNICK ENGINEERS AND AFFILIATES. ANY REPRODUCTION OR TRANSMISSION OF ANY DOCUMENT PREPARED BY REMINGTON & VERNICK ENGINEERS AND AFFILIATES WITHOUT THE WRITTEN PERMISSION OF REMINGTON & VERNICK ENGINEERS AND AFFILIATES IS STRICTLY PROHIBITED. REMINGTON & VERNICK ENGINEERS AND AFFILIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. REMINGTON & VERNICK ENGINEERS AND AFFILIATES SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

REVISION	DATE	BY	CHK

ENVIRONMENTAL PERMITTING PLAN AND PROFILE

GLOUCESTER COUNTY UTILITIES AUTHORITY
WASTEWATER AND GGCA MONROEVILLE RD.
AND KINGSWAY REGIONAL HIGH SCHOOL PHASES
GLOUCESTER COUNTY
NEW JERSEY

DRAWN: J.G. / E.M. / D.Y. / R.B.C. / AS NOTED
DESIGN: J.G. / E.M. / D.Y. / R.B.C. / AS NOTED
DATE: 7/2020
SHEET NO.: C-64-EV
JOB NO.: 00000000

Approvals for Acquisition



Slide 26

Thomas Brys & Candice Howard

6.9 net acres

South Brunswick Twp

Middlesex Cty

One single family on the Premises

74% in apiary and horticulture specialties

County Planning Incentive Grant



Property In Question



Preserved Easements



Transfer of Development Rights (TDR)
Preserved: Highlands,
Pinelands and Municipal



