

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**Regular Meeting**

**July 24, 2025**

Secretary Wengryn called the meeting to order at 9:10 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 (arrived at 9:16)  
Lauren Procida  
Brian Schilling

**Members Absent**

Tiffany Bohlin  
Gina Fischetti  
Julie Krause

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

**Minutes**

Approval of SADC Open and Closed Session Minutes of June 26, 2025.

It was moved by Mr. Norz and seconded by Mr. Ellis to approve the SADC Open and Closed Session Minutes of June 26, 2025. The motion was approved.

**Report of the Chairman**

Secretary Wengryn reported he met with a delegate from East Macedonia and discussed their agriculture industry and preservation methods. He also stated that he has been traveling around the state to attend county fairs.

### **Report of the Executive Director**

Mr. Roohr reported that the 2024 budget has passed; however, the 2025 request did not pass before the legislature went on break.

Mr. Roohr stated the agency has received approval to hire an additional attorney who will primarily focus on real estate matters and the development of regulations and AMPs. Resumes are being accepted and the interview process will begin shortly.

Mr. Roohr reported that Atlantic County Agriculture Development Board (CADB) hosted successful Right to Farm (RTF) seminar where our legal staff gave a presentation. He also stated that he attended the Salem CADB meeting where staff discussed agriculture development areas and the process would be to amend them as needed.

Mr. Roohr stated the Agricultural Resource Page project, an excel spreadsheet of resources for the farm community, was completed. It provides information on vendors and other professionals associated with agricultural business and is available on the SADC website. He encouraged everyone to review it and provide additional vendors.

### **Public Comment**

Patricia Springwell, Hunterdon County, commented that the intention of the farmland preservation program is to protect the farmland. She asked the committee to remain aware of the true mission of the program when making decisions.

### **Old Business**

#### **A. Stewardship**

##### **1. Resolution: Review of Activities**

**Naturally Nurturing Farm, LLC, SADC ID# 18-0097-EP, Hillsborough, Somerset County, 46.84 net acres.**

**NOTE: Mr. Norz recused himself on this matter**

Mr. Willmott stated Naturally Nurturing Farm was previously discussed at the June SADC meeting and provided a brief review of the activities occurring on the farm. Mr. Willmott stated the Somerset CADB found this farm to be in violation of paragraphs 1, 6 and 7 of the deed of easement and requested an SADC review. Mr. Willmott stated the committee reaffirmed the pilot terms should be followed and Mr. Patel should not bring in any more wood material without CADB and SADC approval. Mr. Patel requested additional wood chips to mulch during the

remainder of the season and the committee directed staff to determine the appropriate amount needed.

After a site visit and consultation with Mr. Patel, staff is recommending allowing 2000 cubic yards to be imported to the farm. This would accommodate mulching 2 acres at a maximum of 8 inches deep. If the committee approves the resolution, Mr. Patel will have 60 days to initiate obtaining a conservation plan that addresses the efficacy of the mulching, and the amount of material needed to achieve the farmer's goals. Aside from the 2000 cubic yards, no more wood material may be brought onto the farm without the conservation plan.

Mr. Patel provided a detailed explanation of his farming practices, the benefits to his ag production and the soil and how it reduces the use of chemicals.

Secretary Wengryn reminded Mr. Patel that his biochar and hügelkultur practices were approved as a pilot program and there is evidence that the conditions of the pilot approval are not being followed. The advantages of these pilot practices need to be proven before they can be expanded, and a conservation plan is necessary for the farm to continue to operate.

Mr. Patel stated that he is aware of the conservation plan requirement but did not understand why he could not continue his practices since he claimed that the soil conditions improved. Secretary Wengryn stated the pilot program parameters must be complied with before an expansion can happen. Mr. Willmott stated that under the pilot program, no additional materials could be brought in without approval and that the investigation was triggered by Mr. Patel recently bringing in a large amount of logs and woodchips. Mr. Clapp stated it has been difficult to get this scope of mulching included into an NRCS conservation plan. Mr. Roohr stated that data for this scale of mulching does not appear to be available and the committee has to determine the level they are comfortable allowing.

Mr. Rosen stated that he's experimented with hügelkultur and is in favor of Mr. Patel's farming methods but expressed concern over the size and scope of what is occurring on his farm. Mr. Schilling stated the parameters of the pilot program were breeched and expressed concern that the resolution allows the landowner to expand his mulching practice.

Secretary Wengryn stated the SADC needs to see the scientific data and a comprehensive conservation plan before the SADC can determine if these practices are successful and allow Mr. Patel to expand them onto other portions of the farm.

After further discussion, the committee was in favor of the pilot program but determined it will require a conservation plan that includes mulching and comprehensive soil testing to establish if these practices are beneficial as soil amendments for agricultural production.

It was moved by Mr. Bullock and seconded by Ms. Niederer to approve Resolution FY2026R7(1), as presented, subject to any conditions of said resolution. A roll call was taken. Mr. Schilling voted against the motion. The motion was approved. A copy of FY2026R7(1) is attached to and a part of these minutes.

### **New Business**

#### **A. September 2025 to July 2026 SADC Meeting Dates**

Mr. Roohr presented for committee approval the proposed SADC meeting dates from September 2025 through July 2026.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve the SADC meeting dates from September 2025 through July 2026. The motion was unanimously approved.

#### **B. Election of Vice Chairman**

Mr. Bullock made a motion to nominate Mr. Ellis to serve as Vice Chairman.

It was moved by Mr. Bullock and seconded by Mr. Norz to elect Mr. Ellis as Vice Chairman. The motion was unanimously approved.

#### **C. Stewardship**

##### **1. Resolution: Special Occasion Events**

##### **a. B&B Farms CSA LLC, SADC ID# 01-0014-DE, Egg Harbor Township, Atlantic County, 18.715 acres.**

Mr. Kimmel referred the committee to an SOE event application for a preserved farm on which SADC holds the easement. The owner submitted an application to hold five cultural or social events in 2025. Staff reviewed the application and conducted a monitoring visit to ensure the SOE parameters were met. Mr. Kimmel stated staff recommends approval of this application.

It was moved by Mr. Norz and seconded by Mr. Schilling to approve Resolution FY2026R7(2) granting final approval, as presented, subject to any conditions of said resolutions. The motion was unanimously approved. A copy of Resolution FY2026R7(2) is attached to and a part of these minutes.



**D. Resolution: Assignment of Agricultural Deed Restriction  
North Hanover Township, Burlington County**

Mr. Bruder stated as part of a final major subdivision approval, a 53-acre parcel of farmland was created and preserved as part of a non-contiguous cluster development plan. North Hanover has requested permission to assign the deed of easement on the preserved parcel to Burlington County. He reviewed the specifics with the committee and stated that staff recommendation is to grant approval.

It was moved by Mr. Bullock and seconded by Mr. Ellis to approve Resolution FY2026R7(3) granting final approval, as presented, subject to any conditions of said resolutions. The motion was unanimously approved. A copy of Resolution FY2026R7(3) is attached to and a part of these minutes.

**E. Special Occasion Events on Preserved Farmland – Annual Report Update to Governor and Legislature**

Mr. Kimmel reviewed the Annual Report Update on Special Occasion Events with the committee. He stated the legislature amended the SOE law by adding a new provision to the requirements regarding the use of permanent structures. As such, the agency guidance documents will be updated and communicated to partners.

Mr. Kimmel stated the legislature requires the report to include data points such as the number of farms that held events, number of guests, the extent of disputes and the frequency of violations. From 2023 to 2025, the number of farms participating in SOEs has doubled. In 2024, 17 farms had approval to hold events, 13 actually held events ranging from 1 to 18 events per farm. Overall, 35 farms have applied and 28 applications have been approved, four were denied and 3 are under review.

Mr. Kimmel stated the law lacks guidance on the roles of the municipalities and the extent of their review and approval role. As a result, there are variations as to how applications are reviewed and how difficult the approval process can be. Mr. Kimmel provided examples of disputes and violations regarding approvals and SOEs held. Mr. Kimmel stated staff will begin writing rules that will clarify the details of the application process, approvals, monitoring, enforcement, and how to handle non approved events which take place. Mr. Roohr stated that staff will use the information collected to draft the rules.

Mr. Schilling stated Rutgers is finalizing their report and it will be available in the near future.

It was moved by Mr. Norz and seconded by Mr. Rosen to approve the Special Occasion Events Annual Report, as presented. The motion was unanimously approved.

## **F. Resolutions: Amended Final Approvals – Statewide Formula Value**

**NOTE: Mr. Norz recused himself from the Deerfield Creek Farm item.**

Ms. Kreiser referred the committee to fifteen amended final approvals for the Municipal, County and Direct Easement Purchase Programs. Staff reviewed the specifics of each request with the committee and explained the amended resolutions are acknowledging that the landowner has accepted the statewide formula and any additional conditions. Staff's recommendation is to grant final approval.

1. Miller, Richard and Mary and Glick, Abner, SADC ID# 17-0256-PG, FY2026R7(4), Block 78, Lot 30, Pilesgrove Township, Salem County, 39.97 acres.
2. Reilly, Aileen Melissa and Chandler, Jeremy (Lot 3), SADC ID# 17-0254-PG, FY2026R7(5), Block 74, Lot 3, Pilesgrove Township, Salem County, 20.5 acres.
3. Reilly, Aileen Melissa and Chandler, Jeremy (Lot 12), SADC ID# 17-0255-PG, FY2026R7(6), Block 79, Lot 12, Pilesgrove Township, Salem County, 18.1 acres.
4. Estate of Tersea Mihalecz, SADC ID# 17-0216-PG, FY2026R7(7), Block 1801, Lots 5 and 5.01 and Block 701, Lot 60, Pittsgrove Township, Salem County, 35.47 acres.
5. Bishop, Kevin and Jessica, SADC ID# 17-0257-PG, FY2026R7(8), Block 50, Lot 1.02, Upper Pittsgrove Township, Salem County, 32.9 acres.
6. S.F. Systems (Lot 1), SADC ID# 06-0223-PG, FY2026R7(9), Block 247, Lot 1, Lawrence Township, Cumberland County, 47.331 acres.
7. Halter, Patrick W. and Husted-Halter, Melanie, SADC ID #06-0230-PG, FY2026R7(10), Block 11, Lot 5, Hopewell Township, Cumberland County, 11.804 acres.

8. Barber, Joan L., Est., SADC ID# 06-0231-PG, FY2026R7(11), Block 4, Lot 34, Deerfield Township and Block 701, Lot 11 and Block 703, Lot 2.01, Upper Deerfield Township, Cumberland County, 41.86 acres.
9. Brooks Farm Properties, LLC, SADC ID# 06-0229-PG, FY2026R7(12), Block 18, Lot 10.01, Hopewell Township Cumberland County, 59.69 acres.
10. Taylor, Jonathan, SADC ID# 06-0234-PG, FY2026R7(13), Block 402, Lot 5.06, Upper Deerfield Township, Cumberland County, 20.02 acres.
11. Deerfield Creek, LLC, SADC ID# 18-0032-PG, FY2026R7(14), Block 76, Lot 4, Branchburg Township, Somerset County, 68.431 acres.
12. Louis J. and Anne M. Baduini Revocable Trusts (East), SADC ID# 21-0081-DE, FY2026R7(15), Block 21, part of Lot 11, Independence Township, Warren County, 49.12 acres.
13. Louis J. and Anne M. Baduini Revocable Trusts (p/o Lot 11 et al.), SADC ID# 21-0082-DE, FY2026R7(16), Block 21, Lots 12, 13 and part of 11, Independence Township, Warren County, 124.1 acres.
14. Louis J. and Anne M. Baduini Revocable Trusts (West), SADC ID# 21-0083-DE, FY2026R7(17), Block 21, Lot 2, Independence Township, Warren County, 99.94 acres.
15. Hopewell Farmland Partnership (Cramer), SADC ID# 06-0078-DE, FY2026R7(18), Block 16, Lots 4 and 5, Hopewell Township, Cumberland County, 120.1 acres.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve Resolutions FY2026R7(4) through FY2026R7(13) and FY2026R7(15) through FY2026R7(18) granting final approval, as presented, subject to any condition of said resolutions. The motion was unanimously approved. A copy of Resolutions FY2026R7(4) through FY2026R7(13) and FY2026R7(15) through FY2026R7(18) are attached to and a part of these minutes.

It was moved by Mr. Ellis and seconded by Mr. Rosen to approve Resolution FY2026R7(14) granting final approval, as presented, subject to any condition of said resolutions. The motion was approved. A copy of Resolution FY2026R7(14) is attached to and a part of these minutes.

## **G. Resolutions: Final Approval – County Planning Incentive Grant Program**

Ms. Mazzella referred the committee to one request for final approval for the County 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. Norz and seconded by Ms. Niederer to approve Resolution FY2026R7(19) granting final approval, as presented, subject to any condition of said resolution.

1. Herdman, Bruce and Ann Marie, SADC ID# 17-0253-PG, FY2026R7(19), Block 73, Lot 11, Pilesgrove Township, Salem County, 28.4 acres.

The motion was approved. A copy of Resolution FY2026R7(19) is attached to and a part of these minutes.

#### **H. Resolutions: Final Approval – Direct Easement Purchase Program**

Ms. Siessel referred the committee to one request for final approval for the Direct Easement Purchase Program. She reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Norz and seconded by Mr. Schilling to approve Resolution FY2026R7(20) granting final approval, as presented, subject to any condition of said resolutions.

1. Cohansey Meadows, LLC & Zander, John G., SADC ID# 06-0096-DE, FY2026R7(20), Block 55, Lots 25, 48 and 51, Fairfield Township, Cumberland County, 1,592.62 acres.

The motion was unanimously approved. A copy of Resolution FY2026R7(20) is attached to and a part of these minutes.

Ms. Bacon and Ms. Mazzella referred the committee to three requests for final approval for the Direct Easement Purchase Program. They reviewed the specifics of the requests 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 Resolutions FY2026R7(21) through FY2026R7(23) granting final approval, as presented, subject to any condition of said resolutions.

2. Reidenbaker, John K., III., SADC ID# 03-0041-DE, FY2026R7(21), Block 100, Lot 1, Moorestown Township and Block 3419, Lot 1, Cinnaminson Township, Burlington County, 25.32 acres.
3. Yarrington, John Peter, SADC ID# 17-0393-DE, FY2026R7(22), Block 69, Lot 19, Upper Pittsgrove Township, Salem County, 49.51 acres.
4. Ballingers Mill LLC, SADC ID# 17-0394-DE, FY2026R7(23), Block 36, Lot 19.01, Block 40, Lot 1, Alloway Township and Block 69, Lot 18, Upper Pittsgrove Township, Salem County, 96.29 acres.

The motion was unanimously approved. A copy of Resolutions FY2026R7(21) through FY2026R7(23) are attached to and a part of these minutes.

#### **I. Resolutions: Preliminary Approval – Direct Easement Purchase Program**

Ms. Siessel and Ms. Bacon referred the committee to two requests for preliminary approval for 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 Ms. Niederer and seconded by Mr. Schilling to approve Resolutions FY2026R7(24) and FY2026R7(25) granting preliminary approval, as presented, subject to any condition of said resolutions.

1. Pustizzi, Albert (Main Rd), SADC ID# 08-0047-DE, FY2026R7(24), Block 7203, Lot 23, Franklin Township, Gloucester County, 30.41 acres.
2. Russo, Rose A., SADC ID# 03-0042-DE, FY2026R7(25), Block 20, Lot 16.01 and 16.05, Lumberton Township, Burlington County, 21.02 acres.

The motion was unanimously approved. A copy of Resolutions FY2025R7(24) through FY2026R7(25) are attached to and a part of these minutes.

#### **J. Pinelands Formula Base Value – Approval of rule amendments proposal**

Ms. Reynolds stated that within the statewide formula law legislative package, the legislature also directed the SADC to amend the Pinelands Formula base value to account for inflation. The Pinelands formula rules, originally enacted in 2001, included base values for the per acre value based on the number of pineland development credits (PDCs) available for the property.

Staff consulted the consumer price index for the Philadelphia region, which includes the pinelands areas, to determine the inflation rate. Since 2001, inflation has increased at an annual rate of 2.4% for a total of 57.6% and the regulatory amendments for consideration increase the various base values by 57.6% while maintaining the ratios between the different base values.

As a result, for properties that are allocated two PDCs, the increase in the base value would increase from \$1,600 per acre to \$2,500 per acre; for properties that qualify for .2 PDCs, the increase would be from \$160 per acre to \$250 per acre; and for properties that qualify for 1 PDC, the increase would be from \$800 per acre to \$1,250 per acre.

Additionally, base values where the landowner elected to take the impervious cover limit would also be adjusted for inflation. For properties that qualify for two PDCs that take the impervious cover limit, their base value will increase from \$1,800 per acre to \$2,800 per acre; properties that qualify for .2 PDCs that take the impervious cover limit would increase from \$180 to \$280 per acre; and properties that qualify for 1 PDC that take the impervious cover limit would increase from \$900 to \$1,400 per acre.

It was moved by Mr. Schilling and seconded by Mr. Rosen to approve the rule amendments as presented. The motion was unanimously approved.

### **Public Comment**

Patricia Springwell, Hunterdon County, commended Naturally Nurturing Farms on their innovative ways to preserve soil and she hopes the SADC will continue to offer assistance to help measure his progress. She reiterated the importance of protecting the soil and implored the SADC to do the same.

Christina Chrobokowa, from 360 Earthworks, thanked the committee for starting the pilot program with Mr. Patel and commended the forward thinking of the board. She asked the committee to consider the scope, scale and impacts conventional farming has on the soil and be open to new innovative agriculture practices.

### **SADC Member Comment**

Mr. Rosen commented that he is willing to engage with the consultants Ms. Chrobokowa referenced to offer guidance for some of the practices discussed. Secretary Wengryn stated that is a good idea.

Mr. Norz commented about the eminent domain case that has been publicized in NJ and asked if eminent domain or preservation will take precedence in this case. Secretary Wengryn stated the courts would have to make that determination.

Mr. Norz asked if there was a response regarding the SSAMP review policy resolution approved last month. Mr. Roohr stated that staff received a request to assist in creating a better review process. Staff has agreed to do so and will be conducting more outreach.

### **CLOSED SESSION**

At 12:34 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 a fee simple acquisition in Readington Township, Hunterdon County; the division of the former Patricelli farm which the SADC acquired in fee simple in Hopewell Township, Mercer County; matters falling within the attorney-client privilege; 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**

No action taken.

### **ADJOURNMENT**

The meeting was adjourned at 1:11 p.m.

Respectfully Submitted,



Charles Roohr, Executive Director  
State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2026R7(1)**

**Review of Activities Occurring on Preserved Farm  
Naturally Nurturing, LLC**

**July 24, 2025**

**Subject Property:  
Block 205.11, Lot 48.05  
Hillsborough Township, Somerset County  
46.84 Easement Acres  
SADC ID#18-0097-EP**

WHEREAS, by Deed of Easement (DOE) dated December 19, 1997, and recorded on December 23, 1997, and re-recorded on February 11, 1998, in the Somerset County Clerk's Office in Deed Book 2156, Page 727, Matjes Associates Partnership conveyed a development easement on Blocks 205, Lots 48, 48.04 and 48.05 ("Original Premises") to the Somerset County Agriculture Development Board (SCADB) pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq.; and

WHEREAS, by resolution #FY99R10(8) dated October 22, 1998, the SADC approved a division of the Original Premises, creating the above-designated property ("Subject Premises"); and

WHEREAS, Naturally Nurturing, LLC, hereinafter "Owner", is the record owner of the Subject Premises by deed dated March 3, 2016, and recorded on March 28, 2016, in the Somerset County Clerk's Office in Deed Book 6861, Page 525, totaling 46.84 acres, (as shown in Schedule "A"); and

WHEREAS, Yash Patel is the principal of Naturally Nurturing, LLC; and

WHEREAS, the DOE identifies no existing single-family residences, no agricultural labor units, no Residual Dwelling Site Opportunities (RDSOs), one 5-acre non-severable exception, and no pre-existing non-agricultural uses on the Subject Premises; and

WHEREAS, Mr. Patel, as the farm operator, farms the Subject Premises using organic methods and reported agricultural production including milo, sorghum, vegetables, and herbs; and

WHEREAS, the Subject Premises includes three hoophouses on the preserved area of the farm, and a hoophouse and Mr. Patel's residence within the exception area; and



WHEREAS, the Owner began importing woody material (tree logs, branches, and woodchips) to the Subject Premises in 2017 for the stated intent of using the material as part of the farm operation for lumber, hugelkulture and the creation of biochar; and

WHEREAS, in 2017 the Owner was informed by the county health department that the accumulation of wood material may be a health code violation unless it was determined to be a legitimate agricultural practice; and

WHEREAS, on April 27, 2020, the State Agriculture Development Committee (SADC) approved a demonstration pilot project for the creation and utilization of biochar and the practice of hügelkultur on the Subject Premises, subject to specific terms and conditions (as shown in Schedule "B"); and

WHEREAS, during a site visit on January 15, 2025, the SCADB observed large amounts of woodchips and logs had recently been imported onto the Subject Premises in violation of the terms of the pilot program (as shown in Schedule "B"); and

WHEREAS, on February 11, 2025, the SADC conducted a site visit with the SCADB to investigate the matter; and

WHEREAS, the February 11, 2025, site visit reflected the following on the Subject Premises:

1. Logs deposited in the exception area, and covered with soil near Mr. Patel's residence.
2. A pile of logs covering an area of approximately 7,000 sq./ft. in a central location.
3. Woodchips being spread over approximately 3.5 acres of a field.
4. Woodchips actively being deposited by a tree service company.

WHEREAS, at the February 11, 2025, site visit, Mr. Patel stated that:

1. He is creating hügelkultur mounds in the exception area by depositing logs and covering them with soil.
2. He does not plan to build the hügelkultur mounds on the preserved area of the farm until next winter.
3. He was not aware that the pilot project had been approved by the SADC until October 2024.
4. Logs are imported and processed in a sawmill on-farm to create plant stakes, hip and baseboards for hoop-houses and for producing mushrooms and providing habitat for pollinators and beneficial insects.
5. Wood chips are used for mulch in production areas of the farm.

WHEREAS, on April 8, 2025, the SADC conducted a site visit with the SCADB to further investigate the matter; and

WHEREAS, the April 8, 2025, site visit reflected the following on the Subject Premises:

1. Additional woodchips and logs had been imported.
2. An area in the southeast corner was excavated beyond the shale layer to create a pit with a depth of approximately 6 feet deep and covering an area of approximately 650 sq./ft. Logs were deposited in the pit.

WHEREAS, at the April 8, 2025, site visit, Mr. Patel stated that:

1. The purpose of depositing the logs in the pit was for the logs to break down in the soil to improve the soil quality and to grow fruit trees in the area.
2. Wood material imported to the farm is purchased.

WHEREAS, SADC staff issued a letter to the Owner on April 24, 2025, regarding potential violations of paragraphs 6 and 7 of the DOE and the terms of the pilot program, and requested specific actions to achieve compliance, including obtaining a farm conservation plan; and

WHEREAS, on May 13, 2025, the SADC conducted a site visit with the SCADB to further investigate the matter; and

WHEREAS, the May 13, 2025, site visit reflected the following on the Subject Premises:

1. Areas where woodchips were spread had been mounded/furrowed into approximately 1 foot tall hills.
2. A new hoophouse was erected on an earthen pad.

WHEREAS, at the May 13, 2025, site visit, Mr. Patel stated that:

1. Woodchips are used for weed suppression. Crops are planted in the woodchip areas.
2. The soil used to level the hoophouse pad is from the farm.
3. No woody material was incorporated into or buried under the hoophouse pad other than small pieces of wood that may have been incorporated incidentally.

WHEREAS, the SCADB determined that the importation, burying, and spreading of the wood material constituted violations of paragraphs 1, 6 and 7 of the DOE and requested an SADC review; and

WHEREAS, SADC staff identified, through aerial imagery, areas of historical trenching and burying of wood material inconsistent with the pilot program terms (as shown in schedule "C"); and

WHEREAS, the SADC reviewed and discussed the matter at its June 26, 2025, meeting and reaffirmed the pilot program requirement that all importation of wood material onto the Premises requires SADC and SCADB approval, and that the wood material must be used in accordance with an approved farm conservation plan; and

WHEREAS, the SADC acknowledged Mr. Patel's request to import woodchips to the farm for mulching his crops before the conservation plan can be obtained; and

WHEREAS, SADC staff and the SCADB visited the Subject Premises on July 1, 2025, to further investigate the activities including the amount of production occurring and the volume of woodchips necessary for mulching crop production areas during the 2025 season; and

WHEREAS, the July 1, 2025, site visit reflected the following on the Subject Premises:

1. An area of approximately 2 acres was mulched and showed minimal crop growth (as shown in Schedule "D").
2. An area near the log stockpile was observed where trenching and burying of wood material took place circa 2023.
3. A negligible amount of additional wood material was deposited since the May 13, 2025 site visit.

WHEREAS, at the July 1, 2025, site visit, Mr. Patel stated that:

1. He seeded approximately half of the two-acre area that was mulched.
2. He plans on spreading woodchips on an additional 4.5 acres for mulching his crop production areas for the remainder of the 2025 growing season.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC finds, based on the on-site observations set forth above, that:
  - a) Wood material (logs, woodchips, and branches) was not deposited on the Subject Premises in accordance with a farm conservation plan or an equivalent agricultural resource management plan.
  - b) There is insufficient evidence supporting that the wood material was imported for agricultural purposes or is being used in a manner that ensures protection of the soil and water resources on the Subject Premises.
  - c) Wood importation and excavation, trenching, and burying of wood material have occurred in areas on the Subject Premises inconsistent with the terms of the pilot program.
  - d) The above-described activities are potentially detrimental to soil and water resources on and continued agricultural use of the Subject Premises.
  - e) The above-described activities and conditions constitute potential violations of paragraphs 1, 2, 3, 6 and 7 of the DOE.

3. The SADC finds that it is appropriate to give the Owner 60 days from the date of this resolution to initiate, and to provide the SADC with written proof of the initiation of, obtaining an approved farm conservation plan to address the activities occurring on the Subject Premises that utilize imported wood material including, but not limited to:
  - a) Mulching as an agricultural practice, including a map of areas to be mulched, a timeline for mulch application and re-application, and establishing an appropriate quantity (volume or weight) of wood chips to import to the farm.
  - b) Activities related to stockpiling logs for pollinator habitat, mushroom production, or other agricultural purposes.
  - c) Biochar application as a soil amendment.
4. The SADC finds that the Owner's importation and utilization of the wood materials shall be conducted in conformance with the approved conservation plan for an agricultural purpose. All other importation of wood material (e.g., logs, branches, woodchips) without SCADB and SADC approval is prohibited.
5. The SADC finds that burying wood material outside of the designated area and not in accordance with the conditions approved in the 2020 pilot project is a violation of the deed of easement.
6. The SADC finds that, in the interim of obtaining the approved farm conservation plan, the Owner is permitted to import no more than 2,000 cubic yards of woodchips for crop mulching on an area of two acres, and at a depth of up to 8 inches, in 2025. Importation of all other wood material (e.g., logs, branches, woodchips) shall not be permitted unless consistent with an approved conservation plan.
7. The SADC finds that the Owner shall, within 60 days from the date of this resolution, initiate, and provide the SADC with written proof of the initiation of a plan for the operation of the sawmill, addressing the stockpile of wood and including the approximate volume of wood needed annually. The plan should explain the types of wood needed (e.g., oak, pine, rot resistant hardwood), the proposed volume needed, the types and quantities of product being produced, the on-farm purpose for the output, and plans for the disposal of excess material.
8. All activities are subject to all local, State, and Federal regulations.

9. This action is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

7/24/2025  
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	RECUSED
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	NO
Edward D. Wengryn, Chairperson	YES





## **Schedule A (Premises)**

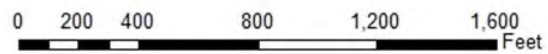


## Legend

### Umrit\_Concerns

#### Notes

-  Buried Logs
-  Buried Logs under greenhouse
-  Excavated Pits
-  Sawmill/Log Processing
-  Wood Chip Application
-  Umrit LLC



## Schedule B (SADC Pilot Program Approval)



## **Attachment A**

### **Naturally Nurturing Proposal – (Biochar)**

Mr. Patel proposes to make biochar on the farm using a supply of wood already onsite. He proposes to build a homemade burner out of a 1,000-gallon steel tank. The biochar is created through a pyrolysis process in which the wood material is placed in a second smaller container within the 1,000-gallon tank. Mr. Patel estimates that he will make between 100-500 pounds of finished biochar per batch with this setup. Mr. Patel is seeking to apply the material at 18 tons/acre with a goal of achieving a 2%, by volume, addition to the soil. The area of the preserved farm he proposes to use for biochar application is 3-3.5 acres, as shown on Schedule "A".

### **Naturally Nurturing Proposal – (Hügelkultur)**

Mr. Patel proposes to make hügelkultur beds also using a supply of wood already onsite. He proposes to dig 75 trenches, 50 feet long, 3 feet wide over a ½ to 1-acre area shown on Schedule "A". These trenches would be filled with tree trunks and limbs and then slightly mounded with the excavated soils being placed back into the mound. Mr. Patel estimates that it will take 6-12 months for the nitrogen in the mounds to adjust to a point where he can plant crops in them. Initial crops planted in the mounds would include legumes and squashes help hold the material in place. Mr. Patel believes that the decaying organic material will provide years of high-quality growing media to accommodate his anticipated production of a wide variety of vegetables.

There is no NRCS or Rutgers Extension practice or fact sheet for hügelkultur. There is an NRCS practice for the use of biochar, but only as it relates to forestry practices, and it has not been adopted in NJ.

### **SADC Requirements –(Biochar)**

- 1) All State and Federal permits, if any, for the production and use of biochar must be obtained prior to producing the material.
- 2) The application rate of biochar shall not exceed of 18 tons/acre.
- 3) Biochar application shall be limited to the 3.5-acre area shown on Schedule "A".
- 4) Soil testing, via Rutgers soils testing laboratory or other qualified testing office, shall be conducted annually on the area of the farm to which biochar is applied. Copies of these results shall be provided to the CADB and SADC.
- 5) If the biochar is not applied at the full rate per acre in the first year applications of biochar shall be adjusted annually, based on soils testing, to achieve optimal agricultural soil productivity levels.
- 6) Biochar applications shall be done in a manner that ensures consistent, relatively even application rates across the site.
- 7) All biochar created onsite must be used onsite and may not be sold or otherwise leave the premises.



### **SADC Requirements--(Hügelkultur)**

The soil type of the hügelkultur area is listed as the Dunnellon series, a prime soil with deep sandy loam soils and depth to bedrock at over 10 feet, however Mr. Patel is finding significant shale at depths of 2 feet or less in this area of the farm. Staff recommends that hügelkultur be permitted on the ½ to 1-acre area as pilot project under the following conditions.

- 1) Trenches for the hügelkultur shall be no more than 18-24 inches in depth, depending on the depth to shale.
- 2) No shale shall be excavated and/or mixed into the trenches as a result of this project.
- 3) Topsoil shall be separated from any subsoil as part of the excavation of the trenches.
- 4) All topsoil shall be reincorporated into the upper layer of the hugels.
- 5) The owner shall consult with NRCS, Rutgers Extension, or other qualified entity, approved by the SADC, to ensure that row orientation and design does not negatively impact natural drainage patterns of the hugel site.

### **For both Biochar and Hügelkultur:**

- 1) The CADB, SADC and its agents be permitted access to the test plots to conduct analysis of the soil conditions before, during and after the practices are implemented. The purpose of this analysis would be to determine whether one or both practices have positive or negative impacts on the agricultural productivity of the soils.
- 2) In the event that one or both practices are determined to have negative impact on the agricultural productivity of the soil the acreage of the impacted area will count toward the landowners allotted soil disturbance acreage as determined by the SADC's soil protection standards.
- 3) The landowner shall enter into an MOU with the CADB and SADC acknowledging the terms of this pilot program.
- 4) The owner shall utilize the existing stockpile of wood, approximately 1,300 cubic yards, for these projects before bringing any new wood material onsite.
- 5) No new wood shall be brought onto the site without approval of the CADB and SADC.

## Schedule "A"



### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Naturally Nurturing, LLC  
Block 205.01, Lot 48.05  
Hillsborough Township, Somerset County  
49-acres



0 195 390 780 1,170  
Feet

4/2/2020



## Schedule C

### Log Importation









## Woodchip Importation









## Excavation, Deposition and Burying wood material









## SCHEDULE D







STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY#2025R7(2)

Special Occasion Events on Preserved Farmland  
B&B Farms CSA, LLC  
July 24, 2025

**Subject Property:**

Block 472, Lot 3  
Galloway Township, Atlantic County  
18.715 acres  
SADC ID# 01-0014-DE  
SOE ID# 01-0014-DE-SOE1

**I. Applicant and property**

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

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

**II. Special Occasion Events law**

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

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

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

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

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

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

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

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

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

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

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

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

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

1. SOEs that involve the service of alcoholic beverages shall comply with all  
applicable State and local laws, regulations, resolutions, and ordinances; and
2. All applicable State and local laws, regulations, resolutions, and ordinances  
including, but not limited to, those concerning food safety, litter, noise, solid

waste, traffic, and the protection of public health and safety shall apply to the special occasion event and all activities related thereto; and

3. To comply with local laws, regulations, resolutions, and ordinances, and if the proposed SOE meets certain conditions, the municipality may require that the owner or operator of the commercial farm submit an application to the municipality for approval, but the municipality shall not charge an application fee of more than \$50.00, and the application shall not require more information than the identification and location where tents and other temporary structures, sanitary facilities, parking, access and egress will be located, where music will be played, the number of expected guests, and other information that may be required of a similar event when conducted at a public park or public venue; and
4. A municipality may require a municipal application if the SOE would: (a) generate a parking or traffic flow situation that could unreasonably interfere with the movement of normal traffic or emergency vehicles or other organized group sharing similar common purposes or goals proceeding in or upon any street, park, or other public place within the municipality; or (b) require the expenditure of municipal resources or inspections from agencies or authorities of the municipality; and
5. No new permanent structures shall be constructed on preserved farmland for the purpose of holding SOEs, and improvements to existing structures shall be limited to the minimum required for the protection of health and safety; and
6. Permanent structures constructed fewer than five years prior to the date of the application shall not be used for the purpose of holding any SOEs in the application, unless: 1) the permanent structure was constructed and is used in accordance with N.J.S.A. 4:1C-9 by a winery for the primary purpose of facilitating the tasting, sale, consumption, production, packaging, or marketing of wine, wine-related products, or farm-related products, as determined by the easement holder; or 2) the total amount of revenue to be earned from all SOEs in the application, and approved to be held on the farm during the calendar year, will not exceed 10 percent of the total revenues accruing to the farm in that calendar year; and
7. The use of tents, canopies, umbrellas, tables, chairs, and other temporary structures on preserved farmland for the purpose of holding SOEs shall be a permitted use provided they comply with applicable construction and fire codes and provided their use is limited to the timeframe from April 1 to November 30; and
8. No public utilities, including gas or sewer lines, shall be extended to preserved farmland for the purpose of holding SOEs, except that electric and water service may be extended to preserved farmland for the purpose of holding SOEs; and



9. Parking for SOEs shall be provided through the use of existing parking areas on the farm and curtilage surrounding existing buildings to the extent possible, and additional on-site areas required for temporary parking shall comply with the standards in the Agricultural Management Practice (AMP) for On-Farm Direct Marketing Facilities, Activities, and Events, N.J.A.C. 2:76-2A.13; and
10. If a commercial farm holds more than one SOE on the same calendar day, only one of the SOEs held on that calendar day may have more than 100 guests; and
11. A commercial farm may hold 26 SOEs each calendar year, of which only six SOEs may have 250 guests or more in attendance at any time during the event; and
12. SOEs held by or for a nonprofit entity shall not count against the 26 SOE limit if the event has fewer than 100 guests and the permittee does not charge for, and receives no fees or compensation for, hosting the event, other than for reimbursement of out-of-pocket expenses, provided the maximum reimbursement to the permittee shall not exceed \$1,000; and
13. A retail food establishment, other than a temporary retail food establishment, shall not operate on a farm in support of SOEs, with the exception of a retail food establishment based at the farm; and

#### **IV. Application**

WHEREAS, on July 2, 2025, the Owner submitted and the SADC received an “Application to Hold Special Occasion Events on Preserved Farmland”; and

WHEREAS, in July 2025, in response to written questions from the SADC, the Owner submitted additional application information to clarify application details and to complete the application; and

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

WHEREAS, Jennifer LaMonaca is authorized to execute documents as managing member on behalf of the Owner as set forth in a “Certificate of Limited Liability Company’s Members” for “B & B Farms CSA, LLC” dated April 19, 2024; and

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

WHEREAS, the application stated that the current agricultural or horticultural uses of the preserved farm are vegetables (estimated 8 acres), fruit (estimated 6 acres),

nursery/greenhouse/floriculture (estimated 1 acre), and field crops (estimated 3 acres); and

WHEREAS, the Galloway Township tax assessor provided a copy of the FA-1 and Supplemental Gross Sales forms filed for the Premises for calendar year 2025, with the FA-1 form describing the current year farming activity as cover crops planted (5 acres), fruit (6 acres), flowers (1 acre), and vegetables (6 acres), and; and

WHEREAS, the application included a map of outline parts of the occupied area proposed to be used for SOEs, hereinafter referred to as the “Occupied Area Applicant Map”, as shown in **Schedule B**; and

WHEREAS, the Owner is seeking SADC approval to have five cultural or social SOEs; and

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

- FesTomato Festival – free, open to the public, in partnership with NOFA NJ. Vendors in Farm Store, and outdoors with tents;
- Arts and Crafts Festival – free, open to the public. Vendors in Farm Store, and outdoors with tents;
- Concerts – ticket event. Live music in Farm Store. Vendors in Farm Store, and outdoors with tents; and
- Dinners - ticket event. Vendors in Farm Store, and outdoors with tents; and

WHEREAS, the application stated that the anticipated dates for SOEs were August 9, 2025 (FesTomato), September 13 (Arts and Crafts Festival), and September 2025 dates to be determined (concerts and dinners); and

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

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

WHEREAS, the application stated that 2-3 portable bathroom facilities would be used for the SOEs; and

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

WHEREAS, the application stated that water service for the proposed SOEs would come from onsite wells and that temporary sinks connected to hoses located at

the Farm Store, Red Barn and Old Barn would be used for Handwashing and drinking; and

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

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

WHEREAS, the application stated that the proposed SOEs would have an estimated attendance range of 50-500 and that an estimated two (2) SOEs would have 250 guests or more; and

## **VI. Review of Application**

WHEREAS, on July 11, 2025, the SADC performed an annual monitoring inspection of the Premises; and

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

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

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

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

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

WHEREAS, the SOE statute states that the easement holder shall approve an SOE application upon a determination that the farm is in compliance with the terms of the farmland preservation deed of easement and a finding that the applicant

and proposed SOEs comply with the requirements of the SOE statute and any rules and regulations adopted by the SADC,


NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC makes the following findings of fact and conclusions of law regarding the application by the Owner to hold SOEs on the Premises:
  - a. The farm is in compliance with the farmland preservation deed of easement.
  - b. There is a commercial farm on the Premises.
  - c. The preserved farmland produces agricultural or horticultural products worth at least \$10,000 annually.
  - d. The proposed occupied area is no more than the lesser of 10 acres or 10 percent of the preserved farmland.
  - e. The proposed number of SOEs to be held on the farm during the calendar year is not more than 26.
  - f. The proposed number of SOEs that would have 250 guests or more in attendance at any time during the event is not more than 6.
  - g. The farm and proposed SOE comply with the requirements of the SOE statute.
3. The SADC approves the Owner's application to hold five SOEs on the Premises in 2025, provided the farm remains in compliance with ARDA, the terms of the farmland preservation deed of easement, the SOE statute and any amendments thereto, and this resolution.
4. The installation and use of temporary structures on preserved farmland for the purpose of holding SOEs is limited to the timeframe from April 1 to November 30;
5. The Owner shall annually certify to the SADC, in a form and manner prescribed by the SADC, information about the SOEs that were held in the prior calendar year, including, but not be limited to, the date, occasion, and approximate number of attendees of each event.
6. The SADC will transmit a copy of this resolution to Galloway Township and the Atlantic County Agriculture Development Board.



7. This action 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.

7/24/2025  
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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

## Schedule A

### Premises

#### B&B Farms CSA, LLC



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#### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

B&B Farms CSA, LLC  
Block 5 Lots P/O 1 (18.715 ac)  
& P/O 1-EN (non-severable exception - 1.286 ac)  
Galloway Twp., Atlantic County

250 125 0 250 500 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 geospatial 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.

Property In Question  
EN - (Non-Severable) Exception



**Sources:**  
NJ Farmland Preservation Program  
NJOTIT "Parcels and MOD-IV Composite of New Jersey"  
NJ Highlands Council "Preservation and Planning Area"  
NJPC "New Jersey Pinelands Management Areas"  
Nearmap "Vertical Aerial Imagery 2024"

7/9/2025



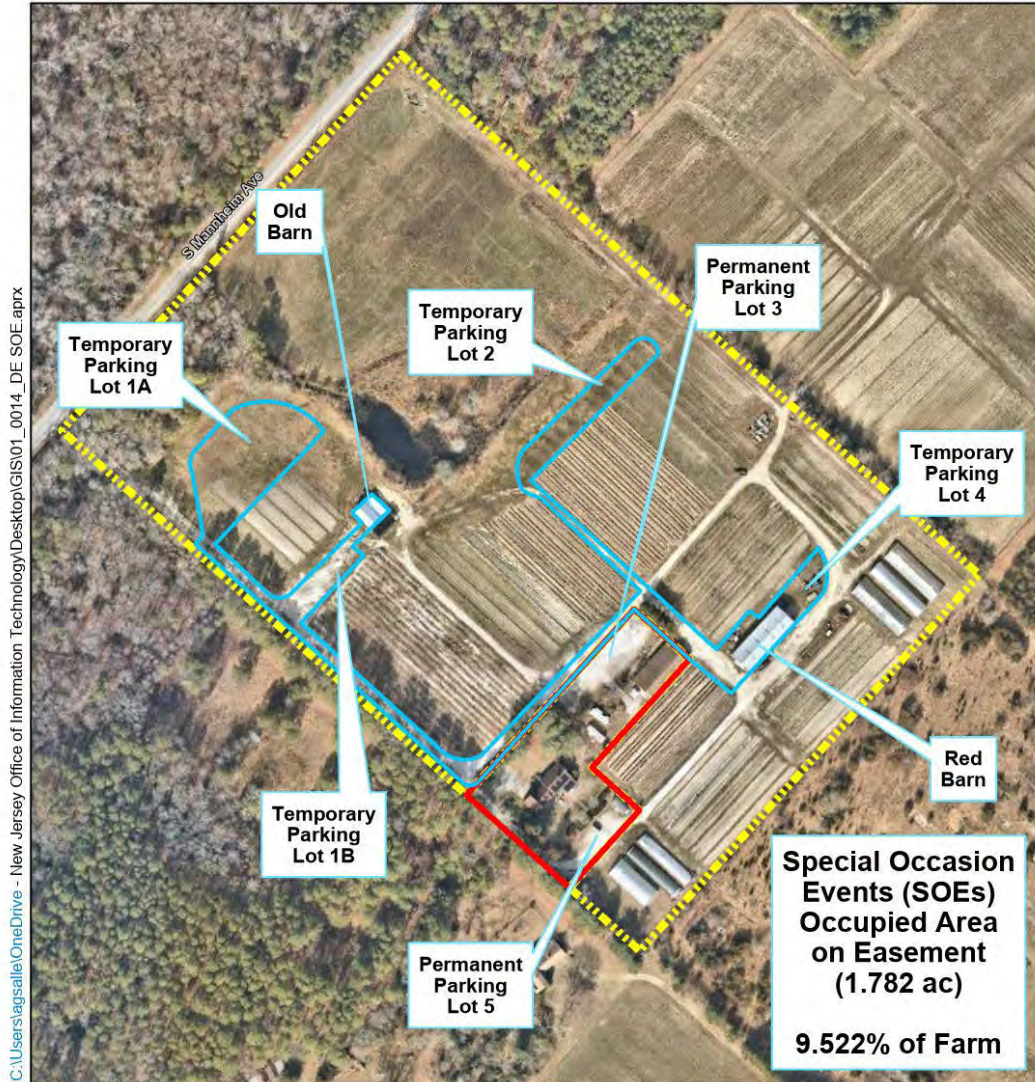
## Occupied Area Applicant Map



## Schedule C

### Occupied Area SADC Map

#### Special Occasion Events (SOEs) Occupied Area



#### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

B&B Farms CSA, LLC  
Block 5 Lots P/O 1 (18.715 ac)  
& P/O 1-EN (non-severable exception - 1.286 ac)  
SOEs Occupied Area on Easement = 1.782 ac  
Percentage of farm in SOEs Occupied Area -  
9.522%  
Galloway Twp., Atlantic County

250 125 0 250 500 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.

Legend:  
B&B Farms CSA, LLC  
Exception Area  
Proposed Occupied Area



Sources:  
NJ Farmland Preservation Program  
NJDOT Road Data/Near Map 2023 Digital Aerial Image

Date Exported: 7/8/2025 2:55 PM



## Schedule D

### Agricultural/Horticultural Production Value Estimating Tool For SOE Applications

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

Applicant Name	B&B Farms CSA, LLC		
Farm Address	250 South Mannheim Ave, Egg Harbor City, NJ 08215		
County	Atlantic		
Municipality	Galloway		
SADC ID Number	01-0014-DE		
General Category of Production	Estimated Gross Production Value/ Acre	Number of Acres	<u>Total</u> Estimated Gross Production Value
Vegetable	\$1,747	8.0	\$13,977.60
Fruit (other than grapes)	\$6,335	6.0	\$38,010.00
Winery/Grapes	\$0		
Nursery/greenhouse/floriculture	\$10,000	1.0	\$10,000.00
Sod	\$6,000		
Field crops	\$294	3.0	\$883.20
Hay	\$287		
Equine	\$190		
Livestock	\$190		
Dairy	\$190		
Christmas Trees	\$0		
Woodland	\$0		
<b>TOTALS</b>		<b>18.0</b>	<b>\$62,870.80</b>

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

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

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

**APPROVAL OF ASSIGNMENT  
AGRICULTURAL DEED RESTRICTION FOR FARMLAND PRESERVATION  
PURPOSES  
RESOLUTION #FY2026R7(3)  
July 24, 2025**

WHEREAS, as set forth in N.J.S.A. 40:55D-2p., a stated purpose of the Municipal Land Use Law is to enable municipalities to offer alternatives to traditional development in order to concentrate development in areas where growth can be best accommodated while preserving agricultural lands, open space, and historic sites; and

WHEREAS, N.J.S.A. 40:55D-39.1a requires that a municipal ordinance authorizing the planning board to approve planned developments, subdivisions, or site plans that allow for contiguous or noncontiguous cluster shall provide for the permanent protection of land as public open space or common open space, as a historic site, or as agricultural land; and

WHEREAS, N.J.S.A. 40:55D-39.1d.(1) states that a municipal ordinance authorizing cluster development for the purpose of permanently protecting agricultural land include a requirement that such preservation be effectuated by a recorded agricultural deed restriction using a template prepared or approved by the State Agriculture Development Committee (SADC); and

WHEREAS, at its meeting of September 22, 2016, the SADC adopted an Agricultural Deed Restriction Template for Farmland Preservation Purposes consistent with N.J.S.A. 40:55D-39.1d.; and

WHEREAS, Section 16-081 of the North Hanover Township code permits Planned Unit Residential Development in the Township's R-A Zoning District allowing dwelling units to be transferred from one parcel to another contiguous or non-contiguous parcel within a planned development; and

WHEREAS, Province Line Farm, LLC was a 106.006-acre site in North Hanover Township (Block 201, Lot 10) that is in the Township's R-A Zoning District; and

WHEREAS, Province Line Farm, LLC received Preliminary and Final Major Subdivision approval from the North Hanover Township Joint Land Use Board on August 24, 2022; and

WHEREAS, in accordance with the Township's Planned Unit Residential Development clustering ordinance, the approval created a 53.5-acre lot to be preserved as active farmland, known as Block 201, Lot 10.43, 37 one-acre single-family detached lots in a development cluster and 3 homeowner association parcels; and

WHEREAS, paragraph 26 of the SADC's adopted an Agricultural Deed Restriction Template for Farmland Preservation Purposes states the Agricultural Deed Restriction may be assigned, provided advanced written approval is obtained from the State Agriculture Development Committee, to the federal government, the State, a county, or a qualifying tax exempt nonprofit organization.