Active Applications



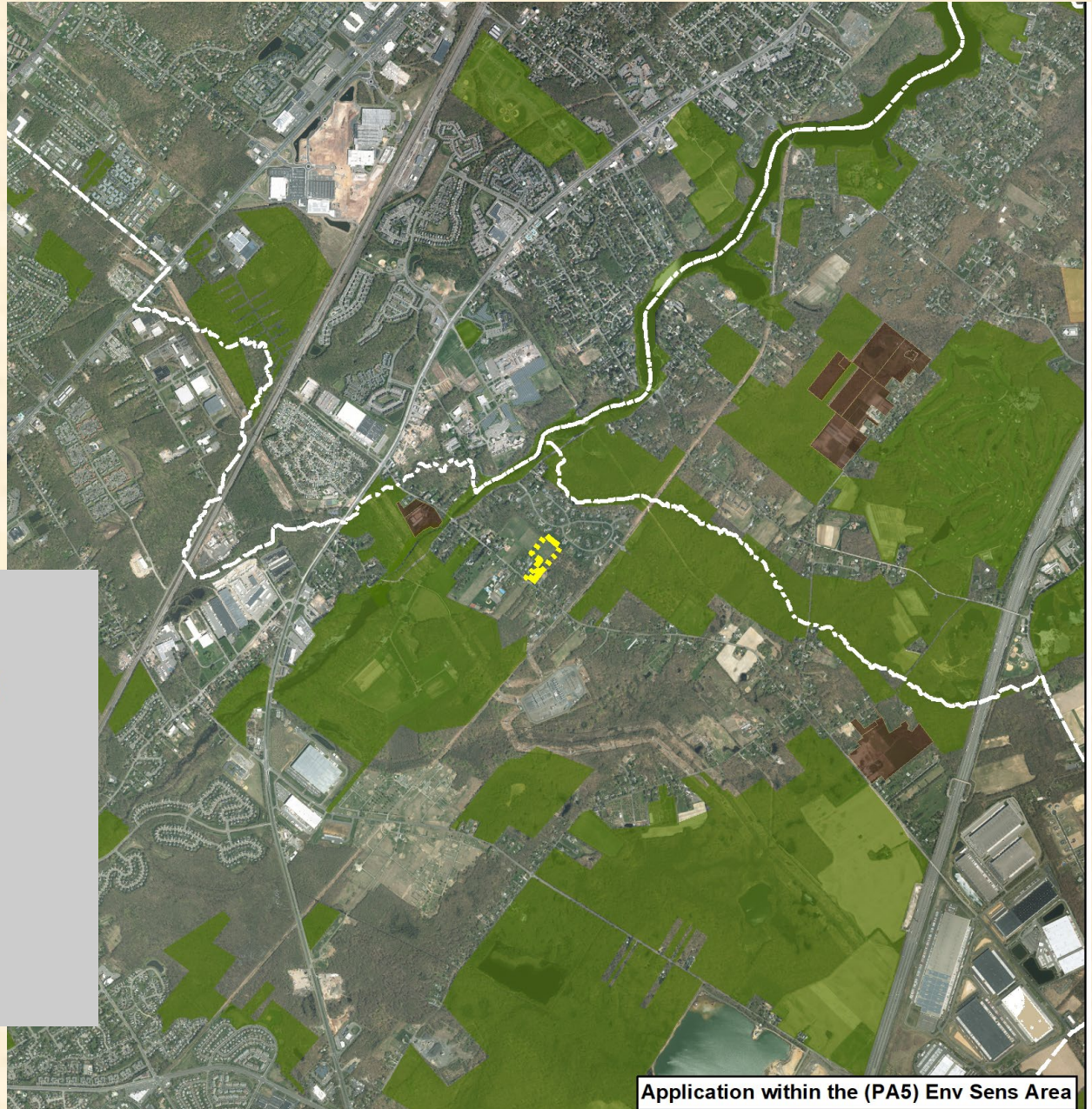
County Boundaries



Municipal Boundaries



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



Slide 27

Application within the (PA5) Env Sens Area

Thomas Brys & Candice Howard

6.9 net acres

South Brunswick Twp

Middlesex Cty

One single family on the Premises

74% in apiary and horticulture specialties

County Planning Incentive Grant

-  Property In Question
-  Wetlands Boundaries
-  Primary - Limited Access
-  Federal or State Hwys
-  County Roads
-  Municipal/Local Roads
-  Highlands or Pinelands Development Credits
-  Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