WHEREAS, via Resolution 2025-39, the Township of North Hanover recognized that possession and enforcement of the agricultural deed restriction would be best managed by the County of Burlington, and officially requested the County accept

assignment of the restriction; and

WHEREAS, additional language proposed by Burlington County regarding assignee rights in paragraph 26 of the Agricultural Deed Restriction was reviewed and approved by SADC legal staff; and

WHEREAS, N.J.S.A. 40:55D-39.1d.(5) states that agricultural land subject to an agricultural restriction approved by the SADC shall be provided the benefits of the "Right to Farm Act" and other benefits provided pursuant to the "Agriculture Retention and Development Act,"; and

WHEREAS, N.J.S.A. 40:55D-39.1f. requires that any development restriction be enforceable by the municipality and the State of New Jersey and, if authorized by municipal ordinance, another public agency or non-profit conservation organization.

NOW, THEREFORE, BE IT RESOLVED, that the SADC approves assignment of the Agricultural Deed Restriction For Farmland Preservation Purposes for Block 201, Lot 10.43 in the Township of North Hanover to the Burlington County Board of County Commissioners; and


BE IT FURTHER RESOLVED, that the SADC approves minor amendments made to its adopted Agricultural Deed Restriction Template for Farmland Preservation Purposes for Block 201, Lot 10.43, including additional language proposed by Burlington County in paragraph 26; and

BE IT FURTHER RESOLVED, that the SADC supports implementation of contiguous and noncontiguous clustering, where appropriate, for the retention of agricultural land in coordination with traditional farmland preservation efforts; and

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

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

7/24/2025  
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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(4)**  
**AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**  
**JULY 24, 2025**

Subject        Miller, Richard & Mary and Glick, Abner ("Owner")  
Property:      Block 78, Lot 30, Pilesgrove Township, Salem County ("Property")  
                    SADC ID#: 17-0256-PG

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter "Statewide Formula"); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on July 28, 2023, the SADC certified the Development Easement value of \$5,200 per acre based on zoning and environmental regulations in place as of the current valuation date July 17, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on March 28, 2024 (RESOLUTION FY2024R3(7)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$10,750 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 \$5,375 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 A); 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 \$7,978 per acre; and

WHEREAS, the Owners accepted the Township's offer of \$7,978 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, the estimated cost share breakdown is as follows (based on 39.97 acres):

	Original Cost share	Formula Cost share	Estimated Total
SADC	\$3,500/acre	\$6,382.40/acre	\$255,088.53
Pilesgrove Township	\$850/acre	\$797.80/acre	\$31,888.07
<u>Salem County</u>	<u>\$850/acre</u>	<u>\$797.80/acre</u>	<u>\$31,888.07</u>
Total Easement	\$5,200/acre	\$7,978.00/acre	\$318,880.66



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 \$281,150.10; and

WHEREAS, by resolution the Pilesgrove Township Committee amended its funding commitment for \$797.80 per acre of the easement purchase on June 11, 2025, and;

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting \$281,150.10 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-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 for up to 50% of the eligible ancillary costs, which will be deducted from existing base grant appropriations, subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION FY2024R3(7) and grants final approval to the additional restrictions along with an amended cost share grant to Pilesgrove Township for the purchase of a development easement on the Property, comprising approximately 41.169 easement acres, at a State cost share of \$6,829.17 per acre, for a total grant of approximately \$281,150.10 pursuant to N.J.A.C. 2:76-26.12; and
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. All other provisions of the RESOLUTION FY2024R3(7) shall remain in effect; and
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
6. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Miller & Glick			
<b>SADC ID:</b>	17-0256-PG	<b>Total Score</b>	24.21
<b>Farm Address:</b>	Pitesgrove	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	15.14
<b>Natural Resource Factors - Max Add-on % =</b>		10	4.07
<b>Local Importance Factors - Max Add-on % =</b>		15	0.00
<b>Max Allowable Score of all of the above</b>		30	19.21
<b>Additional Restrictions - Max Add-on % =</b>		10	5.00
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		7.59	
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	22.59
			<b>Agricultural Resource %</b>
			15.14
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		3.34	
Upland Forest		2.00	
Wetland & Open Water/Flood Hazard Mitigation		2.00	
Contiguity to Preserved Open Space		7.00	
Surface Water Quality Classification		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	12.34
			<b>Natural Resource %</b>
			4.07
<b>Local Importance Factors</b>		<b>Percent</b>	
Risk of Conversion		0	
Buffer to Critical Infrastructure		0	
Property of Unique Importance		0	
		<b>Local Importance %</b>	
		0	
<b>Voluntary Deed Restrictions</b>		<b>Percent</b>	
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions %</b>	
		5	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$10,750	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$7,440	
Per Acre Value of Voluntary Deed Restrictions (each)		\$538	
Per Acre Value after Voluntary Deed Restrictions		\$7,978	
Net Acres		39.97	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$297,377	
Plus: Adjustment for Voluntary Restrictions (+)		\$21,504	
Estimated offer before Residential Opportunities reduction		\$318,881	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$318,881</b>	

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. 2:76-9 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

SADC Municipal Pig Financial Status  
Schedule B

Pilesgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	Application Process Dates				SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant			
														Fiscal Year 09		750,000.00	
				Fiscal Year 11		500,000.00											
				Fiscal Year 13		500,000.00											
Fiscal Year 17		500,000.00															
Fiscal Year 19		1,000,000.00															
Fiscal Year 21		1,000,000.00															
Fiscal Year 22		1,000,000.00															
SADC ID#	Farm	Acres	Pay Acres	SADC GLA	SADC CMV	SADC FA	Closed	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance
																	5,250,000.00
17-0153-PG	Wentzell, Wayne & Marlene	33.807	33.807	11/15/15	02/04/16	10/26/17	12/05/18	6,930.00	2,310.00	234,282.51	78,094.17	156,188.34	78,094.17	75,741.43	78,094.17	78,094.17	3,428,154.36
17-0154-PG	Stoms, William K. (Revocable Trust)	16.018	16.018	12/01/15	03/24/16	10/26/17	12/04/18	7,500.00	2,500.00	120,135.00	40,045.00	80,090.00	34,438.70	38,042.75	40,045.00	40,045.00	3,388,109.36
17-0155-PG	Atanasio, Philip R.	39.084	39.084	12/01/15	03/24/16	10/26/17	12/04/18	7,040.00	2,399.40	275,151.36	93,777.96	181,373.40	66,466.44	94,305.63	93,777.96	93,777.96	3,294,331.40
17-0175-PG	Byrnes, Edward & Barbara (Lot 2)	46.832	46.832	10/28/16	02/23/17	01/25/18	06/22/18	7,000.00	3,502.24	327,824.00	164,016.90	163,807.10	30,335.90	163,912.00	164,016.90	164,016.90	3,130,314.50
17-0214-PG	Maccarone, Venerando M.	41.594	41.594	02/26/19	05/23/19	01/23/20	03/24/21	8,000.00	3,636.04	332,752.00	151,237.50	128,941.40	52,573.10	151,237.50	151,237.50	151,237.50	2,979,077.00
17-0183-PG	Leone, Joseph & Nancy	58.695	58.695	11/09/17	04/27/18	01/23/20	07/21/20	8,500.00	4,690.64	498,907.50	283,907.50	233,371.75	18,371.75	264,740.00	283,907.50	283,907.50	2,695,169.50
17-0232-PG	Williams, Christen M. & Melissa A.	12.900	13.287	12/02/20	03/05/21	04/28/22		6,200.00	4,000.00	82,379.40	53,148.00			53,148.00			2,642,021.50
17-0255-PG	Reilly, Aileen Melissa & Chandler, Jeremy (L12)	18.100	18.643	08/31/22	03/29/23	12/07/23		9,781.00	8,372.54	182,347.18	156,089.26			156,089.26			2,485,932.24
17-0254-PG	Reilly, Aileen Melissa & Chandler, Jeremy (L3)	20.500	21.115	11/11/22	03/29/23	12/07/23		9,184.00	7,861.50	193,920.16	165,995.57			165,995.57			2,319,936.67
17-0256-PG	Miller, Richard, Mary & Glick, Abner	39.970	41.169		07/28/23	03/28/24		7,978.00	6,829.17	328,446.28	281,150.10			281,150.10			2,038,786.57
Closed	12	609.923	609.254							5,069,094.37	2,763,464.50	2,192,612.62	552,513.61				
Encumbered	4	91.470	94.214							787,093.03	656,382.94						
												Encumber/Expended FY09	-	-	750,000.00	-	
												Encumber/Expended FY11	-	-	500,000.00	-	
												Encumber/Expended FY13	-	-	500,000.00	-	
												Encumber/Expended FY17	-	-	500,000.00	-	
												Encumber/Expended FY19	656,382.93	-	304,830.50	38,786.57	
												Encumber/Expended FY20					
												Encumber/Expended FY21	-	-	-	1,000,000.00	
												Encumber/Expended FY22	-	-	-	1,000,000.00	
												Total				2,038,786.57	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(5)**  
**AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**  
**JULY 24, 2025**

Subject        Reilly, Aileen Melissa & Chandler, Jeremy (“Owner”)  
Property:      Block 74, Lot 3, Pilesgrove Township, Salem County (“Property”)  
                    SADC ID#: 17-0254-PG

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on March 29, 2023, the SADC certified the Development Easement value of \$5,700 per acre based on zoning and environmental regulations in place as of the current valuation date February 15, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on December 7, 2023 (RESOLUTION FY2024R12(6)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$11,300 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 \$5,650 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 A); 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 \$9,184 per acre; and

WHEREAS, the Owners accepted the township’s offer of \$9,184 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, the estimated cost share breakdown is as follows (based on 20.5 acres); and

	<u>Original</u> <u>Cost share</u>	<u>Formula</u> <u>Cost share</u>	<u>Estimated</u> <u>Total</u>
SADC	\$3,750/acre	\$7,347.20/acre	\$150,617.60
Township	\$975/acre	\$918.40/acre	\$18,827.20
County	<u>\$975/acre</u>	<u>\$918.40/acre</u>	<u>\$18,827.20</u>
Total Easement	\$5,700/acre	\$9,184/acre	\$188,272.00

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 \$166,270.73; and

WHEREAS, the Pilesgrove Committee, Salem County Agriculture Development Board, and Salem County Board of County Commissioners have not yet adopted a resolution approving the amended conditions and funding commitment for the acquisition of a development easement, therefore the SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting \$166,270.73 in base grant funding which is available at this time (Schedule B); 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 for up to 50% of the eligible ancillary costs, which will be deducted from existing base grant appropriation, subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION FY2024R12(6) and grants final approval to the additional restrictions along with an amended cost share grant to Pilesgrove Township for the purchase of a development easement on the Property, comprising approximately 21.15 easement acres, at a State cost share of \$7,861.50 per acre, for a total grant of approximately \$166,270.73 pursuant to N.J.A.C. 2:76-26.12; and
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. All other provisions of the RESOLUTION FY2024R12(6) shall remain in effect; and
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
6. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

## **SCHEDULE A**



# SADC Statewide Formula Value Calculation

<b>Farm Name:</b>	Reilly & Chandler Lot 3		
<b>SADC ID:</b>	17-0254-PG	<b>Total Score</b>	31.27
<b>Farm Address:</b>	Pilesgrove	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>	20		13.61
<b>Natural Resource Factors - Max Add-on % =</b>	10		2.66
<b>Local Importance Factors - Max Add-on % =</b>	15		10.00
<b>Max Allowable Score of all of the above</b>	30		26.27
<b>Additional Restrictions - Max Add-on % =</b>	10		5.00

Agricultural Resource Factors		Points
Soils		9.31
Size		0.00
Tillability		10.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	20.31
		<b>Agricultural Resource %</b>
		13.61

Natural Resource Factors		Points
Groundwater Recharge Capability		4.06
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		3.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	8.06
		<b>Natural Resource %</b>
		2.66

Local Importance Factors		Percent
Risk of Conversion		5
Buffer to Critical Infrastructure		5
Property of Unique Importance		0
		<b>Local Importance %</b>
		10

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

Landowner Formula Offer Calculations		Value
<b>Per Acre Values</b>		
Certified Market Value Unrestricted, per acre		\$11,300
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$8,619
Per Acre Value of Voluntary Deed Restrictions (each)		\$565
Per Acre Value after Voluntary Deed Restrictions		\$9,184
Net Acres		20.47
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		\$176,431
Plus: Adjustment for Voluntary Restrictions (+)		\$11,566
Estimated offer before Residential Opportunities reduction		\$187,997
Less: Adjustment for Residential Opportunities (-)		\$0
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$187,997</b>

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. 2:78-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:78-6 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.



SADC Municipal Pig Financial Status  
Schedule B

Pilesgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	Application Process Dates				SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant				
														Fiscal Year 09		750,000.00		
				SADC GLA	SADC CMV	SADC FA	Closed			Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	
																		5,250,000.00
17-0153-PG	Wentzell, Wayne & Marlene	33.807	33.807	11/15/15	02/04/16	10/26/17	12/05/18	6,930.00	2,310.00	234,282.51	78,094.17	156,188.34	78,094.17	75,741.43	78,094.17	78,094.17		3,428,154.36
17-0154-PG	Stoms, William K. (Revocable Trust)	16.018	16.018	12/01/15	03/24/16	10/26/17	12/04/18	7,500.00	2,500.00	120,135.00	40,045.00	80,090.00	34,438.70	38,042.75	40,045.00	40,045.00		3,388,109.36
17-0155-PG	Atanasio, Philip R.	39.084	39.084	12/01/15	03/24/16	10/26/17	12/04/18	7,040.00	2,399.40	275,151.36	93,777.96	181,373.40	66,466.44	94,305.63	93,777.96	93,777.96		3,294,331.40
17-0175-PG	Byrnes, Edward & Barbara (Lot 2)	46.832	46.832	10/28/16	02/23/17	01/25/18	06/22/18	7,000.00	3,502.24	327,824.00	164,016.90	163,807.10	30,335.90	163,912.00	164,016.90	164,016.90		3,130,314.50
17-0214-PG	Maccarone, Venerando M.	41.594	41.594	02/26/19	05/23/19	01/23/20	03/24/21	8,000.00	3,636.04	332,752.00	151,237.50	128,941.40	52,573.10	151,237.50	151,237.50	151,237.50		2,979,077.00
17-0183-PG	Leone, Joseph & Nancy	58.695	58.695	11/09/17	04/27/18	01/23/20	07/21/20	8,500.00	4,690.64	498,907.50	283,907.50	233,371.75	18,371.75	264,740.00	283,907.50	283,907.50		2,695,169.50
17-0232-PG	Williams, Christen M. & Melissa A.	12.900	13.287	12/02/20	03/05/21	04/28/22		6,200.00	4,000.00	82,379.40	53,148.00			53,148.00				2,642,021.50
17-0255-PG	Reilly, Aileen Melissa & Chandler, Jeremy (L12)	18.100	18.643	08/31/22	03/29/23	12/07/23		9,781.00	8,372.54	182,347.18	156,089.26			156,089.26				2,485,932.24
17-0254-PG	Reilly, Aileen Melissa & Chandler, Jeremy (L3)	20.500	21.115	11/11/22	03/29/23	12/07/23		9,184.00	7,861.50	193,920.16	165,995.57			165,995.57				2,319,936.67
17-0256-PG	Miller, Richard, Mary & Glick, Abner	39.970	41.169		07/28/23	03/28/24		7,978.00	6,829.17	328,446.28	281,150.10			281,150.10				2,038,786.57
Closed	12	609.923	609.254							5,069,094.37	2,763,464.50	2,192,612.62	552,513.61					
Encumbered	4	91.470	94.214							787,093.03	656,382.94							
														Encumber/Expended FY09	-	-	750,000.00	-
														Encumber/Expended FY11	-	-	500,000.00	-
														Encumber/Expended FY13	-	-	500,000.00	-
														Encumber/Expended FY17	-	-	500,000.00	-
														Encumber/Expended FY19	656,382.93	-	304,830.50	38,786.57
														Encumber/Expended FY20				
														Encumber/Expended FY21	-	-	-	1,000,000.00
														Encumber/Expended FY22	-	-	-	1,000,000.00
														Total				2,038,786.57

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(6)**  
**AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**  
**JULY 24, 2025**

Subject        Reilly, Aileen Melissa & Chandler, Jeremy (Lot 12) (“Owner”)  
Property:      Block 79, Lot 12, Pilesgrove Township, Salem County (“Property”)  
                    SADC ID#: 17-0255-PG

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on March 29, 2023, the SADC certified the Development Easement value of \$5,800 per acre based on zoning and environmental regulations in place as of the current valuation date February 15, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on December 7, 2023 (RESOLUTION FY2024R12(7) and amended on October 29, 2024 but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$12,300 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 \$6,150 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 A); and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is \$9,781 per acre; and

WHEREAS, the Owners accepted the Township’s offer of \$9,781 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, the estimated cost share breakdown is as follows (based on 18.1 acres); and

	Original	Formula	Estimated
	Cost share	Cost share	Total
SADC	\$3,800/acre	\$7,824.80/acre	\$141,628.88
Township	\$1,000/acre	\$978.10/acre	\$17,703.61
County	\$1,000/acre	\$978.10/acre	\$17,703.61
Total Easement	\$5,800/acre	\$9,781/acre	\$177,036.10

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 \$156,089.26; and

WHEREAS, the Pilesgrove Committee, Salem County Agriculture Development Board, and Salem County Board of County Commissioners have not yet adopted a resolution approving the amended conditions and funding commitment for the acquisition of a development easement, therefore the SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting \$156,089.26 in base grant funding which is available at this time (Schedule B); 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 for up to 50% of the eligible ancillary costs, which will be deducted from existing base grant appropriation, subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION FY2024R12(7) and grants final approval to the additional restrictions along with an amended cost share grant to Pilesgrove Township for the purchase of a development easement on the Property, comprising approximately 18.643 easement acres, at a State cost share of \$8,372.54 per acre, for a total grant of approximately \$156,089.26 pursuant to N.J.A.C. 2:76-26.12; and
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. All other provisions of the RESOLUTION FY2024R12(7) shall remain in effect; and
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
6. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Reilly & Chandler Lot 12			
<b>SADC ID:</b>	17-0255-PG	<b>Total Score</b>	29.52
<b>Farm Address:</b>	Pilesgrove	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	13.92
<b>Natural Resource Factors - Max Add-on % =</b>		10	5.60
<b>Local Importance Factors - Max Add-on % =</b>		15	10.00
<b>Max Allowable Score of all of the above</b>		30	29.52
<b>Additional Restrictions - Max Add-on % =</b>		10	0.00
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		9.77	
Size		0.00	
Tillability		10.00	
Contiguity to Preserved Farms		1.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.67	20.77
		<b>Agricultural Resource %</b>	
		13.92	
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		5.96	
Upland Forest		0.00	
Wetland & Open Water/Flood Hazard Mitigation		1.00	
Contiguity to Preserved Open Space		10.00	
Surface Water Quality Classification		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	16.96
		<b>Natural Resource %</b>	
		5.60	
<b>Local Importance Factors</b>		<b>Percent</b>	
Risk of Conversion		5	
Buffer to Critical Infrastructure		5	
Property of Unique Importance		0	
		<b>Local Importance %</b>	
		10	
<b>Voluntary Deed Restrictions</b>		<b>Percent</b>	
Impervious Cover Limit (10%)		0	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions %</b>	
		0	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$12,300	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$9,781	
Per Acre Value of Voluntary Deed Restrictions (each)		\$615	
Per Acre Value after Voluntary Deed Restrictions		\$9,781	
Net Acres		18.14	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$177,427	
Plus: Adjustment for Voluntary Restrictions (+)		\$0	
Estimated offer before Residential Opportunities reduction		\$177,427	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$177,427</b>	

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

Report Date  
7/10/2025  
3:17 PM  
C:\Users\jgsmo\Downloads\SPV\Testing\Reilly & Chandler Lot 12 SPV\_Score\_Report.xlsx

Version 1.14-04/23/2025

SADC Municipal Pig Financial Status  
Schedule B

Pilesgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	Application Process Dates				SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant				
														Fiscal Year 09		750,000.00		
				SADC GLA	SADC CMV	SADC FA	Closed			Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	
																		5,250,000.00
17-0153-PG	Wentzell, Wayne & Marlene	33.807	33.807	11/15/15	02/04/16	10/26/17	12/05/18	6,930.00	2,310.00	234,282.51	78,094.17	156,188.34	78,094.17	75,741.43	78,094.17	78,094.17		3,428,154.36
17-0154-PG	Stoms, William K. (Revocable Trust)	16.018	16.018	12/01/15	03/24/16	10/26/17	12/04/18	7,500.00	2,500.00	120,135.00	40,045.00	80,090.00	34,438.70	38,042.75	40,045.00	40,045.00		3,388,109.36
17-0155-PG	Atanasio, Philip R.	39.084	39.084	12/01/15	03/24/16	10/26/17	12/04/18	7,040.00	2,399.40	275,151.36	93,777.96	181,373.40	66,466.44	94,305.63	93,777.96	93,777.96		3,294,331.40
17-0175-PG	Byrnes, Edward & Barbara (Lot 2)	46.832	46.832	10/28/16	02/23/17	01/25/18	06/22/18	7,000.00	3,502.24	327,824.00	164,016.90	163,807.10	30,335.90	163,912.00	164,016.90	164,016.90		3,130,314.50
17-0214-PG	Maccarone, Venerando M.	41.594	41.594	02/26/19	05/23/19	01/23/20	03/24/21	8,000.00	3,636.04	332,752.00	151,237.50	128,941.40	52,573.10	151,237.50	151,237.50	151,237.50		2,979,077.00
17-0183-PG	Leone, Joseph & Nancy	58.695	58.695	11/09/17	04/27/18	01/23/20	07/21/20	8,500.00	4,690.64	498,907.50	283,907.50	233,371.75	18,371.75	264,740.00	283,907.50	283,907.50		2,695,169.50
17-0232-PG	Williams, Christen M. & Melissa A.	12.900	13.287	12/02/20	03/05/21	04/28/22		6,200.00	4,000.00	82,379.40	53,148.00			53,148.00				2,642,021.50
17-0255-PG	Reilly, Aileen Melissa & Chandler, Jeremy (L12)	18.100	18.643	08/31/22	03/29/23	12/07/23		9,781.00	8,372.54	182,347.18	156,089.26			156,089.26				2,485,932.24
17-0254-PG	Reilly, Aileen Melissa & Chandler, Jeremy (L3)	20.500	21.115	11/11/22	03/29/23	12/07/23		9,184.00	7,861.50	193,920.16	165,995.57			165,995.57				2,319,936.67
17-0256-PG	Miller, Richard, Mary & Glick, Abner	39.970	41.169		07/28/23	03/28/24		7,978.00	6,829.17	328,446.28	281,150.10			281,150.10				2,038,786.57
Closed	12	609.923	609.254							5,069,094.37	2,763,464.50	2,192,612.62	552,513.61					
Encumbered	4	91.470	94.214							787,093.03	656,382.94							
												Encumber/Expended FY09	-	-	750,000.00	-		
												Encumber/Expended FY11	-	-	500,000.00	-		
												Encumber/Expended FY13	-	-	500,000.00	-		
												Encumber/Expended FY17	-	-	500,000.00	-		
												Encumber/Expended FY19	656,382.93	-	304,830.50	38,786.57		
												Encumber/Expended FY20						
												Encumber/Expended FY21	-	-	-	1,000,000.00		
												Encumber/Expended FY22	-	-	-	1,000,000.00		
												Total				2,038,786.57		

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(7)**  
**AMENDED FINAL REVIEW AND APPROVAL**  
**JULY 24, 2025**

Subject       Mihalecz, Estate of Teresa ("Owner")  
Property:     Block 1801, Lots 5 & 5.01 and Block 701, Lot 60 ("Property")  
                  Pittsgrove Township, Salem County  
                  SADC ID#: 17-0216-PG

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter "Statewide Formula"); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on January 12, 2021, the SADC certified the Development Easement value of \$5,650 per acre based on zoning and environmental regulations in place as of the current valuation date December 1, 2020; and

WHEREAS, the SADC granted Final Approval for the Property on September 23, 2021 (RESOLUTION FY2022R9(7)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$10,000 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$5,000 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 A); 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 \$7,486 per acre; and

WHEREAS, the Owners accepted the Township's offer of \$7,486 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, the estimated cost share breakdown is as follows (based on 35.47 acres):

	Original	Formula	Estimated
	Cost share	Cost share	Total
SADC	\$3,725/acre	\$5,988.80/acre	\$212,422.74
Township	\$962.50/acre	\$748.60/acre	\$26,552.84
County	<u>\$962.50/acre</u>	<u>\$748.60/acre</u>	<u>\$26,552.84</u>
Total Easement	\$5,650/acre	\$7,486.00/acre	\$265,528.42

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 \$234,110.60; and

WHEREAS, the Pittsgrove Committee, Salem County Agriculture Development Board and Salem County Board of County Commissioners, have not yet adopted a resolution approving the amended conditions and funding commitment for the acquisition of a development easement, therefore the SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting \$234,110.60 in base grant funding which is available at this time (Schedule B); 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 for up to 50% of the eligible ancillary costs, which will be deducted from existing base grant appropriations, subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION FY2022R9(7) and grants final approval to the additional restrictions along with an amended cost share grant to Pittsgrove Township for the purchase of a development easement on the Property, comprising approximately 36.534 easement acres, at a State cost share of \$6,408.02 per acre, for a total grant of approximately \$234,110.60 pursuant to N.J.A.C. 2:76-26.12; and
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. All other provisions of the RESOLUTION FY2022R9(7) shall remain in effect; and
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
6. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Mihalecz, Estate of Teresa			
<b>SADC ID:</b>	17-0216-PG	<b>Total Score</b>	24.86
<b>Farm Address:</b>	Pittsgrove	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	13.59
<b>Natural Resource Factors - Max Add-on % =</b>		10	6.27
<b>Local Importance Factors - Max Add-on % =</b>		15	0.00
<b>Max Allowable Score of all of the above</b>		30	19.86
<b>Additional Restrictions - Max Add-on % =</b>		10	5.00
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		9.29	
Size		4.00	
Tillability		5.00	
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	20.29
			<b>Agricultural Resource %</b>
			13.59
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		4.62	
Upland Forest		2.50	
Wetland & Open Water/Flood Hazard Mitigation		6.00	
Contiguity to Preserved Open Space		8.00	
Surface Water Quality Classification		5.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	19.00
			<b>Natural Resource %</b>
			6.27
<b>Local Importance Factors</b>		<b>Percent</b>	
Risk of Conversion		0	
Buffer to Critical Infrastructure		0	
Property of Unique Importance		0	
		<b>Local Importance %</b>	
		0	
<b>Voluntary Deed Restrictions</b>		<b>Percent</b>	
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions %</b>	
		5	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$10,000	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$8,986	
Per Acre Value of Voluntary Deed Restrictions (each)		\$500	
Per Acre Value after Voluntary Deed Restrictions		\$7,486	
Net Acres		35.47	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$247,793	
Plus: Adjustment for Voluntary Restrictions (+)		\$17,735	
Estimated offer before Residential Opportunities reduction		\$265,528	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$265,528</b>	

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

SCHEDULE B

SADC Municipal Pig Financial Status Pittsgrove Township,  
Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant			
										Fiscal Year 09		750,000.00	
						Fiscal Year 11		500,000.00					
						Fiscal Year 13		500,000.00					
						Fiscal Year 17		500,000.00					
						Fiscal Year 19		1,000,000.00					
						Fiscal Year 21		500,000.00					
						Fiscal Year 22		1,000,000.00					
								Encumbered	PV	Expended	Balance		
4,750,000.00													
17-0219-PG	JWP Properties LLC	28.590	28.565	4,400.00	2,620.00	125,686.00	74,840.30			76,111.00	74,840.30		2,123,419.95
	Bauman and Mihalecz Ancillary											10,519.00	2,112,900.95
17-0216-PG	Mihalecz, Estate of Teresa	35.470	36.534	7,486.00	6,408.02	273,493.52	234,110.60			234,110.60			1,878,790.35
17-0227-PG	Crisanti, Dennis	21.467	21.467	5,100.00	3,450.00	109,481.70	74,061.15			75,384.00	74,061.15	74,061.15	1,804,729.20
17-0238-PG	Burt, Barbara J. & Menajlo-Moore, Venetia	19.824	19.732	5,700.00	3,750.00	112,472.40	73,995.00			75,337.50	73,995.00	73,995.00	1,730,734.20
	Crisanti Ancillary											4,667.00	1,726,067.20
17-0261-PG	Caroccio, Sharon R.	11.372	11.349	6,500.00	4,150.00	73,768.50	47,098.35			49,592.50	47,098.35	47,098.35	1,678,968.85
	Carrocio Ancillary											4,622.00	1,674,346.85
Closed	19	701.160	701.158			4,608,007.15	2,923,868.36	360,083.22	241,848.22				
Encumbered	2	64.060	65.099			399,179.52	308,950.90						
									Encumber/Expended FY09	-	-	750,000.00	-
									Encumber/Expended FY11	-	-	500,000.00	-
									Encumber/Expended FY13	-	-	500,000.00	-
									Encumber/Expended FY17	-	-	500,000.00	-
									Encumber/Expended FY19	234,110.60	74,840.30	516,702.25	174,346.85
									Encumber/Expended FY20				
									Encumber/Expended FY21	-	-	-	500,000.00
									Encumber/Expended FY22	-	-	-	1,000,000.00
									Total	1,674,346.85			

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(8)**  
**AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**  
**JULY 24, 2025**

Subject      **Bishop, Kevin & Jessica** (“Owner”)  
Property:    Block 50, Lot 1.02 – Upper Pittsgrove Township, Salem County (“Property”)  
                  SADC ID#:17-0257-PG

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on August 17, 2023, the SADC certified the Development Easement value \$6,600 per acre based on zoning and environmental regulations in place as of the current valuation date July 11, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on December 7, 2023 (RESOLUTION FY2024R12(5)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$11,750 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 \$5,875 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 A); 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 \$9,988 per acre; and

WHEREAS, the Owners accepted the County’s offer of \$9,988 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, the estimated cost share breakdown is as follows (based on 32.9 acres)

	Original	Formula	Estimated
	Cost share	Cost share	Total
SADC	\$4,200/acre	\$7,990.40/acre	\$262,884.16
County	<u>\$2,400/acre</u>	<u>\$1,997.60/acre</u>	<u>\$65,721.04</u>
Total Easement	\$6,600/acre	\$9,988.00/acre	\$328,605.20



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 \$289,724.70; and

WHEREAS, the Upper Pittsgrove Committee, Salem County Agriculture Development Board, and Salem County Board of County Commissioners have not yet adopted a resolution approving the amended conditions and funding commitment for the acquisition of a development easement, therefore the SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$289,724.70 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3 the SADC shall provide a cost share grant for up to 50% of the eligible ancillary costs, which will be deducted from existing base grant appropriations, subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION FY2024R12(5) and grants final approval to the additional restrictions along with an amended cost share grant to County for the purchase of a development easement on the Property, comprising approximately 33.887 easement acres, at a State cost share of \$8,549.73 per acre, for a total grant of approximately \$289,724.70 pursuant to N.J.A.C. 2:76-26.12; and
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. All other provisions of the RESOLUTION FY2024R12(5) shall remain in effect; and
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
6. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Bishop, Kevin & Jessica			
<b>SADC ID:</b>	17-0257-PG	<b>Total Score</b>	35.00
<b>Farm Address:</b>	Upper Pittsgrove	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>	20		18.95
<b>Natural Resource Factors - Max Add-on % =</b>	10		1.48
<b>Local Importance Factors - Max Add-on % =</b>	15		10.00
<b>Max Allowable Score of all of the above</b>		30	30.00
<b>Additional Restrictions - Max Add-on % =</b>	10		5.00
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		9.29	
Size		4.00	
Tillability		10.00	
Contiguity to Preserved Farms		9.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.67	28.29
			<b>Agricultural Resource %</b>
			18.95
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		4.48	
Upland Forest		0.00	
Wetland & Open Water/Flood Hazard Mitigation		0.00	
Contiguity to Preserved Open Space		0.00	
Surface Water Quality Classification		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	4.48
			<b>Natural Resource %</b>
			1.48
<b>Local Importance Factors</b>		<b>Percent</b>	
Risk of Conversion		5	
Buffer to Critical Infrastructure		5	
Property of Unique Importance		0	
		<b>Local Importance %</b>	
		10	
<b>Voluntary Deed Restrictions</b>		<b>Percent</b>	
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions %</b>	
		5	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$11,750	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$9,400	
Per Acre Value of Voluntary Deed Restrictions (each)		\$588	
Per Acre Value after Voluntary Deed Restrictions		\$9,988	
Net Acres		32.88	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$309,072	
Plus: Adjustment for Voluntary Restrictions (+)		\$19,333	
Estimated offer before Residential Opportunities reduction		\$328,405	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$328,405</b>	

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. 2:76-9 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

Report Date:  
7/16/2025  
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Version 3.10 03/29/2023

## Financial Status Salem County

<https://soni.sharepoint.com/sites/A>



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(9)**  
**AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**  
**JULY 24, 2025**

Subject        S.F. Systems (Lot 1) (“Owners”)  
Property:      Block 247, Lot 1, Lawrence Township, Cumberland County (“Property”)  
                    SADC ID#06-0223-PG

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on July 21, 2022, the SADC certified the Development Easement value of \$ 3,000 based on zoning and environmental regulations in place as of February 1, 2022; and

WHEREAS, the SADC granted Final Approval for the Property on September 28, 2023 (RESOLUTION FY2024R9(5)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$7,000 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 \$3,500 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 A); 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 \$ 5,354 per acre; and

WHEREAS, the Owners accepted the County’s offer of \$5,354 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, the estimated cost share breakdown is as follows  
(based on 47.331 survey acres)

	Original Cost share	Formula Cost share	Estimated Total
SADC	\$ 2,200/acre	\$ 4,283.20/acre	\$202,728.14
County	\$ 800/acre	\$ 1,070.80/acre	\$ 50,682.03
Total Easement	\$ 3,000/acre	\$ 5,354.00/acre	\$253,410.17

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 \$223,426.81; and

WHEREAS, by resolution the County Agriculture Development Board amended its final approval on June 17, 2025, and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), Cumberland County is requesting \$223,426.81 in base grant which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant for up to 50% of the eligible ancillary costs, which will be deducted from existing base grant appropriations, subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION FY2024R9(5) and grants final approval to the additional restrictions along with an amended cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 48.751 net easement acres, at a State cost share of \$4,583.02 per acre, for a total grant of approximately \$223,426.81 pursuant to N.J.A.C. 2:76-26.12; and
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. All other provisions of the RESOLUTION FY2024R9(5) shall remain in effect; and
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
6. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name: S.F. Systems (Lot 1)</b>			
<b>SADC ID:</b>	<b>06-0223-PG</b>	<b>Total Score</b>	<b>26.49</b>
<b>Farm Address:</b>	<b>Lawrence, Cumberland</b>	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>	<b>20</b>		<b>15.99</b>
<b>Natural Resource Factors - Max Add-on % =</b>	<b>10</b>		<b>5.50</b>
<b>Local Importance Factors - Max Add-on % =</b>	<b>15</b>		<b>0.00</b>
<b>Max Allowable Score of all of the above</b>	<b>30</b>		<b>21.49</b>
<b>Additional Restrictions - Max Add-on % =</b>	<b>10</b>		<b>5.00</b>
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		8.87	
Size		4.00	
Tillability		7.00	
Contiguity to Preserved Farms		8.00	
Agricultural Water Availability (Y/N)		5.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.67	23.87
			<b>Agricultural Resource %</b>
			<b>15.99</b>
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		3.68	
Upland Forest		0.00	
Wetland & Open Water/Flood Hazard Mitigation		8.00	
Contiguity to Preserved Open Space		1.00	
Surface Water Quality Classification		5.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	16.68
			<b>Natural Resource %</b>
			<b>5.50</b>
<b>Local Importance Factors</b>		<b>Percent</b>	
Risk of Conversion		0	
Buffer to Critical Infrastructure		0	
Property of Unique Importance		0	
		<b>Local Importance %</b>	
		<b>0</b>	
<b>Voluntary Deed Restrictions</b>		<b>Percent</b>	
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions %</b>	
		<b>5</b>	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$7,000	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$5,004	
Per Acre Value of Voluntary Deed Restrictions (each)		\$350	
Per Acre Value after Voluntary Deed Restrictions		\$5,354	
Net Acres		43.90	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$219,676	
Plus: Adjustment for Voluntary Restrictions (+)		\$15,365	
Estimated offer before Residential Opportunities reduction		\$235,041	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$235,041</b>	

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

Report Date  
7/5/2025  
2:37 AM  
[https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/06-0223-PG/Acquisition/Approvals/SPV/S.F. Systems \(Lot 1\) \\_SFV\\_Score\\_Report](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/06-0223-PG/Acquisition/Approvals/SPV/S.F. Systems (Lot 1) _SFV_Score_Report)

Version 1.15 05/01/2025



SADC County Planning Incentive Grant

Financial Status Cumberland County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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							Fiscal Year 11	1,500,000.00	Fiscal Year 13	1,000,000.00	Fiscal Year 17	1,000,000.00	-	-	Fiscal Year 20	2,000,000.00	Fiscal Year 21	2,000,000.00	Fiscal Year 22	2,000,000.00	Fiscal Year 11	3,000,000.00	Fiscal Year 13	5,000,000.00	Fiscal Year 17	5,000,000.00	Fiscal Year 18	2,000,000.00	Fiscal Year 20	2,000,000.00	Fiscal Year 11	0.00	Fiscal Year 13	0.00	Fiscal Year 17	0.00	Fiscal Year 18	3,178,114.84	Fiscal Year 20	9,626,609.52	-	-																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(10)**  
**AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**  
**JULY 24, 2025**

Subject       Halter, Patrick W. & Husted-Halter, Melanie (“Owner”)  
Property:     Block 11, Lot 5, Hopewell Township, Cumberland County (“Property”)  
                  SADC ID#: 06-0230-PG

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on January 5, 2024, the SADC certified the Development Easement value of \$ 7,800 per acre based on zoning and environmental regulations in place as of the current valuation date August 2, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on September 26, 2024, (RESOLUTION FY2025R9(3)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$14,000 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$ 7,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is \$ 9,736 per acre; and

WHEREAS, the Owners accepted the County’s offer of \$ 9,736 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, the estimated cost share breakdown is as follows  
(based on 11.804 survey easement acres)

	Original	Formula	Estimated
	Cost share	Cost share	Total
SADC	\$ 4,800/acre	\$7,788.80/acre	\$ 91,939.00
County	\$ 3,000/acre	\$1,947.20/acre	\$ 22,984.74
Total Easement	\$7,800/acre	\$9,736.00/acre	\$ 114,923.74

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 \$101,325.02; and

WHEREAS, by resolution the County Agriculture Development Board amended its final approval on June 17, 2025, and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), Cumberland County is requesting \$101,325.02 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant for up to 50% of the eligible ancillary costs, which will be deducted from existing base grant appropriations, subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION FY2025R9(3) and grants final approval to the additional restrictions along with an amended cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 12.158 easement acres, at a State cost share of \$8,334.02 per acre, for a total grant of approximately \$101,325.02 pursuant to N.J.A.C. 2:76-26.12; and
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. All other provisions of the RESOLUTION FY2025R9(3) shall remain in effect; and
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
6. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES



# SCHEDULE A

## SADC Statewide Formula Value Calculation

<b>Farm Name:</b>	<b>Halter Patrick and Melanie</b>		
<b>SADC ID:</b>	<b>06-0230-PG</b>	<b>Total Score</b>	<b>19.54</b>
<b>Farm Address:</b>	216 Harmony Road, Bridgeton NJ	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		<b>20</b>	<b>16.08</b>
<b>Natural Resource Factors - Max Add-on % =</b>		<b>10</b>	<b>3.46</b>
<b>Local Importance Factors - Max Add-on % =</b>		<b>15</b>	<b>0.00</b>
<b>Max Allowable Score of all of the above</b>		<b>30</b>	<b>19.54</b>
<b>Additional Restrictions - Max Add-on % =</b>		<b>10</b>	<b>0.00</b>

<b>Agricultural Resource Factors</b>			<b>Points</b>
Soils			10.00
Size			0.00
Tillability			5.00
Contiguity to Preserved Farms			9.00
Agricultural Water Availability (Y/N)			0.00
Top 3 Scores Max=		30	<u>Top 3 Scores</u>
Each Point = %		0.67	24.00
			<b>Agricultural Resource %</b>
			<b>16.08</b>

<b>Natural Resource Factors</b>			<b>Points</b>
Groundwater Recharge Capability			5.49
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			0.00
Contiguity to Preserved Open Space			0.00
Surface Water Quality Classification			5.00
Top 3 Scores Max=		30	<u>Top 3 Scores</u>
Each Point = %		0.33	10.49
			<b>Natural Resource %</b>
			<b>3.46</b>

<b>Local Importance Factors</b>			<b>Percent</b>
Risk of Conversion			0
Buffer to Critical Infrastructure			0
Property of Unique Importance			0
			<b>Local Importance %</b>
			<b>0</b>

<b>Voluntary Deed Restrictions</b>			<b>Percent</b>
Impervious Cover Limit (10%)			0
House Size Limit (2,500 sqft)			0
			<b>Additional Restrictions %</b>
			<b>0</b>

<b>Landowner Formula Offer Calculations</b>		<b>Value</b>
<b>Per Acre Values</b>		
Certified Market Value Unrestricted, per acre		<b>\$14,000</b>
Per Acre Formula Easement Value (unadjusted offer, per acre)		<b>\$9,736</b>
Per Acre Value of Voluntary Deed Restrictions (each)		<b>\$700</b>
Per Acre Value after Voluntary Deed Restrictions		<b>\$9,736</b>
Net Acres		<b>11.26</b>
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		<b>\$109,627</b>
Plus: Adjustment for Voluntary Restrictions (+)		<b>\$0</b>
Estimated offer before Residential Opportunities reduction		<b>\$109,627</b>
Less: Adjustment for Residential Opportunities (-)		<b>\$0</b>
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$109,627</b>

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

Report Date  
5/13/2025  
3:14 PM  
[https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/06-0230-PG/Acquisition/Approvals/SFV/Halter Patrick and Melanie\\_SFV\\_Score\\_Report](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/06-0230-PG/Acquisition/Approvals/SFV/Halter Patrick and Melanie_SFV_Score_Report)

Version 1.15 05/01/2025

## SADC County Planning Incentive Grant Financial Status

## Cumberland County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds							
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 20	Fiscal Year 21	Fiscal Year 22	Maximum Grant			Fund Balance		
																	Encumbered	PV	Expended	Balance	Encumbered	PV
												9,500,000.00										
06-0190-PG	Sparacio, Jr. Anthony & Sparacio, III Anthony	Deerfield	20.368	20.368	7,600.00	4,700.00	154,796.80	95,729.60							94,423.00	95,729.60	95,729.60			3,302,444.20		
06-0185-PG	Sparacio, Anthony III & Anthony, Jr (Lot 40)	Deerfield	12.106	12.106	5,000.00	3,400.00	60,530.00	41,160.40							41,160.40	41,160.40	41,160.40			3,261,283.80		
06-0184-PG	M. R. Dickinson & Son, Inc.	Stow Creek	61.740	61.022	5,100.00	3,450.00	311,212.20	210,525.90							213,003.00	210,525.90	210,525.90			3,050,757.90		
06-0199-PG	Eberdale Farms (Lot 8)	Stow Creek	101.534	101.480	5,800.00	3,800.00	588,897.20	385,829.20							385,829.20	385,624.00	385,624.00			2,665,133.90		
06-0196-PG	Cruzan, Dale F. Sr. et al	Stow Creek	21.136	21.136	5,350.00	3,575.00	113,077.60	75,561.20							84,727.50	75,561.20	75,561.20			2,589,572.70		
06-0198-PG	Eberdale Farms (Lot 3)	Hopewell	24.635	24.635	6,000.00	3,900.00	147,810.00	96,076.50							100,425.00	96,076.50	96,076.50			2,493,496.20		
06-0200-PG	La Sala, Benny M.	Deerfield	91.790	91.130	5,750.00	3,775.00	523,997.50	344,015.75			362,400.00	346,507.25	344,015.75	5,693,426.50								
06-0209-PG	Chando, James & Fritz-Chando, Linda	Commercial	84.256	84.256	2,000.00	1,500.00	168,512.00	126,384.00			120,510.00	126,384.00	126,384.00	5,567,042.50								
06-0195-PG	Hitchner, George W. & Terri	Hopewell	125.255	125.255	5,400.00	3,600.00	676,377.00	450,918.00			496,872.00	450,918.00	450,918.00	5,116,124.50								
06-0205-PG	Aleszczyk, Christopher	Downe	24.000	24.720	2,700.00	1,990.00	66,744.00	49,192.80			49,192.80	47,290.36	47,290.36	5,068,834.14								
06-0201-PG	Vege Farm, Inc.	Hopewell	53.054	53.054	6,500.00	4,150.00	344,851.00	220,174.10			230,823.00	220,174.10	220,174.10	4,848,660.04								
06-0217-PG	Lang, Scott L. & Mitzi M.	Greenwich	61.715	61.715	3,000.00	2,200.00	185,145.00	135,773.00			143,664.40	135,773.00	135,773.00	4,712,887.04								
06-0208-PG	Mecouch Farms2, LLC	Stow Creek	64.495	64.495	5,000.00	3,400.00	322,475.00	219,283.00			231,132.00	219,283.00	219,283.00	4,493,604.04								
06-0221-PG	Lore, Sr. Richard E.	Hopewell	35.640	34.784	5,200.00	3,500.00	180,876.80	121,744.00			125,825.00	124,740.00	121,744.00	4,371,860.04								
06-0212-PG	Bart, Edward & Sharon	Downe	32.950	32.950	2,800.00	2,060.00	92,260.00	67,877.00			72,141.20	67,877.00	67,877.00	4,303,983.04								
06-0223-PG	S.F. Systems (Lot 1)	Lawrence	47.331	48.751	5,354.00	4,583.02	261,012.85	223,426.81			223,426.81			4,080,556.23								
06-0225-PG	S.F. Systems (Lot 7)	Lawrence	26.760	26.760	1,700.00	1,290.00	45,492.00				37,332.60	34,520.40	34,520.40	4,046,035.83								
06-0228-PG	Kincaid, James W. & Mary Elizabeth	Stow Creek	59.256	59.256	4,100.00	2,860.00	242,949.60	169,472.16			169,969.80	169,472.16	169,472.16	3,876,563.67								
06-0227-PG	Franceschini, Ralph - Estate of	Vineland City	23.536	23.536	5,500.00	3,650.00	129,448.00	85,906.40			87,965.00	85,906.40	85,906.40	3,790,657.27								
06-0229-PG	Brooks Farm Properties, LLC	Hopewell	59.690	61.481	10,006.00	8,565.14	615,178.89	526,593.37			526,593.37			3,264,063.90								
06-0230-PG	Halter, Patrick W. & Husted-Halter, Malanie	Hopewell	11.804	12.158	9,736.00	8,334.02	118,370.29	101,325.02			101,325.02	101,325.02		3,162,738.88								
06-0231-PG	Barber, Joan L. - Estate of	Upper Deerfield & Deerfield	41.860	43.116	8,557.00	7,324.79	368,943.61	315,815.65			315,815.65			2,846,923.23								
06-0234-PG	Taylor, Jonathan	Upper Deerfield	20.020	20.621	6,547.00	5,604.23	135,005.69	115,564.83			115,564.83			2,731,358.40								
Closed	94		4,875.567	4,784.211			24,693,315.37	16,444,038.40	2,124,294.02	586,159.20												
Encumbered	5		180.705	186.127			1,498,511.33	1,282,725.67														
									Encumber/Expended FY09	-	-	-	-	-	-	-	-	-	-	-	-	-
									Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-	-	-	-	-	
									Encumber/Expended FY13	-	-	1,000,000.00	-	-	-	4,997,872.38	-	-	2,127.62	-	-	
									Encumber/Expended FY17	-	-	1,000,000.00	-	-	-	2,506,503.80	-	-	2,493,496.20	-	-	
									Encumber/Expended FY18	-	-	-	-	-	-	-	-	-	-	2,000,000.00	-	
									Encumber/Expended FY20	102,296.20	-	1,897,703.80	-	-	-	-	-	-	-	-	2,000,000.00	
									Encumber/Expended FY21	1,079,104.46	101,325.02	88,212.12	731,358.40	-	-	-	-	-	-	-		
									Encumber/Expended FY22	-	-	-	2,000,000.00	-	-	-	-	-	-	-		
									Total				2,731,358.40	-	-	-	-	-	2,127.62	2,493,496.20	2,000,000.00	2,000,000.00