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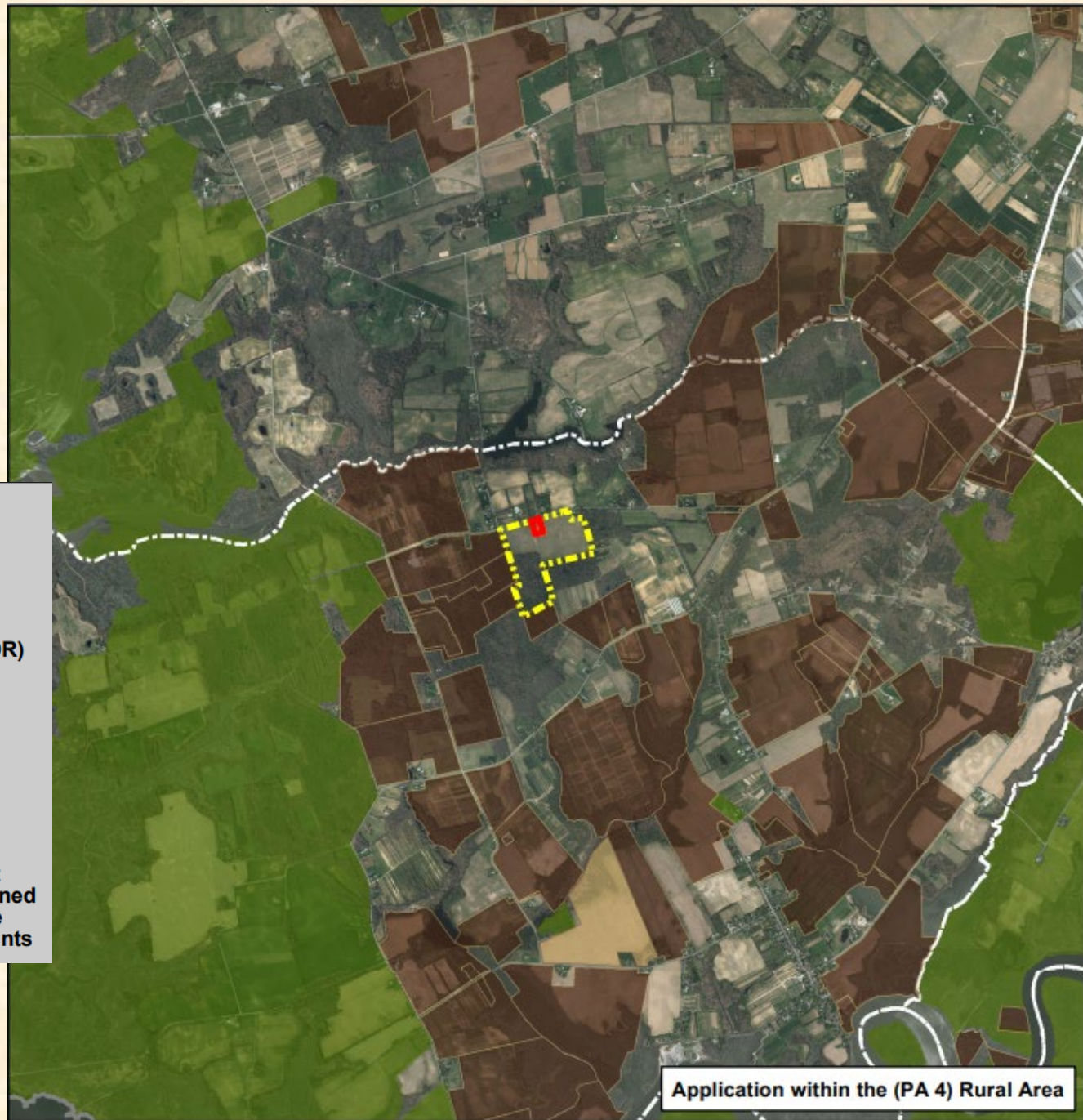
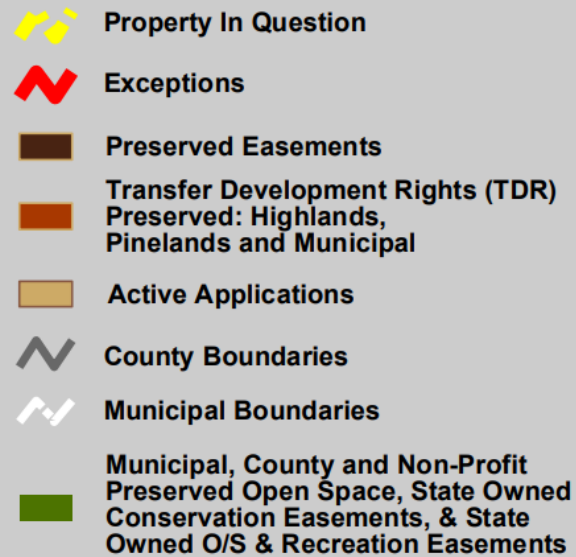
Application within the (PA5) Env Sens Area

Scott & Mitzi Lang
63.4 net acres in Greenwich Twp
Cumberland Cty

1.5 ac nonseverable exception

60% in soybeans

County Planning Incentive Grant



Scott & Mitzi Lang
63.4 net acres in Greenwich Twp
Cumberland Cty

1.5 ac nonseverable exception

60% in soybeans

County Planning Incentive Grant











Clifford W. & Clifford K. Mecouch
66 net acres in Stow Creek Twp
Cumberland Cty

5 ac nonseverable exception

44% in Soy and beef cattle

County Planning Incentive Grant

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



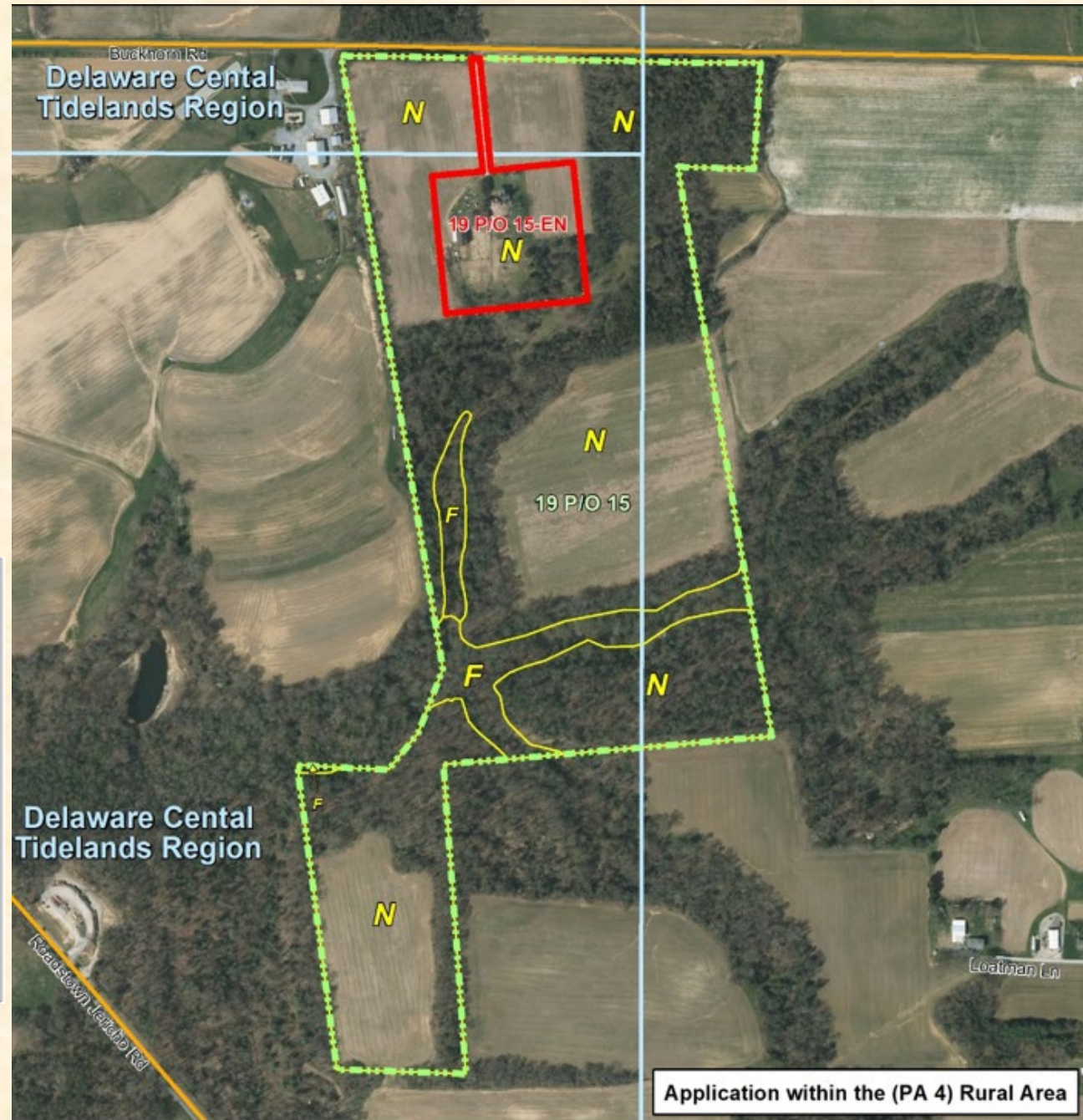
Clifford W. & Clifford K. Mecouch
66 net acres in Stow Creek Twp
Cumberland Cty