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(11)**  
**AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**  
**JULY 24, 2025**

Subject: Barber, Joan L. Estate of ("Owner")  
Property: Block 4, Lot 34, Deerfield Township, Cumberland County  
Block 701, Lot 11 and Block 703, Lot 2.01, Upper Deerfield Township,  
Cumberland County ("Property")  
SADC ID#: 06-0231-PG

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter "Statewide Formula"); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on August 26, 2024, the SADC certified the Development Easement value of \$6,000 per acre based on zoning and environmental regulations in place as of the current valuation date May 1, 2024; and

WHEREAS, the SADC granted Final Approval for the Property on December 5, 2024 (RESOLUTION FY2025R12(3)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$10,600 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 \$5,300 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 A); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is \$8,557 per acre; and

WHEREAS, the Owners accepted the County's offer of \$8,557 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, the estimated cost share breakdown is as follows  
(based on 41.86 net acres)

	Original Cost share	Formula Cost share	Estimated Total
SADC	\$3,900/acre	\$6,845.60/acre	\$286,556.82
<u>County</u>	<u>\$2,100/acre</u>	<u>\$1,711.40/acre</u>	<u>\$ 71,639.20</u>
Total Easement	\$6,000/acre	\$8,557.00/acre	\$ 358,196.02

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 \$315,815.65; and

WHEREAS, by resolution the County Agriculture Development Board amended its final approval on June 17, 2025, and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), Cumberland County is requesting \$315,815.65 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3 the SADC shall provide a cost share grant for up to 50% of the eligible ancillary costs, which will be deducted from existing base grant appropriations, subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION FY2025R12(3) and grants final approval to the additional restrictions along with an amended cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 43.116 net easement acres, at a State cost share of \$7,324.79 per acre, for a total grant of approximately \$315,815.65 pursuant to N.J.A.C. 2:76-26.12; and
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. All other provisions of the RESOLUTION FY2025R12(3) shall remain in effect; and
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
6. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Barber Estate			
<b>SADC ID:</b>	06-0231-PG	<b>Total Score</b>	30.73
<b>Farm Address:</b>	Upper Deerfield Cumberland	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	18.09
<b>Natural Resource Factors - Max Add-on % =</b>		10	2.64
<b>Local Importance Factors - Max Add-on % =</b>		15	5.00
<b>Max Allowable Score of all of the above</b>		30	25.73
<b>Additional Restrictions - Max Add-on % =</b>		10	5.00
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		10.00	
Size		4.00	
Tillability		9.00	
Contiguity to Preserved Farms		8.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.67	27.00
		<b>Agricultural Resource %</b>	
		18.09	
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		6.49	
Upland Forest		1.50	
Wetland & Open Water/Flood Hazard Mitigation		0.00	
Contiguity to Preserved Open Space		0.00	
Surface Water Quality Classification		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	7.99
		<b>Natural Resource %</b>	
		2.64	
<b>Local Importance Factors</b>		<b>Percent</b>	
Risk of Conversion		5	
Buffer to Critical Infrastructure		0	
Property of Unique Importance		0	
		<b>Local Importance %</b>	
		5	
<b>Voluntary Deed Restrictions</b>		<b>Percent</b>	
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions %</b>	
		5	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$10,600	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$8,027	
Per Acre Value of Voluntary Deed Restrictions (each)		\$530	
Per Acre Value after Voluntary Deed Restrictions		\$8,557	
Net Acres		41.86	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$336,010	
Plus: Adjustment for Voluntary Restrictions (+)		\$22,186	
Estimated offer before Residential Opportunities reduction		\$358,196	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$358,196</b>	

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. 2:76-9 and -11 through -17A, as applicable, along with the SADC's final approval for the purchase of a development easement or a cost sharing grant. Scoring template users acknowledge the potential for accuracy limitations in this product. If data is found to be incorrect prior to preservation, the final formula value is subject to change. Any questions or concerns about the scoring template or the data upon which it is based should be forwarded to SADC staff.

SADC County Planning Incentive Grant Financial Status

Cumberland County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds							
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Maximum Grant			Fund Balance				
															Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 18	Fiscal Year 20

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(12)**  
**AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**  
**JULY 24, 2025**

Subject        Brooks Farm Properties, LLC (“Owner”)  
Property:      Block 18, Lot 10.01, Hopewell Township, Cumberland County (“Property”)  
                    SADC ID#: 06-0229-PG

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on November 13, 2023, the SADC certified the Development Easement value of \$7,000 per acre based on zoning and environmental regulations in place as of the current valuation date May 1, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on September 26, 2024 (RESOLUTION FY2025R9(4)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$12,000 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$6,000 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 A); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is \$10,006 per acre; and

WHEREAS, the Owners accepted the County’s offer of \$10,006 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, the estimated cost share breakdown is as follows  
(based on 59.69 acres)

	Original	Formula	Estimated
	Cost share	Cost share	Total
SADC	\$ 4,400/ acre	\$ 8,004.80/ acre	\$477,806.51
County	\$ 2,600/ acre	\$ 2,001.20/ acre	\$119,451.63
Total Easement	\$ 7,000/ acre	\$ 10,006.00/ acre	\$597,258.14

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 \$526,593.37; and

WHEREAS, by resolution the County Agriculture Development Board amended its final approval on June 17, 2025, and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), Cumberland County is requesting \$526,593.37 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3 the SADC shall provide a cost share grant for up to 50% of the eligible ancillary costs, which will be deducted from existing base grant appropriations, subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION FY2025R9(4)) and grants final approval to the additional restrictions along with an amended cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 61.481 net easement acres, at a State cost share of \$8,565.14 per acre, for a total grant of approximately \$526,593.37 pursuant to N.J.A.C. 2:76-26.12; and
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. All other provisions of the RESOLUTION FY2025R9(4) shall remain in effect; and
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
6. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name: Brooks Farm Properties</b>			
<b>SADC ID:</b>	<b>06-0229-PG</b>	<b>Total Score</b>	<b>33.38</b>
<b>Farm Address:</b>	<b>Hopewell, Cumberland</b>	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		<b>20</b>	<b>19.32</b>
<b>Natural Resource Factors - Max Add-on % =</b>		<b>10</b>	<b>4.06</b>
<b>Local Importance Factors - Max Add-on % =</b>		<b>15</b>	<b>5.00</b>
<b>Max Allowable Score of all of the above</b>		<b>30</b>	<b>28.38</b>
<b>Additional Restrictions - Max Add-on % =</b>		<b>10</b>	<b>5.00</b>
<b>Agricultural Resource Factors</b>			
Soils		9.83	
Size		4.00	
Tillability		9.00	
Contiguity to Preserved Farms		10.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.67	28.83
			<b>Agricultural Resource %</b>
			<b>19.32</b>
<b>Natural Resource Factors</b>			
Groundwater Recharge Capability		5.29	
Upland Forest		0.00	
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	12.29
			<b>Natural Resource %</b>
			<b>4.06</b>
<b>Local Importance Factors</b>			
Risk of Conversion		5	
Buffer to Critical Infrastructure		0	
Property of Unique Importance		0	
		<b>Local Importance %</b>	
		<b>5</b>	
<b>Voluntary Deed Restrictions</b>			
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions %</b>	
		<b>5</b>	
<b>Landowner Formula Offer Calculations</b>			
<b>Per Acre Values</b>		<b>Value</b>	
Certified Market Value Unrestricted, per acre		\$12,000	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$9,406	
Per Acre Value of Voluntary Deed Restrictions (each)		\$600	
Per Acre Value after Voluntary Deed Restrictions		\$10,006	
Net Acres		59.69	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$581,444	
Plus: Adjustment for Voluntary Restrictions (+)		\$35,814	
Estimated offer before Residential Opportunities reduction		\$597,258	
Less: Adjustment for Residential Opportunities (-)		\$0	
Estimated Total Offer After Reduction for Residential Opportunities		\$597,258	

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SADC County Planning Incentive Grant Financial Status

Cumberland County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds											
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 20	Fiscal Year 21	Fiscal Year 22	Maximum Grant		Fund Balance							
																	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 18	Fiscal Year 20	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 18	Fiscal Year 20
											9,500,000.00															
06-0190-PG	Sparacio, Jr. Anthony & Sparacio, III Anthony	Deerfield	20.368	20.368	7,600.00	4,700.00	154,796.80	95,729.60									94,423.00	95,729.60	95,729.60				3,302,444.20			
06-0185-PG	Sparacio, Anthony III & Anthony, Jr (Lot 40)	Deerfield	12.106	12.106	5,000.00	3,400.00	60,530.00	41,160.40									41,160.40	41,160.40	41,160.40				3,261,283.80			
06-0184-PG	M. R. Dickinson & Son, Inc.	Stow Creek	61.740	61.022	5,100.00	3,450.00	311,212.20	210,525.90									213,003.00	210,525.90	210,525.90				3,050,757.90			
06-0199-PG	Eberdale Farms (Lot 8)	Stow Creek	101.534	101.480	5,800.00	3,800.00	588,897.20	385,829.20									385,829.20	385,624.00	385,624.00				2,665,133.90			
06-0196-PG	Cruzan, Dale F. Sr. et al	Stow Creek	21.136	21.136	5,350.00	3,575.00	113,077.60	75,561.20									84,727.50	75,561.20	75,561.20				2,589,572.70			
06-0198-PG	Eberdale Farms (Lot 3)	Hopewell	24.635	24.635	6,000.00	3,900.00	147,810.00	96,076.50									100,425.00	96,076.50	96,076.50				2,493,496.20			
06-0200-PG	La Sala, Benny M.	Deerfield	91.790	91.130	5,750.00	3,775.00	523,997.50	344,015.75			362,400.00	346,507.25	344,015.75	5,693,426.50												
06-0209-PG	Chando, James & Fritz-Chando, Linda	Commercial	84.256	84.256	2,000.00	1,500.00	168,512.00	126,384.00			120,510.00	126,384.00	126,384.00	5,567,042.50												
06-0195-PG	Hitchner, George W. & Terri	Hopewell	125.255	125.255	5,400.00	3,600.00	676,377.00	450,918.00			496,872.00	450,918.00	450,918.00	5,116,124.50												
06-0205-PG	Aleszczyk, Christopher	Downe	24.000	24.720	2,700.00	1,990.00	66,744.00	49,192.80			49,192.80	47,290.36	47,290.36	5,068,834.14												
06-0201-PG	Vege Farm, Inc.	Hopewell	53.054	53.054	6,500.00	4,150.00	344,851.00	220,174.10			230,823.00	220,174.10	220,174.10	4,848,660.04												
06-0217-PG	Lang, Scott L. & Mitzi M.	Greenwich	61.715	61.715	3,000.00	2,200.00	185,145.00	135,773.00			143,664.40	135,773.00	135,773.00	4,712,887.04												
06-0208-PG	Mecouch Farms2, LLC	Stow Creek	64.495	64.495	5,000.00	3,400.00	322,475.00	219,283.00			231,132.00	219,283.00	219,283.00	4,493,604.04												
06-0221-PG	Lore, Sr. Richard E.	Hopewell	35.640	34.784	5,200.00	3,500.00	180,876.80	121,744.00			125,825.00	124,740.00	121,744.00	4,371,860.04												
06-0212-PG	Bart, Edward & Sharon	Downe	32.950	32.950	2,800.00	2,060.00	92,260.00	67,877.00			72,141.20	67,877.00	67,877.00	4,303,983.04												
06-0223-PG	S.F. Systems (Lot 1)	Lawrence	47.331	48.751	5,354.00	4,583.02	261,012.85	223,426.81			223,426.81			4,080,556.23												
06-0225-PG	S.F. Systems (Lot 7)	Lawrence	26.760	26.760	1,700.00	1,290.00	45,492.00	34,520.40			37,332.60	34,520.40	34,520.40	4,046,035.83												
06-0228-PG	Kincaid, James W. & Mary Elizabeth	Stow Creek	59.256	59.256	4,100.00	2,860.00	242,949.60	169,472.16			169,969.80	169,472.16	169,472.16	3,876,563.67												
06-0227-PG	Franceschini, Ralph - Estate of	Vineland City	23.536	23.536	5,500.00	3,650.00	129,448.00	85,906.40			87,965.00	85,906.40	85,906.40	3,790,657.27												
06-0229-PG	Brooks Farm Properties, LLC	Hopewell	59.690	61.481	10,006.00	8,565.14	615,178.89	526,593.37			526,593.37			3,264,063.90												
06-0230-PG	Halter, Patrick W. & Husted-Halter, Malanie	Hopewell	11.804	12.158	9,736.00	8,334.02	118,370.29	101,325.02			101,325.02	101,325.02		3,162,738.88												
06-0231-PG	Barber, Joan L. - Estate of	Upper Deerfield & Deerfield	41.860	43.116	8,557.00	7,324.79	368,943.61	315,815.65			315,815.65			2,846,923.23												
06-0234-PG	Taylor, Jonathan	Upper Deerfield	20.020	20.621	6,547.00	5,604.23	135,005.69	115,564.83			115,564.83			2,731,358.40												
Closed	94		4,875.567	4,784.211			24,693,315.37	16,444,038.40	2,124,294.02	586,159.20																
Encumbered	5		180.705	186.127			1,498,511.33	1,282,725.67																		
									Encumber/Expended FY09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
									Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-	-	-	-	-	-	-	-		
									Encumber/Expended FY13	-	-	1,000,000.00	-	-	-	4,997,872.38	-	-	-	2,127.62	-	-	-	-		
									Encumber/Expended FY17	-	-	1,000,000.00	-	-	-	2,506,503.80	-	-	-	-	2,493,496.20	-	-	-		
									Encumber/Expended FY18	-	-	-	-	-	-	-	-	-	-	-	2,000,000.00	-	-	-		
									Encumber/Expended FY20	102,296.20	-	1,897,703.80	-	-	-	-	-	-	-	-	-	-	-	2,000,000.00		
									Encumber/Expended FY21	1,079,104.46	101,325.02	88,212.12	731,358.40	-	-	-	-	-	-	-	-	-	-	-		
									Encumber/Expended FY22	-	-	-	2,000,000.00	-	-	-	-	-	-	-	-	-	-			
									Total				2,731,358.40				-			2,127.62	2,493,496.20	2,000,000.00	2,000,000.00			

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(13)**  
**AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**  
**JULY 24, 2025**

Subject        Taylor, Jonathan (“Owner”)  
Property:      Block 402, Lot 5.06, Upper Deerfield Township, Cumberland County  
                    (“Property”)  
                    SADC ID# 06-0234-PG

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on August 26, 2024, the SADC certified the Development Easement value of \$ 3,700 per acre based on zoning and environmental regulations in place as of the current valuation date August 1, 2024; and

WHEREAS, the SADC granted Final Approval for the Property on December 5, 2024, (RESOLUTION FY2025R12(4)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$8,600 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 \$ 4,300 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 A); 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 \$6,547 per acre; and

WHEREAS, the Owners accepted the County’s offer of \$6,547 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, the estimated cost share breakdown is as follows (based on 20.02 acres)

	Original	Formula	Estimated
	Cost share	Cost share	Total
SADC	\$ 2,620/acre	\$ 5,237.60/acre	\$ 104,856.75
<u>County</u>	<u>\$ 1,080/acre</u>	<u>\$ 1,309.40/acre</u>	<u>\$ 26,214.19</u>
Total Easement	\$ 3,700/acre	\$ 6,547.00/acre	\$ 131,070.94



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 \$115,564.83; and

WHEREAS, by resolution the County Agriculture Development Board amended its final approval on June 17, 2025, and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), Cumberland County is requesting \$115,564.83 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3 the SADC shall provide a cost share grant for up to 50% of the eligible ancillary costs, which will be deducted from existing base grant appropriations, subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION FY2025R12(4) and grants final approval to the additional restrictions along with an amended cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 20.621 net easement acres, at a State cost share of \$5,604.23 per acre, for a total grant of approximately \$115,564.83 pursuant to N.J.A.C. 2:76-26.12; and
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. All other provisions of the RESOLUTION FY2025R12(4) shall remain in effect; and
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
6. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Taylor, Jonathan			
<b>SADC ID:</b>	06.0234-PG	<b>Total Score</b>	26.13
<b>Farm Address:</b>	Upper Deerfield, Cumberland	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	17.54
<b>Natural Resource Factors - Max Add-on % =</b>		10	3.59
<b>Local Importance Factors - Max Add-on % =</b>		15	0.00
<b>Max Allowable Score of all of the above</b>		30	21.13
<b>Additional Restrictions - Max Add-on % =</b>		10	5.00
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		9.18	
Size		0.00	
Tillability		8.00	
Contiguity to Preserved Farms		9.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.67	26.18
		<b>Agricultural Resource %</b>	
		17.54	
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		4.87	
Upland Forest		0.00	
Wetland & Open Water/Flood Hazard Mitigation		1.00	
Contiguity to Preserved Open Space		0.00	
Surface Water Quality Classification		5.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	10.87
		<b>Natural Resource %</b>	
		3.59	
<b>Local Importance Factors</b>		<b>Percent</b>	
Risk of Conversion		0	
Buffer to Critical Infrastructure		0	
Property of Unique Importance		0	
		<b>Local Importance %</b>	
		0	
<b>Voluntary Deed Restrictions</b>		<b>Percent</b>	
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions %</b>	
		5	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$8,600	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$8,117	
Per Acre Value of Voluntary Deed Restrictions (each)		\$430	
Per Acre Value after Voluntary Deed Restrictions		\$6,547	
Net Acres		20.02	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$122,462	
Plus: Adjustment for Voluntary Restrictions (+)		\$8,609	
Estimated offer before Residential Opportunities reduction		\$131,071	
Less: Adjustment for Residential Opportunities (-)		\$0	
Estimated Total Offer After Reduction for Residential Opportunities		\$131,071	

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Cumberland County

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							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 11 Fiscal Year 13 Fiscal Year 17 - Fiscal Year 20 Fiscal Year 21 Fiscal Year 22	1,500,000.00 1,000,000.00 1,000,000.00 - 2,000,000.00 2,000,000.00 2,000,000.00	Maximum Grant		Fund Balance									
													Fiscal Year 11 Fiscal Year 13 Fiscal Year 17 Fiscal Year 18 Fiscal Year 20	3,000,000.00 5,000,000.00 5,000,000.00 2,000,000.00 2,000,000.00	Fiscal Year 11 Fiscal Year 13 Fiscal Year 17 Fiscal Year 18 Fiscal Year 20	0.00 0.00 0.00 3,178,114.84 9,626,609.52	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance			
																						Encumbered	PV	Expended
9,500,000.00																								
06-0190-PG	Sparacio, Jr. Anthony & Sparacio, III Anthony	Deerfield	20.368	20.368	7,600.00	4,700.00	154,796.80	95,729.60							94,423.00	95,729.60	95,729.60				3,302,444.20			
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06-0225-PG	S.F. Systems (Lot 7)	Lawrence	26.760	26.760	1,700.00	1,290.00	45,492.00	34,520.40			37,332.60	34,520.40	34,520.40	4,046,035.83										
06-0228-PG	Kincaid, James W. & Mary Elizabeth	Stow Creek	59.256	59.256	4,100.00	2,860.00	242,949.60	169,472.16			169,969.80	169,472.16	169,472.16	3,876,563.67										
06-0227-PG	Franceschini, Ralph - Estate of	Vineland City	23.536	23.536	5,500.00	3,650.00	129,448.00	85,906.40			87,965.00	85,906.40	85,906.40	3,790,657.27										
06-0229-PG	Brooks Farm Properties, LLC	Hopewell	59.690	61.481	10,006.00	8,565.14	615,178.89	526,593.37			526,593.37			3,264,063.90										
06-0230-PG	Halter, Patrick W. & Husted-Halter, Malanie	Hopewell	11.804	12.158	9,736.00	8,334.02	118,370.29	101,325.02			101,325.02	101,325.02		3,162,738.88										
06-0231-PG	Barber, Joan L. - Estate of	Upper Deerfield & Deerfield	41.860	43.116	8,557.00	7,324.79	368,943.61	315,815.65			315,815.65			2,846,923.23										
06-0234-PG	Taylor, Jonathan	Upper Deerfield	20.020	20.621	6,547.00	5,604.23	135,005.69	115,564.83			115,564.83			2,731,358.40										
Closed	94		4,875.567	4,784.211			24,693,315.37	16,444,038.40	2,124,294.02	586,159.20														
Encumbered	5		180.705	186.127			1,498,511.33	1,282,725.67																
											Encumber/Expended FY09	-	-	-	-	-	-	-	-	-	-	-	-	-
											Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-	-	-	-	-	
											Encumber/Expended FY13	-	-	1,000,000.00	-	-	-	4,997,872.38	-	2,127.62	-	-	-	
											Encumber/Expended FY17	-	-	1,000,000.00	-	-	-	2,506,503.80	-	-	2,493,496.20	-	-	
											Encumber/Expended FY18	-	-	-	-	-	-	-	-	-	2,000,000.00	-	-	
											Encumber/Expended FY20	102,296.20	-	1,897,703.80	-	-	-	-	-	-	-	-	2,000,000.00	
											Encumber/Expended FY21	1,079,104.46	101,325.02	88,212.12	731,358.40									
											Encumber/Expended FY22	-	-	-	2,000,000.00									
											Total				2,731,358.40				-	2,127.62	2,493,496.20	2,000,000.00	2,000,000.00	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(14)**  
**AMENDED FINAL REVIEW AND APPROVAL**  
**OF A PLANNING INCENTIVE GRANT**  
**JULY 24, 2025**

Subject        Deerfield Creek ("Owner")  
Property:      Block 76, Lot 4 – Branchburg Township, Somerset County ("Property")  
                    SADC ID#: 18-0032-PG

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter "Statewide Formula"); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on June 6, 2021, the SADC certified the Development Easement value of \$11,000 per acre based on zoning and environmental regulations in place as of the current valuation date May 4, 2021; and

WHEREAS, the SADC granted Final Approval for the Property on December 5, 2024 (RESOLUTION FY2025R12(7)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$24,000 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$12,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is \$18,821 per acre; and

WHEREAS, the Owners accepted the County's offer of \$18,821 per acre, based on the Statewide Formula for the purchase of the development easement on the Premises; and

WHEREAS, the total easement purchase shall be reduced by four times the certified statewide formula per acre for the landowner's request for one (1) additional residential building, pursuant to N.J.A.C. 2:76-26.11, which will be \$75,284; and

WHEREAS, the residential reduction will be deducted from each funding partner's cost share in the same proportion as their contribution to the overall easement purchase; and



WHEREAS, the estimated cost share breakdown is as follows (based on 68.431 acres):

	Original Cost share	Formula Cost share	Residential Reduction	Adjusted Total
SADC	\$6,600/acre	\$15,056.80/acre	- \$60,227.20	= \$970,124.68
<u>Somerset County</u>	<u>\$4,400/acre</u>	<u>\$3,764.20/acre</u>	<u>- \$15,056.80</u>	<u>= \$242,531.17</u>
Total Easement	\$11,000/acre	\$18,821/acre	- \$75,284.00	= \$1,212,655.85

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 \$1,075,325.02; and

WHEREAS, the Somerset County Agriculture Development Board and Board of County Commissioners have not yet adopted resolutions approving the amended conditions and funding commitment for the acquisition of a development easement, therefore the SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$708,095.00 in base grant and \$367,230.02 in competitive grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3 the SADC shall provide a cost share grant for up to 50% of the eligible ancillary costs, which will be deducted from existing base grant appropriations, subject to the availability of funds; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION FY2025R12(7) and grants final approval to the additional restrictions along with an amended cost share grant to Somerset County for the purchase of a development easement on the Property, comprising approximately 70.484 net easement acres, at a State cost share of \$16,110.78 per acre, for a total grant of approximately \$1,075,325.02 pursuant to N.J.A.C. 2:76-26.12, which includes a reduction of \$60,227.20 for an additional residential building; and
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. All other provisions of the RESOLUTION FY2025R12(7) shall remain in effect; and
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

6. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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

# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Deerfield Creek, LLC			
<b>SADC ID:</b>	18-0232-PG	<b>Total Score</b>	28.42
<b>Farm Address:</b>	Somerset, Branchburg	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	17.57
<b>Natural Resource Factors - Max Add-on % =</b>		10	5.85
<b>Local Importance Factors - Max Add-on % =</b>		15	5.00
<b>Max Allowable Score of all of the above</b>		30	28.42
<b>Additional Restrictions - Max Add-on % =</b>		10	0.00
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		8.22	
Size		10.00	
Tillability		8.00	
Contiguity to Preserved Farms		1.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.67	26.22
		<b>Agricultural Resource %</b>	
		17.57	
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		5.74	
Upland Forest		0.00	
Wetland & Open Water/Flood Hazard Mitigation		1.00	
Contiguity to Preserved Open Space		7.00	
Surface Water Quality Classification		5.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	17.74
		<b>Natural Resource %</b>	
		5.85	
<b>Local Importance Factors</b>		<b>Percent</b>	
Risk of Conversion		0	
Buffer to Critical Infrastructure		5	
Property of Unique Importance		0	
		<b>Local Importance %</b>	
		5	
<b>Voluntary Deed Restrictions</b>		<b>Percent</b>	
Impervious Cover Limit (10%)		0	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions %</b>	
		0	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$24,000	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$18,821	
Per Acre Value of Voluntary Deed Restrictions (each)		\$1,200	
Per Acre Value after Voluntary Deed Restrictions		\$18,821	
Net Acres		68.43	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$1,287,940	
Plus: Adjustment for Voluntary Restrictions (+)		\$0	
Estimated offer before Residential Opportunities reduction		\$1,287,940	
Less: Adjustment for Residential Opportunities (-)		\$75,284	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$1,212,656</b>	

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

Report Date:  
7/9/2025  
3:25 PM

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Version: 1.0.0/06/2025

SADC County Planning Incentive Grant Financial

Status Somerset County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds											
											Fiscal Year 11 Fiscal Year 13 Fiscal year 17 - Fiscal Year 20 Fiscal Year 21 Fiscal Year 22		1,500,000.00 1,000,000.00 1,000,000.00 - - - 2,000,000.00		Maximum Grant			Fund Balance								
															Fiscal Year 11 Fiscal Year 13 Fiscal Year 17 Fiscal Year 18 Fiscal Year 20		3,000,000.00 5,000,000.00 5,000,000.00 2,000,000.00 2,000,000.00		Fiscal Year 11 Fiscal Year 13 Fiscal year 17 Fiscal Year 18 Fiscal Year 20				0.00 0.00 0.00 3,178,114.84 9,626,609.52			
SADC ID#	Farm	Municipality	Acres	Pay Acres	Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance				
18-0206-PG	Howard, Charles & Edith	Montgomery	31.197	31.195	39,000.00	23,400.00	1,216,605.00	729,963.00			747,162.00	729,963.00	729,963.00	5,500,000.00												
18-0208-PG	Quick	Hillsborough	36.828	36.828	17,000.00	10,200.00	626,076.00	375,645.60			409,734.00	375,645.60	375,645.60	4,770,037.00												
18-0211-PG	Yablonsky	Hillsborough	38.861	38.861	14,200.00	8,520.00	551,826.20	331,095.72			333,472.80	331,095.72	331,095.72	4,394,391.40												
18-0213-PG	Lobell	Bedminster	120.234	116.334	35,500.00	17,318.00	4,129,857.00	2,014,672.21	2,115,184.79	358,541.39	1,060,918.60	1,060,918.60	1,060,918.60	3,002,377.08	1,447,640.84	953,753.61	953,753.61		4,046,246.39							
18-0217-PG	Gund, Gordon	Franklin	100.843	100.574	15,000.00	9,000.00	1,508,610.00	905,166.00			905,166.00	905,166.00	905,166.00	2,097,211.08					5,000,000.00							
18-0223-PG	Mill Lane Farm I, LLC (Doyle Lot 44)	Hillsborough	79.748	76.955	11,300.00	6,780.00	869,591.50	521,754.90			97,211.08	97,211.08	97,211.08	2,000,000.00	424,543.82	424,543.82	424,543.82		4,575,456.18							
18-0222-PG	Mill Lane Farm I, LLC (Doyle Lot 28)	Hillsborough	59.113	59.113	13,200.00	7,920.00	780,291.60	468,174.96							468,174.96	468,174.96	468,174.96		4,107,281.22							
18-0220-PG	Segal & Morel Builders, LLC	Bedminster	59.337	43.325	27,000.00	16,200.00	1,169,775.00	701,865.00			961,259.40	701,865.00	701,865.00	1,298,135.00												
18-0234-PG	Drenchko, Peter & Elizabeth K. et al	Hillsborough	22.350	22.350	44,000.00	26,400.00	983,400.00	590,040.00			612,744.00	590,040.00	590,040.00	708,095.00												
18-0232-PG	Deerfield Creek, LLC	Branchburg	68.431	70.484	18,821.00	16,110.78	1,251,295.36	1,075,325.02			708,095.00	708,095.00		-	367,230.02	367,230.02					1,632,769.98					
Closed	9		548.511	525.535			11,836,032.30	6,638,377.39	2,115,184.79	358,541.39																
Encumbered	1		68.431	70.484			1,251,295.36	1,075,325.02																		
										Encumber/Expended	FY09	-	-	-	-											
										Encumber/Expended	FY11	-		1,500,000.00	-	-	-									
										Encumber/Expended	FY13	-	-	1,000,000.00	-	-	-	953,753.61	4,046,246.39							
										Encumber/Expended	FY17	-	-	1,000,000.00	-	-	-	892,718.78		4,107,281.22						
										Encumber/Expended	FY18	-			-	-	367,230.02				1,632,769.98					
										Encumber/Expended	FY20	-	-	-	-	-	-					2,000,000.00				
										Encumber/Expended	FY21	-	-	-	-											
										Encumber/Expended	FY22	-	708,095.00	1,291,905.00	-											
										Total				0.00				3,000,000.00	4,046,246.39	4,107,281.22	1,632,769.98	2,000,000.00				

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(15)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JULY 24, 2025**

Subject Property: Louis J. & Anne M. Baduini Revocable Trusts (East) ("Owner")  
Block 21, p/o Lot 11  
Independence Township, Warren County ("Property")  
SADC ID#: 21-0081-DE

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter "Statewide Formula"); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on March 28, 2024 the SADC certified the Development Easement value of \$6,200 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$5,200 per acre based on zoning and environmental regulations in place as of the current valuation date December 7, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on May 23, 2024 (RESOLUTION #FY2024R5(8)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$11,000 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$5,500 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); 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, in preparation for closing the landowners requested a 2.5 acre nonseverable exception area for future flexibility of use but limited to zero (0) single family residences (Schedule B); and

WHEREAS, it is the opinion of the SADC Review Appraiser that this change to the application has no negative impact on the SADC certified market value for the purposes of the formula; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$7,908 per acre; and



WHEREAS, the Owners accepted the offer of \$7,908 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.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$7,908 per acre for a total of approximately \$388,440.96, based on an estimated 49.12 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION #FY2024R5(8) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

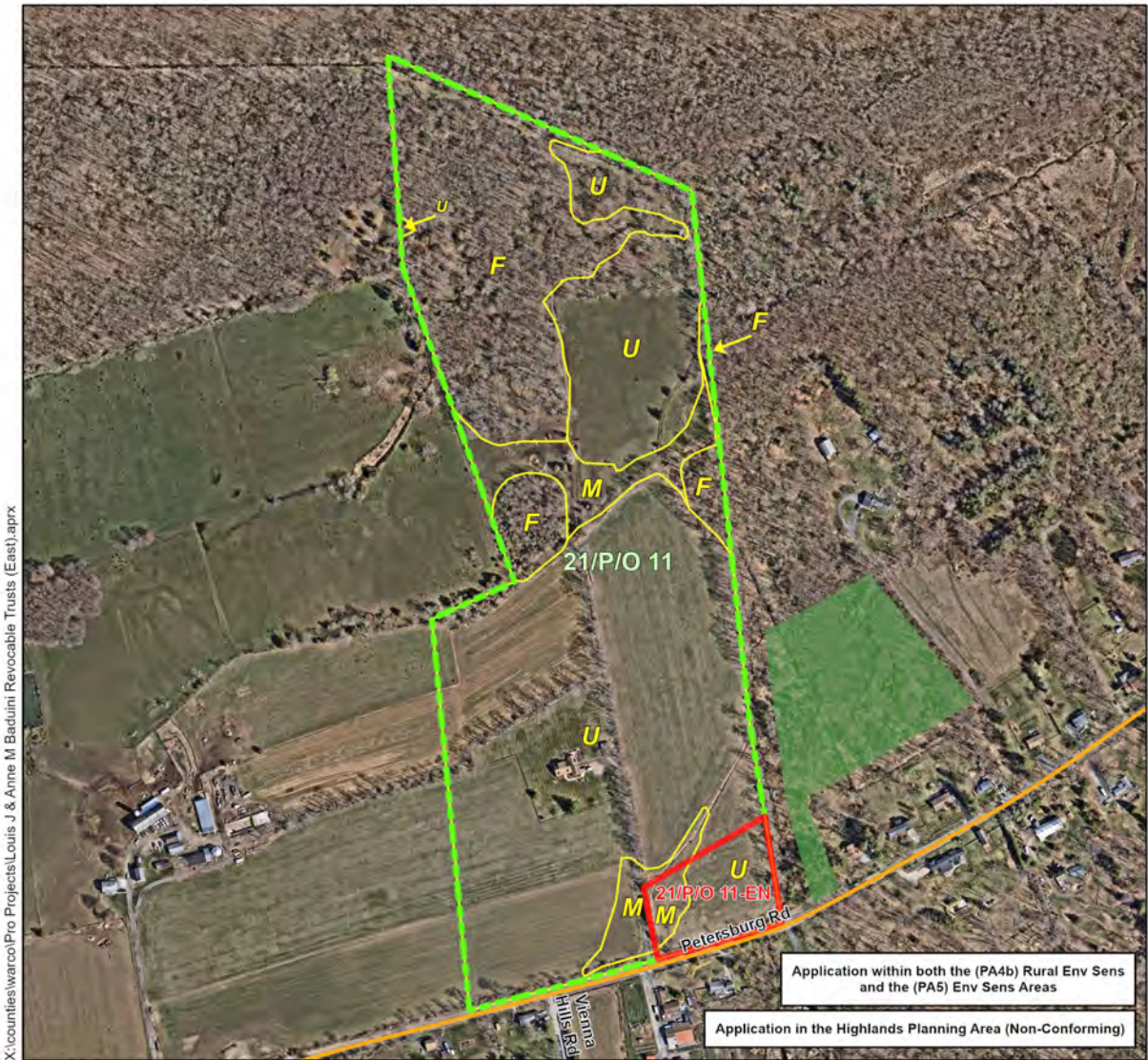
## Schedule A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Baduini (East)			
<b>SADC ID:</b> 21-0081-DE	<b>Total Score</b>	<b>21.89</b>	
<b>Farm Address:</b> Warren, Independence	<b>Maximum Score</b>	<b>Farm Score</b>	
<b>Agricultural Resource Factors - Max Add-on % =</b>	<b>20</b>	<b>11.76</b>	
<b>Natural Resource Factors - Max Add-on % =</b>	<b>10</b>	<b>5.13</b>	
<b>Local Importance Factors - Max Add-on % =</b>	<b>15</b>	<b>0.00</b>	
<b>Max Allowable Score of all of the above</b>		<b>30</b>	<b>16.89</b>
<b>Additional Restrictions - Max Add-on % =</b>	<b>10</b>	<b>5.00</b>	
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		4.55	
Size		6.00	
Tillability		7.00	
Contiguity to Preserved Farms		1.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max= 30		Top 3 Scores 17.55	
Each Point = % 0.67		<b>Agricultural Resource % 11.76</b>	
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		3.54	
Upland Forest		0.00	
Wetland & Open Water/Flood Hazard Mitigation		3.00	
Contiguity to Preserved Open Space		7.00	
Surface Water Quality Classification		5.00	
Top 3 Scores Max= 30		Top 3 Scores 15.54	
Each Point = % 0.33		<b>Natural Resource % 5.13</b>	
<b>Local Importance Factors</b>		<b>Percent</b>	
Risk of Conversion		0	
Buffer to Critical Infrastructure		0	
Property of Unique Importance		0	
		<b>Local Importance % 0</b>	
<b>Voluntary Deed Restrictions</b>		<b>Percent</b>	
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions % 5</b>	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		<b>\$11,000</b>	
Per Acre Formula Easement Value (unadjusted offer, per acre)		<b>\$7,358</b>	
Per Acre Value of Voluntary Deed Restrictions (each)		<b>\$550</b>	
Per Acre Value after Voluntary Deed Restrictions		<b>\$7,908</b>	
Net Acres		<b>49.12</b>	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		<b>\$361,425</b>	
Plus: Adjustment for Voluntary Restrictions (+)		<b>\$27,016</b>	
Estimated offer before Residential Opportunities reduction		<b>\$388,441</b>	
Less: Adjustment for Residential Opportunities (-)		<b>\$0</b>	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$388,441</b>	

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



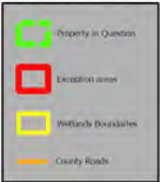
Wetlands



FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Louis J. & Anne M. Baduini Revocable Trusts (East)  
Block 21 Lots P/O 11 (49.11 ac); &  
P/O 11-EN (non-severable exception - 2.5 ac)  
Gross Total = 51.61 ac  
Independence Twp., Warren County

	Gross %	Net %
Freshwater Wetlands (F)	27	28
Modified Ag (M)	7	7
Upland/Non-Wetlands (U)	66	65
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0



Sources:  
NJ Farmland Preservation Program  
NJDOT "Parcels and MOD-IV" Composite of New Jersey  
NJDEP "Landcover and Cover 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 geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



5/26/2025

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(16)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JULY 24, 2025**

Subject Property: Louis. J. and Anne M. Baduini Revocable Trusts (p/o Lot 11 et al.) ("Owner")  
Block 21, Lots 12, 13, and p/o Lot 11  
Independence Township, Warren County ("Property")  
SADC ID#: 21-0082-DE

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter "Statewide Formula"); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on March 28, 2024, the SADC certified the Development Easement value of \$3,200 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$2,600 per acre based on zoning and environmental regulations in place as of the current valuation date December 7, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on May 23, 2024 (RESOLUTION #FY2024R5(9)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$8,000 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$4,000 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 A); 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, in preparation for closing the landowners requested to enlarge the 3 acre nonseverable exception to 4.5 acres (Schedule B); and

WHEREAS, it is the opinion of the SADC Review Appraiser that this change to the application has no negative impact on the SADC certified market value for the purposes of the formula; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$6,354 per acre; and

WHEREAS, the Owners accepted the offer of \$6,354 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.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$6,354 per acre for a total of approximately \$788,531.40, based on an estimated 124.1 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION #FY2024R5(9) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES



## Schedule A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Baduini (p.o. Lot 11 et al)			
<b>SADC ID:</b>	21-0082-DE	<b>Total Score</b>	29.43
<b>Farm Address:</b>	Warren, Independence	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	13.16
<b>Natural Resource Factors - Max Add-on % =</b>		10	6.27
<b>Local Importance Factors - Max Add-on % =</b>		15	5.00
<b>Max Allowable Score of all of the above</b>		30	24.43
<b>Additional Restrictions - Max Add-on % =</b>		10	5.00
<b>Agricultural Resource Factors</b>			<b>Points</b>
Soils			2.64
Size			10.00
Tillability			7.00
Contiguity to Preserved Farms			1.00
Agricultural Water Availability (Y/N)			0.00
Top 3 Scores Max= 30			Top 3 Scores
Each Point = % 0.67			19.64
			<b>Agricultural Resource %</b>
			13.16
<b>Natural Resource Factors</b>			<b>Points</b>
Groundwater Recharge Capability			2.17
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			7.00
Contiguity to Preserved Open Space			7.00
Surface Water Quality Classification			5.00
Top 3 Scores Max= 30			Top 3 Scores
Each Point = % 0.33			19.00
			<b>Natural Resource %</b>
			6.27
<b>Local Importance Factors</b>			<b>Percent</b>
Risk of Conversion			5
Buffer to Critical Infrastructure			0
Property of Unique Importance			0
			<b>Local Importance %</b>
			5
<b>Voluntary Deed Restrictions</b>			<b>Percent</b>
Impervious Cover Limit (10%)			5
House Size Limit (2,500 sqft)			0
			<b>Additional Restrictions %</b>
			5
<b>Landowner Formula Offer Calculations</b>			<b>Value</b>
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre			\$8,000
Per Acre Formula Easement Value (unadjusted offer, per acre)			\$5,954
Per Acre Value of Voluntary Deed Restrictions (each)			\$400
Per Acre Value after Voluntary Deed Restrictions			\$6,354
Net Acres			124.12
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total			\$739,010
Plus: Adjustment for Voluntary Restrictions (+)			\$49,648
Estimated offer before Residential Opportunities reduction			\$788,658
Less: Adjustment for Residential Opportunities (-)			\$0
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>			<b>\$788,658</b>

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

Report Date:

7/27/2025

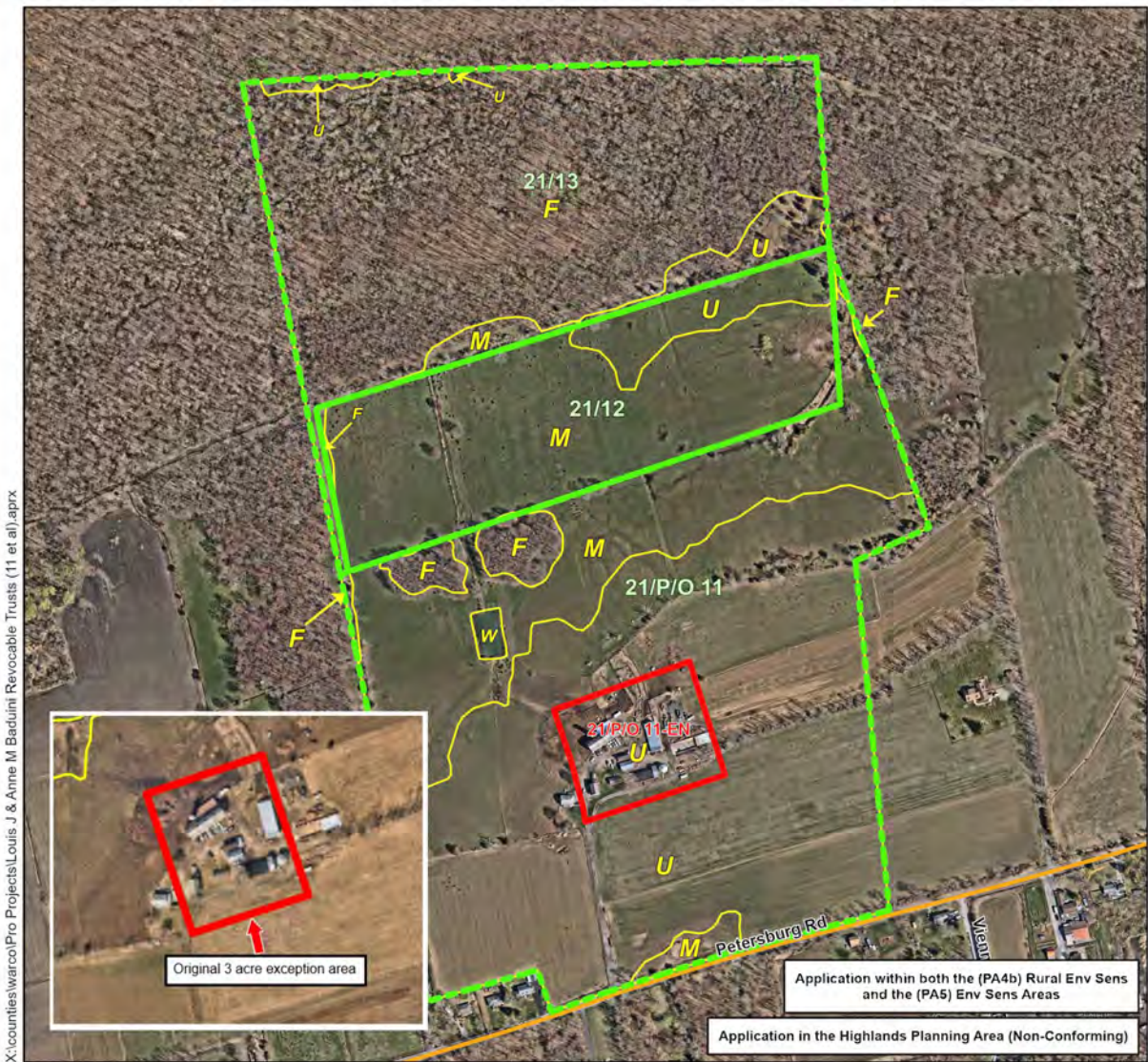
12:55 PM

[https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/21-0082-DE/Acquisition/Approvals/SFW/2.25/Independent/Baduini \(p.o. Lot 11 et al\)\\_SFW\\_Score\\_Report.docx](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/21-0082-DE/Acquisition/Approvals/SFW/2.25/Independent/Baduini (p.o. Lot 11 et al)_SFW_Score_Report.docx)

Version 1.18 05/01/2025



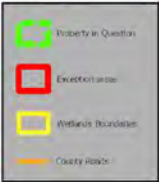
Wetlands



FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Louis J. & Anne M. Baduini Revocable Trusts (P/O Lot 11 et al)  
Block 21 Lots P/O 11 (62.19 ac); &  
P/O 11-EN (non-severable exception - 4.5 ac);  
12 (22.44 ac) & 13 (39.47 ac)  
Gross Total = 128.60 ac  
Independence Twp., Warren County

	Gross %	Net %
Freshwater Wetlands (F)	30	31
Modified Ag (M)	29	30
Upland/Non-Wetlands (U)	41	39
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0



Sources:  
NJ Farmland Preservation Program  
NJDOT "Parcels and MOU-IV Composite of New Jersey"  
NJDEP "Land Use/Landcover of New Jersey 2020"  
NJDOT "Road Centerlines of NJ, Hosted, 3/25"  
Near Map "Vertical Aerial Imagery 2024"

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8/26/2025

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(17)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JULY 24, 2025**

Subject Property: Louis J. and Anne M. Baduini Revocable Trusts (West) ("Owner")  
Block 21, Lot 2 – Independence Township, Warren County ("Property")  
SADC ID#: 21-0083-DE

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter "Statewide Formula"); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on March 28, 2024, the SADC certified the Development Easement value of \$4,600 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$4,000 per acre based on zoning and environmental regulations in place as of the current valuation date December 7, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on May 23, 2024 (RESOLUTION #FY2024R5(10)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$8,800 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$4,400 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); 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, in preparation for closing the landowners requested a 5 acre nonseverable exception area for future flexibility of use but limited to one (1) single family residence (Schedule B); and

WHEREAS, it is the opinion of the SADC Review Appraiser that this change to the application has no negative impact on the SADC certified market value for the purposes of the formula; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$7,035 per acre; and

WHEREAS, the Owners accepted the offer of \$7,035 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.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$7,035 per acre for a total of approximately \$703,077.90, based on an estimated 99.94 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION #FY2024R5(10) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

Date



Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

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



## Schedule A

SADC Statewide Formula Value Calculation			
Farm Name: Baduini (West)			
SADC ID: 21-0083-DE		Total Score	29.94
Farm Address: Warren, Independence		Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	15.41
Natural Resource Factors - Max Add-on % =		10	4.53
Local Importance Factors - Max Add-on % =		15	5.00
Max Allowable Score of all of the above		30	24.94
Additional Restrictions - Max Add-on % =		10	5.00
Agricultural Resource Factors			Points
Soils			3.36
Size			10.00
Tillability			8.00
Contiguity to Preserved Farms			1.00
Agricultural Water Availability (Y/N)			5.00
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.67	23.00
			Agricultural Resource %
			15.41
Natural Resource Factors			Points
Groundwater Recharge Capability			2.72
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			6.00
Contiguity to Preserved Open Space			1.00
Surface Water Quality Classification			5.00
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	13.72
			Natural Resource %
			4.53
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			\$8,800
Per Acre Formula Easement Value (unadjusted offer, per acre)			\$6,595
Per Acre Value of Voluntary Deed Restrictions (each)			\$440
Per Acre Value after Voluntary Deed Restrictions			\$7,035
Net Acres			99.94
Estimated Easement Values			
Estimated Unadjusted Total			\$659,104
Plus: Adjustment for Voluntary Restrictions (+)			\$43,974
Estimated offer before Residential Opportunities reduction			\$703,078
Less: Adjustment for Residential Opportunities (-)			\$0
Estimated Total Offer After Reduction for Residential Opportunities			\$703,078

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 B

Wetlands



FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Louis J. & Anne M. Baduini Revocable Trusts (West)  
Block 21 Lots P/O 2 (98.87 & 1.05 ac); &  
P/O 2-EN (non-severable exception - 5.0 ac)  
Gross Total = 104.92 ac  
Independence Twp., Warren County

	Gross %	Net %
Freshwater Wetlands (F)	19	19
Modified Ag (M)	23	25
Upland/Non-Wetlands (U)	57	55
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	1	1



0 250 500 1,000 1,500 Feet

Sources:  
NJ Farmland Preservation Program  
NJDOT Parcels and MCO-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"

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



5/27/2025

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2026R7(18)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JULY 24, 2025**

Subject       **Hopewell Farmland Partnership (Cramer) (“Owner”)**  
Property:     Block 16, Lots 4 & 5 - Hopewell Township, Cumberland County (“Property”)  
                  SADC ID#:06-0078-DE

WHEREAS, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, on January 26, 2022, the SADC certified the Development Easement value of \$5,000 per acre based on zoning and environmental regulations in place as of the current valuation date December 16, 2021; and

WHEREAS, the SADC granted Final Approval for the Property on February 24, 2022 (RESOLUTION FY2022R2(4)) but the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; 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 A); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is \$8,100 per acre; and

WHEREAS, the Owners accepted the offer of \$8,100 per acre, based on the Statewide 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.