5 ac nonseverable exception

44% in Soy and beef cattle

County Planning Incentive Grant

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



Christen & Melissa Williams
12.6 net acres in Pilesgrove Twp
Salem Cty

2.5 ac nonseverable exception

55% in hay

Municipal Planning Incentive Grant








Christen & Melissa Williams
12.6 net acres in Pilesgrove Twp
Salem Cty

2.5 ac nonseverable exception

55% in hay

Municipal Planning Incentive Grant

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

Slide 34

Application within the (PA 4) Rural Area

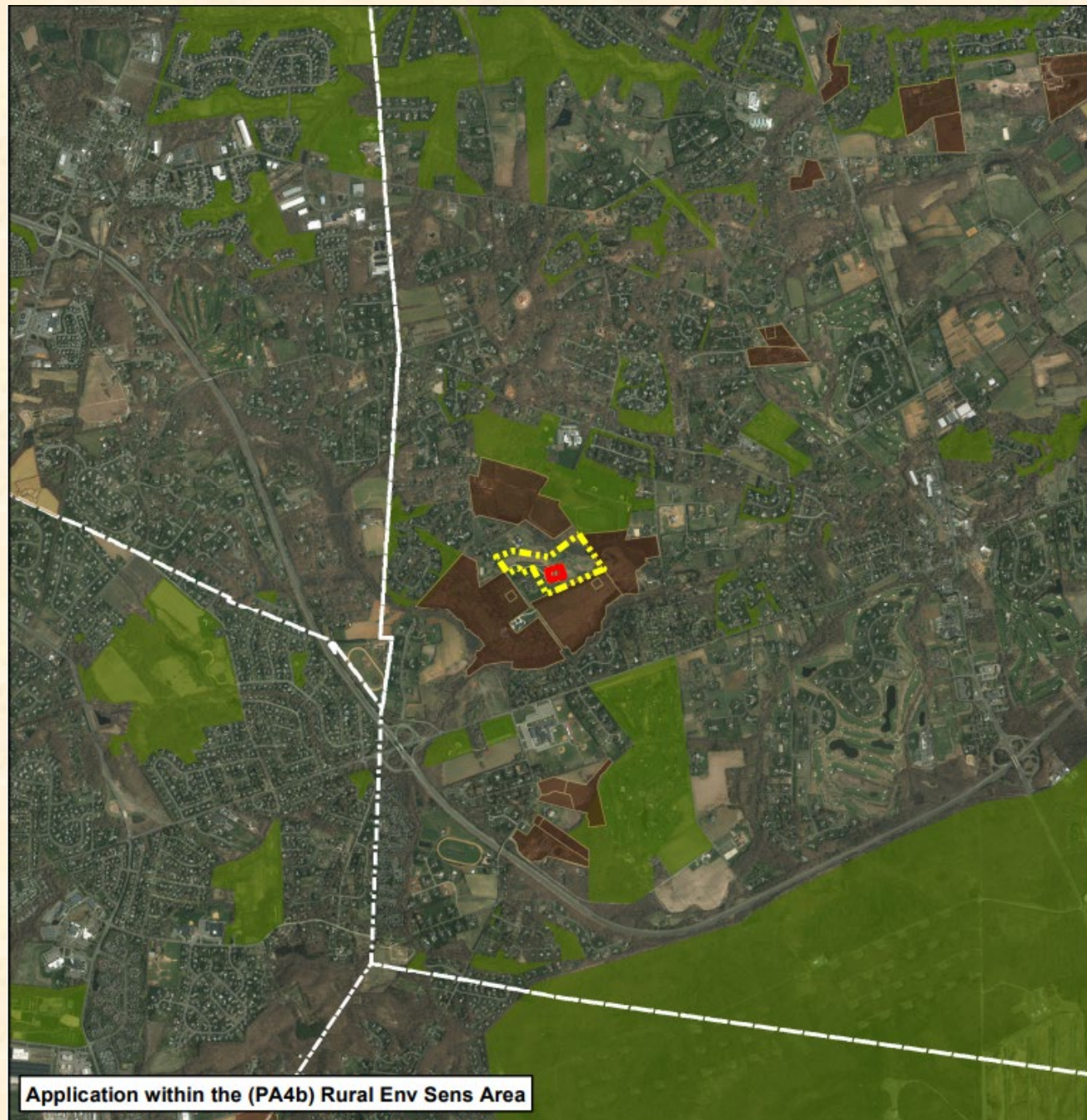
Aaron T. Feiler

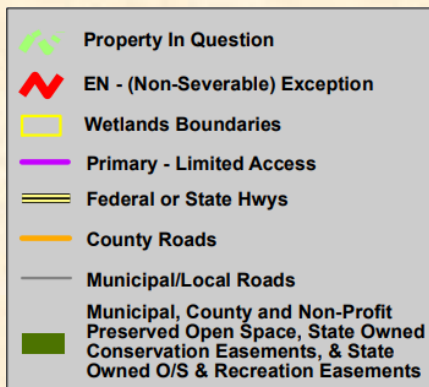
35.7 net acres in Colts Neck Twp
Monmouth Cty

2ac nonseverable exception

69% in Fruit trees & pasture

Municipal Planning Incentive Grant





Aaron T. Feiler

35.7 net acres in Colts Neck Twp, Monmouth Cty

2 ac nonseverable exception

4.8 ac conservation easement pursuant to Township Ordinance

Municipal Planning Incentive Grant

Slide 36

Jamal & Kathleen Kadri
24.7 net acres in Hillsborough Twp
Somerset Cty

In Somerset County ADA

2ac nonseverable exception

94% in Hay

State Acquisition



Application within the (PA4b) Rural Env Sens Area

Jamal & Kathleen Kadri
24.7 net acres in Hillsborough Twp
Somerset Cty

94% tillable in hay production

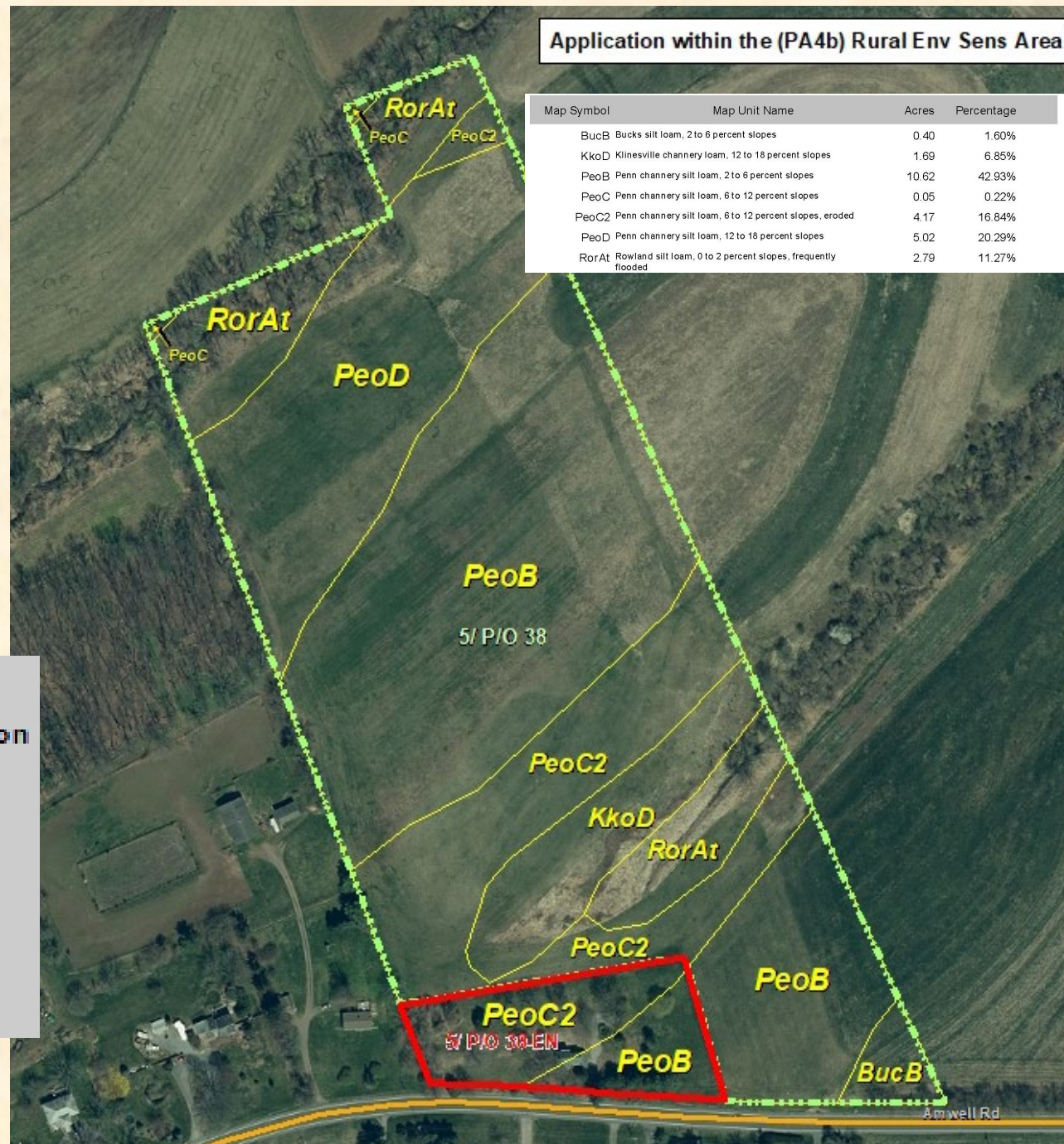
Soils :