**NOW THEREFORE BE IT RESOLVED:**

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$8,100 per acre for a total of approximately \$972,810 based on an estimated 120.1 easement acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2022R2(4) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7/24/2025

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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES



# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Hopewell Farmland Partnership			
<b>SADC ID:</b> 06-0078-DE	<b>Total Score</b>	<b>40.00</b>	
<b>Farm Address:</b> Hopewell	<b>Maximum Score</b>	<b>Farm Score</b>	
<b>Agricultural Resource Factors - Max Add-on % =</b>	<b>20</b>	<b>18.46</b>	
<b>Natural Resource Factors - Max Add-on % =</b>	<b>10</b>	<b>5.85</b>	
<b>Local Importance Factors - Max Add-on % =</b>	<b>15</b>	<b>10.00</b>	
<b>Max Allowable Score of all of the above</b>		<b>30</b>	<b>30.00</b>
<b>Additional Restrictions - Max Add-on % =</b>	<b>10</b>	<b>10.00</b>	
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		9.55	
Size		8.00	
Tillability		8.00	
Contiguity to Preserved Farms		10.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max= 30		Top 3 Scores 27.55	
Each Point = % 0.67		Agricultural Resource % 18.46	
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		5.73	
Upland Forest		1.50	
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 17.73	
Each Point = % 0.33		Natural Resource % 5.85	
<b>Local Importance Factors</b>		<b>Percent</b>	
Risk of Conversion		5	
Buffer to Critical Infrastructure		5	
Property of Unique Importance		0	
		Local Importance % 10	
<b>Voluntary Deed Restrictions</b>		<b>Percent</b>	
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		5	
		Additional Restrictions % 10	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$9,000	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$7,200	
Per Acre Value of Voluntary Deed Restrictions (each)		\$450	
Per Acre Value after Voluntary Deed Restrictions		\$8,100	
Net Acres		121.04	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$871,488	
Plus: Adjustment for Voluntary Restrictions (+)		\$108,936	
Estimated offer before Residential Opportunities reduction		\$980,424	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$980,424</b>	

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. 2:78-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:78-6 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 FY2026R7(19)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
SALEM COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Herdman, Bruce and Ann Marie (“Owners”)  
SADC ID#17-0253-PG  
Pilesgrove Township, Salem County  
N.J.A.C. 2:76-17 et seq.**

**JULY 24, 2025**

WHEREAS, on July 6, 2022, the application for the sale of a development easement for the subject farm identified as Block 73, Lot 11, Pilesgrove Township, Salem County, totaling approximately 29.4 gross acres hereinafter referred to as “the Property” (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

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

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

WHEREAS, the Property includes one (1), approximately 1 acre non-severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 28.4 net acres to be preserved, hereinafter referred to as “the Premises”; and

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

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

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

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

WHEREAS, the Premises includes:

- 1) Zero (0) Residual Dwelling Site Opportunity



- 2) Zero (0) agricultural labor units
- 3) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated .18 acres (0.63%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 55.31 which exceeds 48, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on August 7, 2023, in accordance with Resolution #FY2025R7(1), Executive Director Payne and Acting Chairman Atchison certified the Development Easement value of \$7,000 per acre based on zoning and environmental regulations in place as of the current valuation date July 11, 2023 and

WHEREAS, the SADC certified the market value unrestricted of \$12,500 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$6,250 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$10,800 per acre; and

WHEREAS, the Owners accepted the County's offer of \$10,800 per acre, based on Statewide Farmland Preservation Formula for the purchase of the development easement on the Premises; and

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

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

WHEREAS, the estimated cost share breakdown is as follows (based on 28.4 acres)

	Total	Per/acre
SADC	\$245,376	\$8,640/acre
<u>County</u>	<u>\$ 61,344</u>	<u>\$2,160/acre</u>
Total Purchase	\$306,720	\$10,800/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 \$270,428.89; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$270,428.89 in base grant which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d);


WHEREAS, pursuant to N.J.A.C. 2:76-17.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant to the County for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its base grant appropriation and subject to the availability of funds, provided the County's request for reimbursement is submitted within 120 days of the purchase of the development easement.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 29.252 net easement acres, at a State cost share of \$9,244.80 per acre, for a total grant of approximately \$270,428.89 pursuant.
3. The SADC's final approval and cost share grant is conditioned upon receipt of all relevant resolutions and funding commitments for the purchase of the development easement.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).

5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

\_\_\_7/24/2025\_\_\_  
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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# Soils



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Herdman, Bruce W. & Ann Marie  
Block 73 Lots P/O 11 (28.4 ac); &  
P/O 11-EN (non-severable exception - 1.0 ac)  
Gross Total = 29.4 ac  
Pilesgrove Twp., Salem County



**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 geospatial 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.



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

**Sources:**  
NJ Farmland Preservation Program  
NJOT Parcel data  
NRCS - SSURGO 2021 Soil Data  
Green Acres Conservation Easement Data  
NJDEP Conservation/Open Space Data  
NJDOT Road Data  
NJOT/GIS 2020 Digital Aerial Image

July 18, 2022



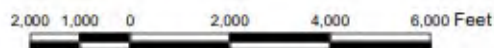
# Preserved Farms and Active Applications Within Two Miles



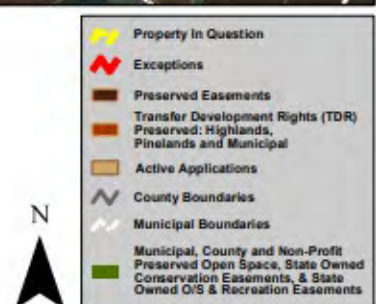
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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Herdman, Bruce W. & Ann Marie  
Block 73 Lots P/O 11 (28.4 ac); &  
P/O 11-EN (non-severable exception - 1.0 ac)  
Gross Total = 29.4 ac  
Piles Grove Twp., Salem County



**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  
NJDOT Parcel Data  
NJDEP Conservation/Open Space Easement Data  
NJDOT Road Data  
NJOTIS 2020 Digital Aerial Image

July 18, 2022






Preliminary Soil Disturbance Map



**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Herdman, Bruce W. & Ann Marie  
Block 73 Lots P/O 11 (28.4 ac); &  
P/O 11-EN (non-severable exception - 1.0 ac)  
Gross Total = 29.4 ac  
Pilesgrove Twp., Salem County

-  **Extent of Disturbance**
-  **Easement Area**
-  **Exception Area**

**Estimated Easement Acres: 28.4**  
**Total Disturbance Acres (Does not include exception areas): 0.18**  
**Percent of Disturbance: 0.63%**



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.

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



## SADC Statewide Formula Value Calculation

<b>Farm Name:</b>	<b>Herdman, Bruce and Ann Marie</b>		
<b>SADC ID:</b>	<b>17-0253-PG</b>	<b>Total Score</b>	<b>36.40</b>
<b>Farm Address:</b>	<b>Pilesgrove</b>	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>	<b>20</b>		<b>9.21</b>
<b>Natural Resource Factors - Max Add-on % =</b>	<b>10</b>		<b>7.19</b>
<b>Local Importance Factors - Max Add-on % =</b>	<b>15</b>		<b>10.00</b>
<b>Max Allowable Score of all of the above</b>	<b>30</b>		<b>26.40</b>
<b>Additional Restrictions - Max Add-on % =</b>	<b>10</b>		<b>10.00</b>

<b>Agricultural Resource Factors</b>			<b>Points</b>
Soils			7.74
Size			0.00
Tillability			6.00
Contiguity to Preserved Farms			0.00
Agricultural Water Availability (Y/N)			0.00
	Top 3 Scores Max=	30	<u>Top 3 Scores</u>
	Each Point = %	0.67	13.74
			<b>Agricultural Resource %</b>
			<b>9.21</b>

<b>Natural Resource Factors</b>			<b>Points</b>
Groundwater Recharge Capability			4.78
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			3.00
Contiguity to Preserved Open Space			7.00
Surface Water Quality Classification			10.00
	Top 3 Scores Max=	30	<u>Top 3 Scores</u>
	Each Point = %	0.33	21.78
			<b>Natural Resource %</b>
			<b>7.19</b>

<b>Local Importance Factors</b>			<b>Percent</b>
Risk of Conversion			5
Buffer to Critical Infrastructure			5
Property of Unique Importance			0
			<b>Local Importance %</b>
			<b>10</b>

<b>Voluntary Deed Restrictions</b>			<b>Percent</b>
Impervious Cover Limit (10%)			5
House Size Limit (2,500 sqft)			5
			<b>Additional Restrictions %</b>
			<b>10</b>

<b>Landowner Formula Offer Calculations</b>		<b>Value</b>
<b>Per Acre Values</b>		
Certified Market Value Unrestricted, per acre		<b>\$12,500</b>
Per Acre Formula Easement Value (unadjusted offer, per acre)		<b>\$9,550</b>
Per Acre Value of Voluntary Deed Restrictions (each)		<b>\$625</b>
Per Acre Value after Voluntary Deed Restrictions		<b>\$10,800</b>
Net Acres		<b>28.44</b>
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		<b>\$271,602</b>
Plus: Adjustment for Voluntary Restrictions (+)		<b>\$35,550</b>
Estimated offer before Residential Opportunities reduction		<b>\$307,152</b>
Less: Adjustment for Residential Opportunities (-)		<b>\$0</b>
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$307,152</b>

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

## SCHEDULE D

# SADC County Planning Incentive Grant Financial

# Status Salem County

[illegible]

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION # FY2026R7(20)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Cohansey Meadows Farm LLC and Zander, John G**  
Block 55, Lots 25, 48, and 51 – Fairfield Township, Cumberland County  
SADC ID#06-0096-DE

**JULY 24, 2025**

WHEREAS, on December 3, 2024, the State Agriculture Development Committee ("SADC") received a development easement sale application from John Zander owner of Cohansey Meadows Farm LLC, hereinafter "Owners," identified as Block 55, Lots 25, 48 and 51, Fairfield Township, Cumberland County, hereinafter "the Property," totaling approximately 1,593.37 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the original application included two (2), approximately 0.25 acre nonseverable exception areas to afford future flexibility of uses; and

WHEREAS, in preparation for final approval the Owner requested an additional 0.25 acre non-severable exception for flexibility of use resulting; and

WHEREAS, the Property includes three (3), approximately 0.25 acre non-severable exception areas to afford future flexibility for nonagricultural uses resulting in approximately 1,592.62 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, all three (3) of the 0.25-acre non-severable exception areas:

- 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 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) 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 salt 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 0.51 acres (0.03%) 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, at approximately 1,593.37 acres with a quality score of 69.23 the Property meets the minimum acreage criteria for the "Priority" farm designation in Cumberland County (Schedule B), it was brought to the Committee for approval due to its unique characteristics and agricultural production; 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 May 29, 2025, in accordance with Resolution #FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of \$600 per acre based on zoning and environmental regulations in place as of the current valuation date April 24, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$2,000 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 \$1,000 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$1,754 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$1,754 per acre, based on 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, 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 \$1,754 per acre for a total of approximately \$2,188,799.06 (based on 1,247.89 acres that are not claimed tidelands).
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.

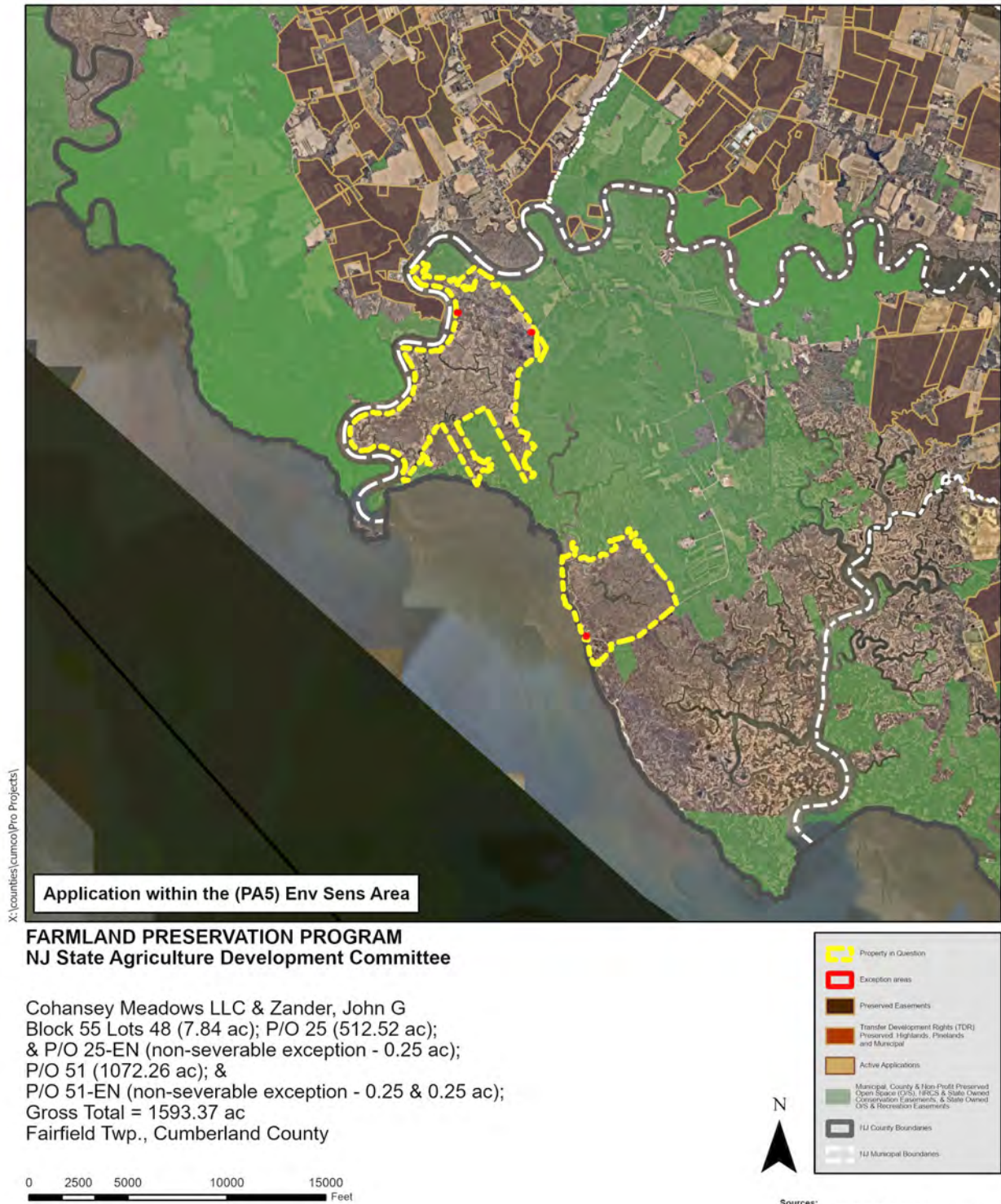
\_\_\_\_7/24/2025\_\_\_\_\_  
Date

  
\_\_\_\_\_  
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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



**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



Application within the (PA5) Env Sens Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Cohansey Meadows LLC & Zander, John G  
Block 55 Lots 48 (7.84 ac); P/O 25 (512.52 ac);  
& P/O 25-EN (non-severable exception - 0.25 ac);  
P/O 51 (1072.26 ac); &  
P/O 51-EN (non-severable exception - 0.25 & 0.25 ac);  
Gross Total = 1593.37 ac  
Fairfield Twp., Cumberland County

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

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

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

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

	Gross %	Net %
Freshwater Wetlands (F)	7	7
Modified Ag (M)	0.5	0.5
Upland/Non-Wetlands (U)	4	4
Tidal Wetlands (T)	80.5	80.5
300' Buffer Area (B)	0	0
Water (W)	8	8



7/8/2025






# Preliminary Soil Disturbance Map



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Cohansey Meadows LLC & Zander, John G  
Block 55 Lots 48 (7.84 ac); P/O 25 (512.52 ac);  
& P/O 25-EN (non-severable exception - 0.25 ac);  
P/O 51 (1072.26 ac); &  
P/O 51-EN (non-severable exception - 0.25 & 0.25 ac);  
Gross Total = 1593.37 ac  
Fairfield Twp., Cumberland County

**Estimated Easement Acres: 1592.87**  
**Total Disturbance Acres (Does not include exception areas): 0.51**  
**Percent of Disturbance: 0.03%**

-  Extent of Disturbance
-  Easement Area
-  Exception Area

2,000 1,000 0 2,000 4,000 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.

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

7/18/2025



## SCHEDULE C

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b>		<b>Cohansey Meadows Zander</b>	
<b>SADC ID:</b>	<b>06-0096-DE</b>	<b>Total Score</b>	<b>36.06</b>
<b>Farm Address:</b>	<b>Fairfield Twp Cumberland Co</b>	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		<b>20</b>	<b>11.49</b>
<b>Natural Resource Factors - Max Add-on % =</b>		<b>10</b>	<b>9.57</b>
<b>Local Importance Factors - Max Add-on % =</b>		<b>15</b>	<b>5.00</b>
<b>Max Allowable Score of all of the above</b>		<b>30</b>	<b>26.06</b>
<b>Additional Restrictions - Max Add-on % =</b>		<b>10</b>	<b>10.00</b>
<b>Agricultural Resource Factors</b>			<b>Points</b>
Soils			6.15
Size			10.00
Tillability			1.00
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	17.15
			<b>Agricultural Resource %</b>
			<b>11.49</b>
<b>Natural Resource Factors</b>			<b>Points</b>
Groundwater Recharge Capability			0.05
Upland Forest			5.00
Wetland & Open Water/Flood Hazard Mitigation			10.00
Contiguity to Preserved Open Space			9.00
Surface Water Quality Classification			10.00
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	29.00
			<b>Natural Resource %</b>
			<b>9.57</b>
<b>Local Importance Factors</b>			<b>Percent</b>
Risk of Conversion			0
Buffer to Critical Infrastructure			0
Property of Unique Importance			5
			<b>Local Importance %</b>
			<b>5</b>
<b>Voluntary Deed Restrictions</b>			<b>Percent</b>
Impervious Cover Limit (10%)			5
House Size Limit (2,500 sqft)			5
			<b>Additional Restrictions %</b>
			<b>10</b>
<b>Landowner Formula Offer Calculations</b>			<b>Value</b>
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre			\$2,000
Per Acre Formula Easement Value (unadjusted offer, per acre)			\$1,521
Per Acre Value of Voluntary Deed Restrictions (each)			\$100
Per Acre Value after Voluntary Deed Restrictions			\$1,721
Not Acres			1247.89
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total			\$1,898,041
Plus: Adjustment for Voluntary Restrictions (+)			\$249,578
Estimated offer before Residential Opportunities reduction			\$2,147,619
Less: Adjustment for Residential Opportunities (-)			\$0
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>			<b>\$2,147,619</b>

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement value using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:26-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:26-6 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 # FY2026R7(21)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Reidenbaker, John K., III**

**JULY 24, 2025**

Subject Property:   **Reidenbaker, John K., III**  
Block 100, Lot 1 – Moorestown Township, Burlington County  
Block 3419, Lot 1 – Cinnaminson Township, Burlington County  
SADC ID#: 03-0041-DE

WHEREAS, on December 12, 2024, the State Agriculture Development Committee ("SADC") received a development easement sale application from John K. Reidenbaker III, hereinafter "Owner," identified as Block 100, Lot 1, Moorestown Township, Burlington County and Block 3419, Lot 1, Cinnaminson Township, Burlington County, hereinafter "the Property," totaling approximately 27.32 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes three (3) exception areas:

- one (1) approximately 0.5-acre non-severable exception area for an existing single family residential unit
- one (1) approximately 0.5-acre severable exception area limited to zero (0) single family residential units
- one (1) approximately 1-acre severable exception area for one future single family residence and to afford future flexibility for nonagricultural uses

resulting in approximately 25.32 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 0.5-acre non-severable exception area:

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

WHEREAS, the 0.5-acre severable exception area:

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

WHEREAS, the 1-acre severable exception area:

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

WHEREAS, the Premises includes:

- 1) Zero (0) existing single family residential units
- 2) Zero (0) agricultural labor units
- 3) No pre-existing non-agricultural uses; and

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

WHEREAS, Block 100, Lot 1 in Moorestown Township is in the Business Park zoning district, which permits, as conditional uses upon application to and approval by the municipal planning board, "horticulture and agricultural uses, on no less than five acres, for the growing and harvesting of crops, including nurseries." [Ordinance 180-67.2. C.(1)]; and

WHEREAS, SADC staff engaged with Moorestown Township in an effort to have the township amend its conditional use ordinance and they indicated they would revise the definition of agriculture to be more inclusive; and

WHEREAS, the preservation of this farm is conditioned on Moorestown Township amending its ordinance to permit a variety of agricultural uses, subject to SADC legal review and approval; 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 .56 acres (2.21%) 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 43.41 which does not meet the minimum quality score of 59 and 46 respectively needed for a "Priority" or "Alternate" farm designation in Burlington County and at approximately 27.32 acres, it does not meet the minimum acreage criteria for the "Priority" or "Alternate" categories which require at least 78 or 57 acres respectively, therefore, this farm is categorized as an "Other" farm, requiring SADC preliminary approval; 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 May 29, 2025, in accordance with Resolution #FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of \$28,100 per acre based on zoning and environmental regulations in place as of the current valuation date April 23, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$37,100 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$18,550 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 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 \$28,704 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$28,704 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, 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 \$28,704 per acre for a total of approximately \$678,275.52 (based on 23.63 acres that are not claimed tidelands).
3. the SADC's offer and preservation of this farm is conditioned on Moorestown Township amending its ordinance to permit a variety of agricultural uses, subject to SADC legal review and approval.
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.

\_\_\_\_7/24/2025\_\_\_\_\_  
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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



X:\counities\burco\Proj Projects\

**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Reidenbaker, John K., III  
Cinnaminson Twp. - Block 3419 Lots P/O 1 (20.78 ac) &  
P/O 1-ES (severable exception - 0.5 ac)  
Moorestown Twp. - Block 100 Lots P/O 1 (4.54 ac) &  
P/O 1-EN (non-severable exception - 0.5 ac)  
& P/O 1-ES (severable exception - 1.0 ac)  
Gross Total = 27.32 ac  
Burlington County



**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 geographic accuracy and precision of this data contained in this file and map shall not be relied upon in matters requiring definition and location of true ground horizontal and/or vertical controls as could be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



**Sources:**  
NJ Farmland Preservation Program  
NJOTI "Parcel and MCO" Composite of New Jersey  
Green Acres Conservation Easement Data  
NJOTI "Preserved Easements"  
NJOTI "Open Space" (Various Users)  
NJOTI "Map" (Various Users)



# Wetlands



FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Reidenbaker, John K., III  
Cinnaminson Twp. - Block 3419 Lots P/O 1 (20.78 ac); &  
P/O 1-ES (severable exception - 0.5 ac)  
Moorestown Twp. - Block 100 Lots P/O 1 (4.54 ac) &  
P/O 1-EN (non-severable exception - 0.5 ac)  
& P/O 1-ES (severable exception - 1.0 ac)  
Gross Total = 27.32 ac  
Burlington County

0 125 250 500 750  
Feet

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

Tidlands Disclaimer:  
The Tidlands depicted on this map were derived from NJDEP's Hydr\_water\_tidlands\_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 Tidlands Management can perform an official determination of Tidlands/Riparian claims.