- 45% prime
 - 17% statewide importance
 - 11% local importance
- 95% upland

Quality score 67.57 pts “Other farm”

State Acquisition

-  Property In Question
-  EN (non-severable) Exception
-  Soils Boundaries
-  Primary - Limited Access
-  Federal or State Hwys
-  County Roads
-  Municipal/Local Roads



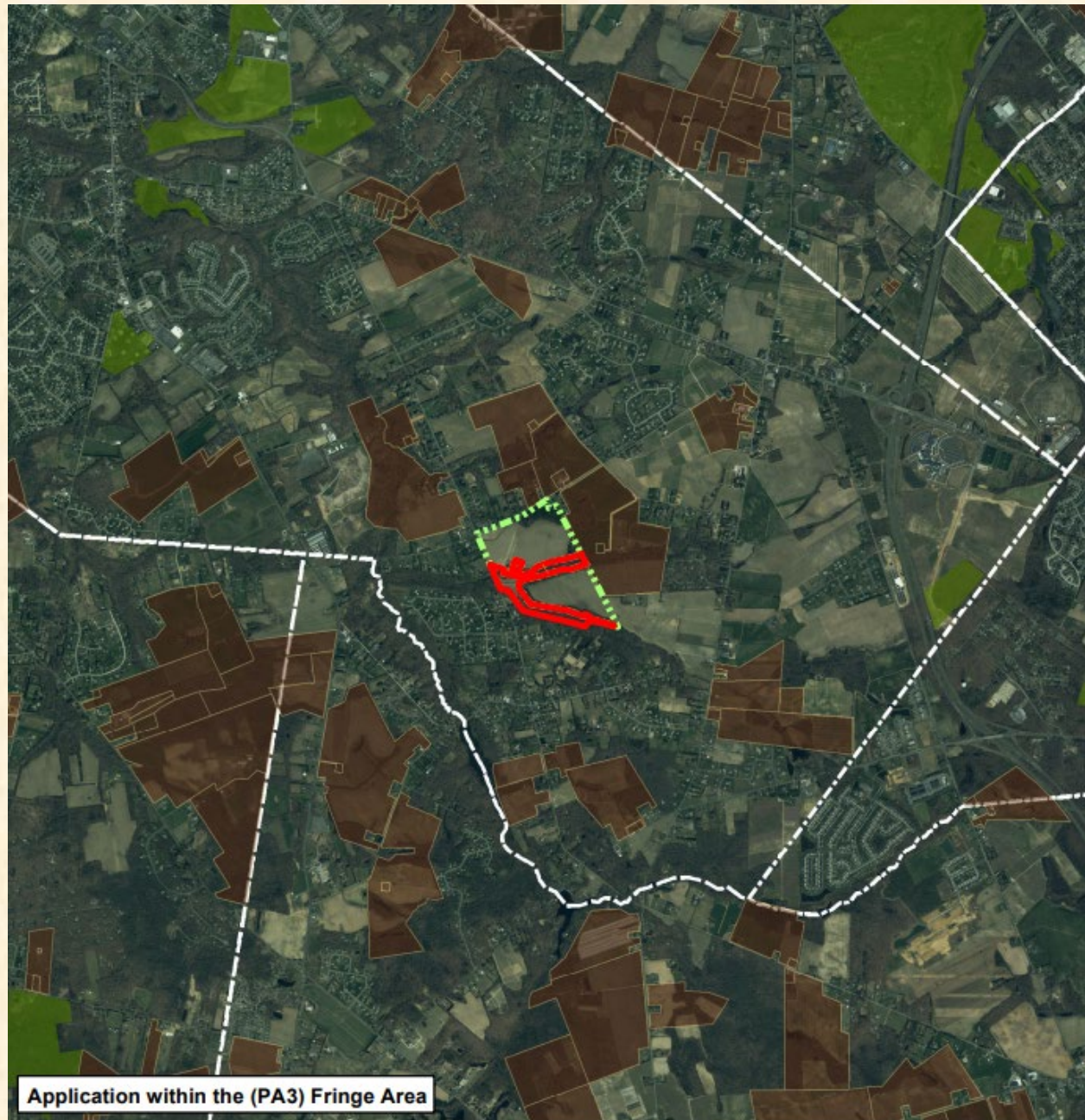
Slide 38

W. Blackman Charitable Trust
110 net acres in Harrison Twp
Gloucester Cty

1.2 ac nonseverable exception for residence
27.2 ac nonseverable exception for
conservation purposes.

In County ADA
80% in corn & soybeans

Easement Donation

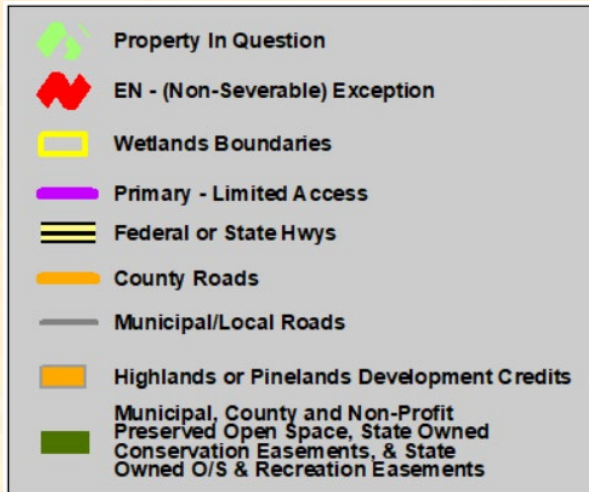


W. Blackman Charitable Trust
110 net acres in Harrison Twp
Gloucester Cty

1.2 ac nonseverable exception for residence
27.2 ac nonseverable exception for
conservation purposes.

In County ADA
80% in corn & soybeans

Easement Donation



Appraisal Handbook Update

On June 25, 2020, the SADC delegated routine minor edits and corrections; however, substantive changes would be submitted to the SADC for review and approval.

The following are substantive changes proposed for the updated handbook:

- Replace Policy P-52 language with a link (page 5)
- Clarify Restricted Report usage (page 8)
- Change requirement for active listings (page 18)
- Add requirement for number of comparable sales and limitations on use of older transactions (pages 19-20)
- Exception areas and residential opportunities (page 34)
- Pinelands region (page 44)
- Remove Policy P-6-C