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

	Gross %	Net %
Freshwater Wetlands (F)	18	19
Modified Ag (M)	0	0
Upland/Non-Wetlands (U)	73	71
Tidal Wetlands (T)	9	10
300' Buffer Area (B)	0	0
Water (W)	0	0





# Preliminary Soil Disturbance Map



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Reidenbaker, John K., III  
Cinnaminson Twp. - Block 3419 Lots P/O 1 (20.78 ac) & P/O 1-ES(severable exception - 0.5 ac)  
Moorestown Twp. - Block 100 Lots P/O 1 (4.54 ac) & P/O 1-EN (non-severable exception - 0.5 ac)  
& P/O 1-ES (severable exception - 1.0 ac)  
Gross Total = 27.32 ac  
Burlington County

**Estimated Easement Acres: 25.32**  
**Total Disturbance Acres (Does not include exception areas): 0.56**  
**Percent of Disturbance: 2.21 %**

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 resulting in 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.

**Extent of Disturbance**  
**Easement Area**  
**Exception Area**

Sources:  
Farmland Preservation Program Data  
NJDOT Road Data  
Nassau 2014 Digital Aerial



### SADC Statewide Formula Value Calculation

Farm Name: Reidenbaker, John			
SADC ID: 03-0041-DE		Total Score	27.37
Farm Address: Cinnaminson & Moorestown		Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =	20		11.39
Natural Resource Factors - Max Add-on % =	10		5.98
Local Importance Factors - Max Add-on % =	15		0.00
Max Allowable Score of all of the above		30	17.37
Additional Restrictions - Max Add-on % =	10		10.00

Agricultural Resource Factors		Points
Soils		6.00
Size		4.00
Tillability		7.00
Contiguity to Preserved Farms		0.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max= 30		<u>Top 3 Scores</u>
Each Point = % 0.67		17.00
		<b>Agricultural Resource %</b>
		<b>11.39</b>

Natural Resource Factors		Points
Groundwater Recharge Capability		5.11
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		7.00
Contiguity to Preserved Open Space		6.00
Surface Water Quality Classification		5.00
Top 3 Scores Max= 30		Top 3 Scores
Each Point = % 0.33		18.11
		Natural Resource %
		5.98

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

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

Landowner Formula Offer Calculations	Value
<b>Per Acre Values</b>	
Certified Market Value Unrestricted, per acre	\$37,100
Per Acre Formula Easement Value (unadjusted offer, per acre)	\$24,994
Per Acre Value of Voluntary Deed Restrictions (each)	\$1,855
Per Acre Value after Voluntary Deed Restrictions	\$28,704
Net Acres	23.63
<b>Estimated Easement Values</b>	
Estimated Unadjusted Total	\$590,608
Plus: Adjustment for Voluntary Restrictions (+)	\$87,687
Estimated offer before Residential Opportunities reduction	\$678,275
Less: Adjustment for Residential Opportunities (-)	\$0
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>	<b>\$678,275</b>

This scoring template was developed by the New Jersey State Agriculture Development Committee (SADC) to estimate development easement values using the Statewide Formula Valuation methodology for farmland preservation set forth at N.J.A.C. 2:76-26. Please note that the final development easement consideration will be based upon N.J.A.C. 2:76-8 and -11 (presentation 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 presentation, 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 # FY2026R7(22)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Yarrington, John Peter**

**JULY 24, 2025**

Subject Property:   Yarrington, John Peter  
                          Block 69, Lot 19 – Upper Pittsgrove Township, Salem County  
                          SADC ID#:17-0393-DE

WHEREAS, on June 17, 2024, the State Agriculture Development Committee (“SADC”) received a development easement sale application from John Peter Yarrington, hereinafter “Owner,” identified as Block 69, Lot 19, Upper Pittsgrove Township, Salem County, hereinafter “the Property,” totaling approximately 57.84 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 received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes one (1), approximately 4.33-acre non-severable exception area for future flexibility but with zero (0) single family residential opportunities; and one (1), approximately 4-acre severable exception area for one (1) existing single family residence; resulting in approximately 49.51 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 4.33-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 4-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 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 corn and Christmas Tree production; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated zero 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, the Property has a quality score of 66.84, which is higher than the minimum quality score of 61 needed for a "Priority" farm designation in Salem County, however at approximately 57.84 acres, it does not meet the minimum acreage criteria for the "Priority" or "Alternate" categories which require at least 94 or 69 acres respectively, therefore, this farm is categorized as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, on January 23, 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 May 2, 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 April 3, 2025; and

WHEREAS, the SADC certified the market value unrestricted of \$9,800 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$4,900 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$8,000 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$8,000 per acre, based on 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, 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 \$8,000 per acre for a total of approximately \$396,080.
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.

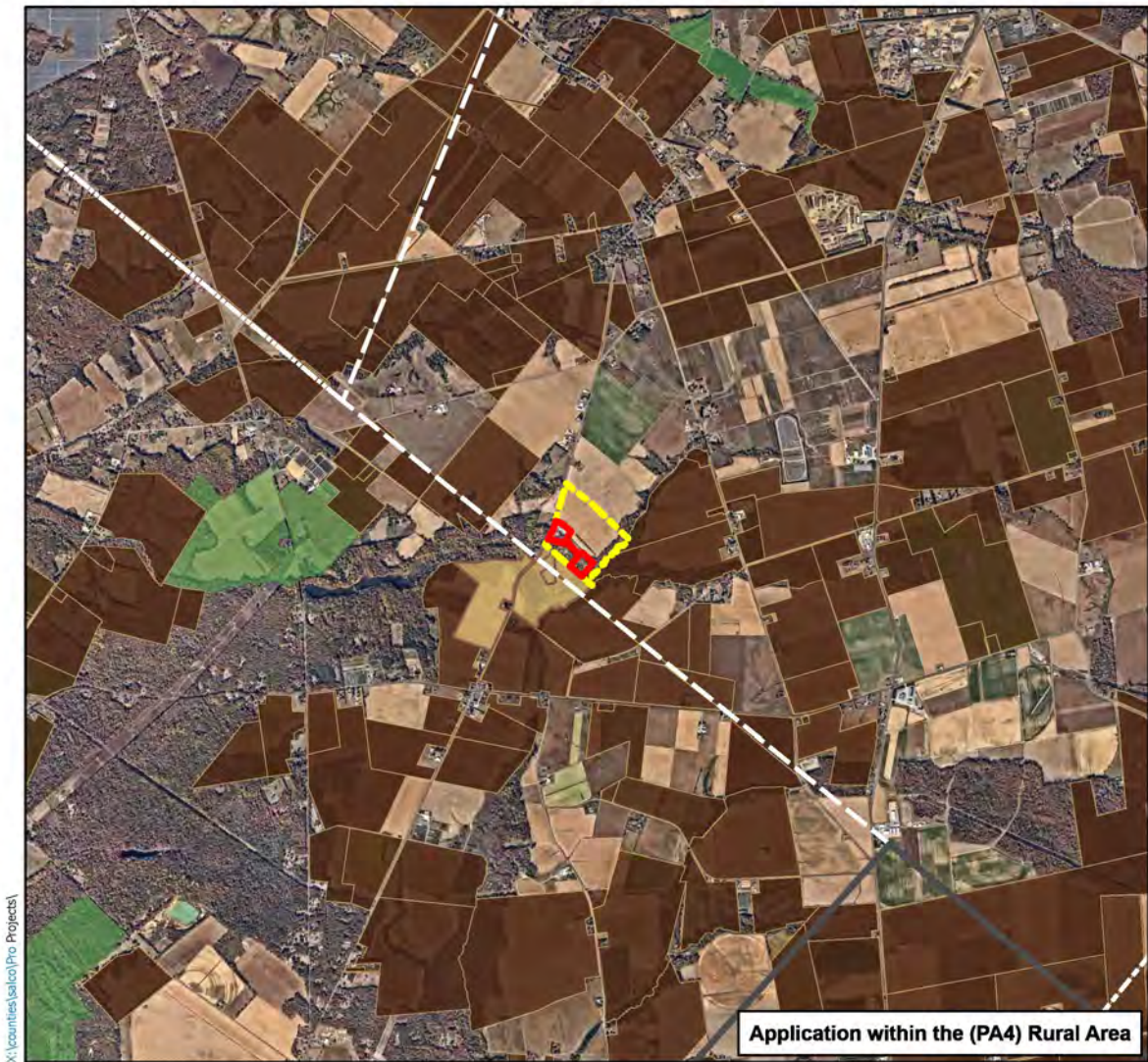
\_\_\_\_7/24/2025\_\_\_\_\_  
Date

  
\_\_\_\_\_  
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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



X:\counties\saico\Pro Projects\

**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Yarrington, John Peter  
Block 69 Lot(s) P/O 19 (49.51 ac); &  
P/O 19-EN (non-severable exception - 4.33ac); &  
P/O 19-ES (severable exception - 4.00 ac)  
Gross Total = 57.84 ac  
Upper Pittsgrove Twp., Salem County



**Sources:**  
NJ Farmland Preservation Program  
NJOT "Parcels and MOD-IV Composite of New Jersey" - edited to adjacent survey data  
NJNG "Pipeline August 2015"  
National Pipeline Mapping System Pipeline Data  
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.





# Soils

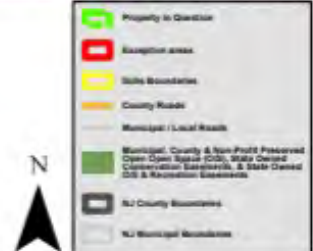


## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Yarrington, John Peter  
Block 69 Lot(s) P/O 19 (49.51 ac); &  
P/O 19-EN (non-severable exception - 4.33ac); &  
P/O 19-ES (severable exception - 4.00 ac)  
Gross Total = 57.84 ac  
Upper Pittsgrove Twp., Salem County

0 100 200 400 600  
Feet

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**Source:**  
NJ Farmland Preservation Program  
NJDOT "Parcels and MOD-IV Composites of New Jersey"  
- edited to adjacent survey data  
NRCS "SSURGO 2005 Soil Data"  
NJDOT "Road Centerlines of NJ, Hosted: 3424"  
Base Map: "Aerial Imagery 2024"

12/20/2024

**SCHEDULE B**  
SPS Map



# Preliminary Soil Disturbance Map



**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Yarrington, John Peter  
Block 69 Lot(s) P/O 19 (49.51 ac); &  
P/O 19-EN (non-severable exception - 4.33ac); &  
P/O 19-ES (severable exception - 4.00 ac)  
Gross Total = 57.84 ac  
Upper Pittsgrove Twp., Salem County

**Estimated Easement Acres: 49.51**  
**Total Disturbance Acres (Does not include exception areas): 0.00**  
**Percent of Disturbance: 0.00%**

	Extent of Disturbance
	Easement Area
	Exception Area



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.

Source:  
Farmland Preservation Program Data  
NJDOT Road Data  
Newsmap 2024 Digital Aerial

10/27/2024



## SADC Statewide Formula Value Calculation

<b>Farm Name:</b>	Yarrington, John Peter		
<b>SADC ID:</b>	17-0393-DE	<b>Total Score</b>	31.63
<b>Farm Address:</b>	Upper Pittsgrove	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>	20		17.62
<b>Natural Resource Factors - Max Add-on % =</b>	10		4.01
<b>Local Importance Factors - Max Add-on % =</b>	15		5.00
<b>Max Allowable Score of all of the above</b>	30		26.63
<b>Additional Restrictions - Max Add-on % =</b>	10		5.00

Agricultural Resource Factors		Points
Soils		9.30
Size		4.00
Tillability		8.00
Contiguity to Preserved Farms		9.00
Agricultural Water Availability (Y/N)		5.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	26.30
		<b>Agricultural Resource %</b>
		17.62

Natural Resource Factors		Points
Groundwater Recharge Capability		5.16
Upland Forest		2.00
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	12.16
		<b>Natural Resource %</b>
		4.01

Local Importance Factors		Percent
Risk of Conversion		0
Buffer to Critical Infrastructure		5
Property of Unique Importance		0
		<b>Local Importance %</b>
		5

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

Landowner Formula Offer Calculations		Value
<b>Per Acre Values</b>		
Certified Market Value Unrestricted, per acre		\$9,800
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$7,510
Per Acre Value of Voluntary Deed Restrictions (each)		\$490
Per Acre Value after Voluntary Deed Restrictions		\$8,000
Net Acres		49.51
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		\$371,820
Plus: Adjustment for Voluntary Restrictions (+)		\$24,260
Estimated offer before Residential Opportunities reduction		\$396,080
Less: Adjustment for Residential Opportunities (-)		\$0
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$396,080</b>

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. 2:76-9 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 # FY2026R7(23)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Ballingers Mill LLC  
JULY 24, 2025**

Subject Property:   Ballingers Mill LLC  
                          Block 36, Lot 19.01, Block 40, Lot 1 Alloway Township, Salem County  
                          Block 69, Lot 18, Upper Pittsgrove Township, Salem County  
                          SADC ID#:17-0394-DE

WHEREAS, on June 17, 2024, the State Agriculture Development Committee ("SADC") received a development easement sale application from Ballingers Mill LLC, hereinafter "Owner," identified as Block 36, Lot 19.01, Block 40, Lot 1 Alloway Township, Salem County, Block 69, Lot 18, Upper Pittsgrove Township, Salem County hereinafter "the Property," totaling approximately 100.76 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 received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes one (1), approximately 4.46 acre nonseverable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 96.29 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 4.47-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 corn production; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 0.04 acres (.04%) 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 Salem County (minimum acreage of 94 and minimum quality score of 61) because it is approximately 100.76 acres and has a quality score of 67.17; 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 \$6,400 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 \$11,100 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$5,550 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 is in the process of obtaining a Plan which makes them eligible for an upward adjustment in the Statewide Formula for having a Woodland Management or Forest Stewardship Plan on more than 5 contiguous upland forest acres; and

WHEREAS, the SADC's offer is conditioned upon the review and approval of the plan

prior to closing; 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 \$9,019 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$9,019 per acre, based on Statewide 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:

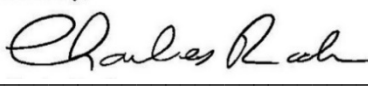
1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$9,019 per acre for a total of approximately \$868,439.51.
3. This approval is conditioned upon the Owner submitting a complete Woodland Management or Forest Stewardship Plan prior to closing for SADC staff review and approval.
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.

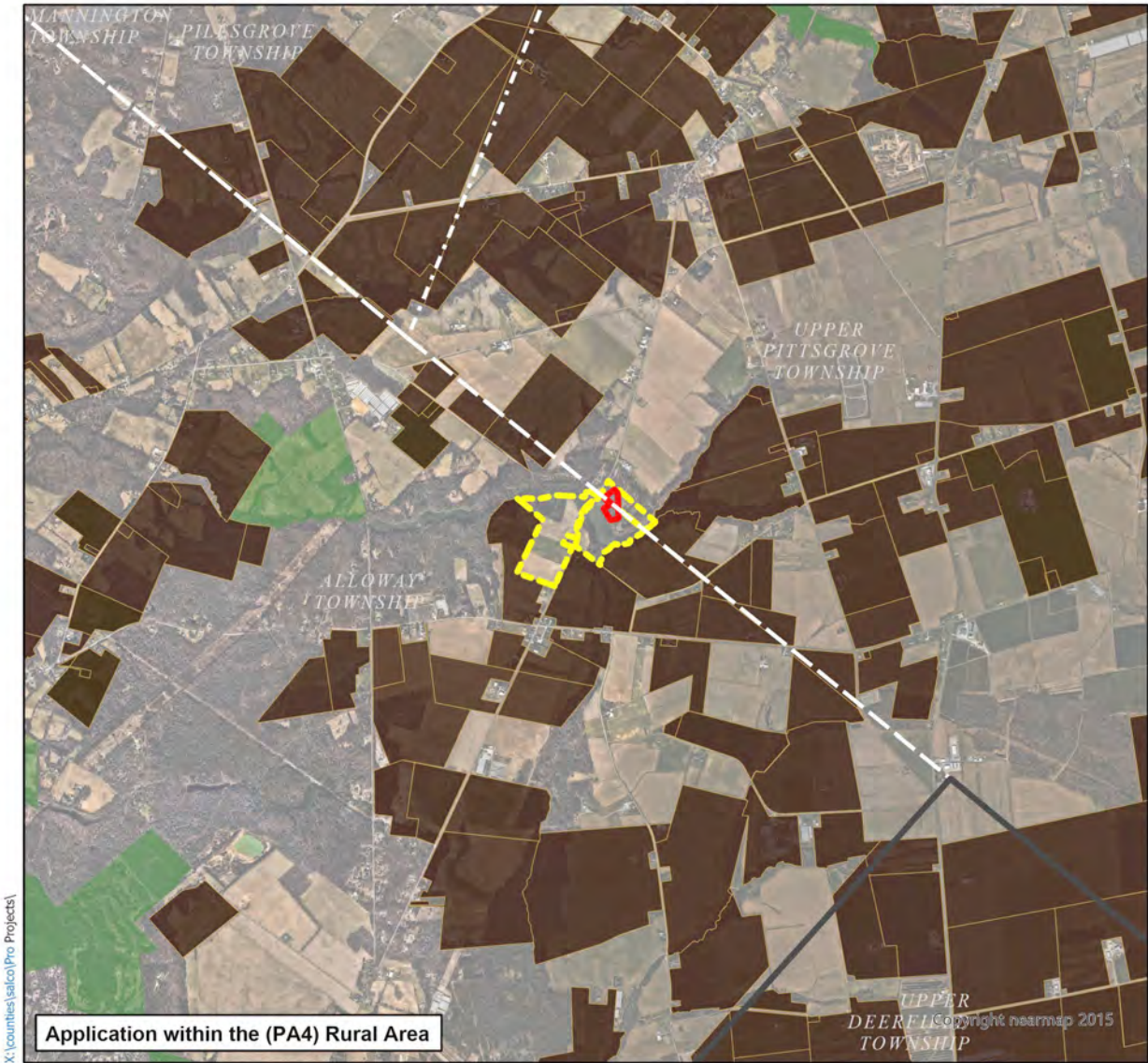
7/24/2025  
Date

  
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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

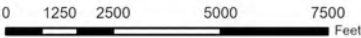
Preserved Farms and Active Applications Within Two Miles



Application within the (PA4) Rural Area

**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Ballingers Mill, LLC  
Alloway Twp. - Block 40 Lots P/O 1 (32.57 ac);  
P/O 1-EN (non-severable exception - 2.48 ac);  
& Block 36 Lot 19.01 (53.43 ac)  
Upper Pittsgrove Twp. - Block 69 Lot P/O 18 (10.29 ac) &  
P/O 18-EN (non-severable exception - 1.99 ac)  
Gross Total = 100.76 ac  
Salem County



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

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# Wetlands



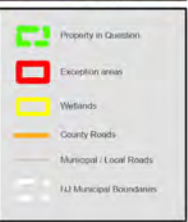
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FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Ballingers Mill, LLC  
Alloway Twp. - Block 40 Lots P/O 1 (32.57 ac);  
P/O 1-EN (non-severable exception - 2.48 ac);  
& Block 36 Lot 19.01 (53.43 ac)  
Upper Pittsgrove Twp. - Block 69 Lot P/O 18 (10.29 ac) &  
P/O 18-EN (non-severable exception - 1.99 ac)  
Gross Total = 100.76 ac  
Salem County

Sources:  
NJ Farmland Preservation Program  
NJOT "Parcels and MOD-IV Composite of New Jersey"  
- edited to hardcopy survey  
NJDEP "Landuse/Landcover of New Jersey 2020"  
NJDOT "Road Centerlines of NJ, Hosted, 342R"  
Near Map "Vertical Aerial Imagery 2024"

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

1/17/2024



# Preliminary Soil Disturbance Map



X:\counities\sarco\Pro Projects\Ballingers Mill, LLC.aprx

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ballingers Mill, LLC  
Alloway Twp. - Block 40 Lots P/O 1 (32.57 ac);  
P/O 1-EN (non-severable exception - 2.48 ac);  
& Block 36 Lot 19.01 (53.43 ac)  
Upper Pittsgrove Twp. - Block 69 Lot P/O 18 (10.29 ac) &  
P/O 18-EN (non-severable exception - 1.99 ac)  
Gross Total = 100.76 ac  
Salem County

**Estimated Easement Acres: 96.29**  
**Total Disturbance Acres (Does not include exception areas): 0.04**  
**Percent of Disturbance: 0.04%**

- Extent of Disturbance
- ⋯ Easement Area
- ▨ Exception Area

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.

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

11/9/2024



# SCHEDULE C

## SADC Statewide Formula Value Calculation

<b>Farm Name:</b>	<b>Ballingers Mill LLC</b>		
<b>SADC ID:</b>	<b>17-0394-DE</b>	<b>Total Score</b>	<b>31.25</b>
<b>Farm Address:</b>	<b>Alloway &amp; Upper Pittsgrove</b>	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>	<b>20</b>		<b>16.64</b>
<b>Natural Resource Factors - Max Add-on % =</b>	<b>10</b>		<b>4.61</b>
<b>Local Importance Factors - Max Add-on % =</b>	<b>15</b>		<b>5.00</b>
<b>Max Allowable Score of all of the above</b>		<b>30</b>	<b>26.25</b>
<b>Additional Restrictions - Max Add-on % =</b>	<b>10</b>		<b>5.00</b>

Agricultural Resource Factors		Points
Soils		7.84
Size		8.00
Tillability		5.00
Contiguity to Preserved Farms		9.00
Agricultural Water Availability (Y/N)		5.00
Top 3 Scores Max= 30		Top 3 Scores
Each Point = % 0.67		24.84
		<b>Agricultural Resource %</b>
		<b>16.64</b>

Natural Resource Factors		Points
Groundwater Recharge Capability		3.98
Upland Forest		5.00
Wetland & Open Water/Flood Hazard Mitigation		3.00
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		13.98
		<b>Natural Resource %</b>
		<b>4.61</b>

Local Importance Factors		Percent
Risk of Conversion		0
Buffer to Critical Infrastructure		5
Property of Unique Importance		0
		<b>Local Importance %</b>
		<b>5</b>

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

Landowner Formula Offer Calculations		Value
<b>Per Acre Values</b>		
Certified Market Value Unrestricted, per acre		<b>\$11,100</b>
Per Acre Formula Easement Value (unadjusted offer, per acre)		<b>\$8,464</b>
Per Acre Value of Voluntary Deed Restrictions (each)		<b>\$555</b>
Per Acre Value after Voluntary Deed Restrictions		<b>\$9,019</b>
Net Acres		<b>96.30</b>
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		<b>\$815,083</b>
Plus: Adjustment for Voluntary Restrictions (+)		<b>\$53,447</b>
Estimated offer before Residential Opportunities reduction		<b>\$868,530</b>
Less: Adjustment for Residential Opportunities (-)		<b>\$0</b>
Estimated Total Offer After Reduction for Residential Opportunities		<b>\$868,530</b>

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 in 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 #FY2026R7(24)

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of  
Pustizzi, Albert (Main Rd.) - SADC ID#: 08-0047-DE**

**JULY 24, 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 May 14, 2024, the SADC received a development easement sale application from Landowner, hereinafter "Owner," for the property identified as Block 7203, Lot 23, Franklin Township, Gloucester County, hereinafter "the Property," totaling approximately 32.91 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 1.5 acre severable exception area for and limited to 1 existing single family residential unit and to afford future flexibility of uses; and

WHEREAS, the Property includes one (1), approximately 1 acre non severable exception area for and limited to 1 future single family residential unit and to afford future flexibility of uses resulting in approximately 30.41 net acres to be preserved; and

WHEREAS, at the time of application, the Property was in vegetable 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 61.87 and contains approximately 30.41 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Gloucester County minimum score criteria for the "Priority" category which requires a quality score of at least 58, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 57 and 42 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), (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:

- 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:
  - a. has a quality score of 61.87, which is above minimum ranking criteria for a

- “Priority” farm in Gloucester County;
  - b. has approximately 100% Prime soils; and
  - c. received 80% of the Agricultural 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.
  - f. is adjacent to another preserved farm and is in a community with a significant investment in farmland preservation.
  - g. the SADC believes that the conversion of the farm to non-agricultural use would likely cause a substantial negative impact on the public investment made in farmland preservation within the project area.
- c. 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
- 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.

\_\_\_7/24/2025\_\_\_  
Date

  
 Charles Roohr, Executive Director  
 State Agriculture Development Committee

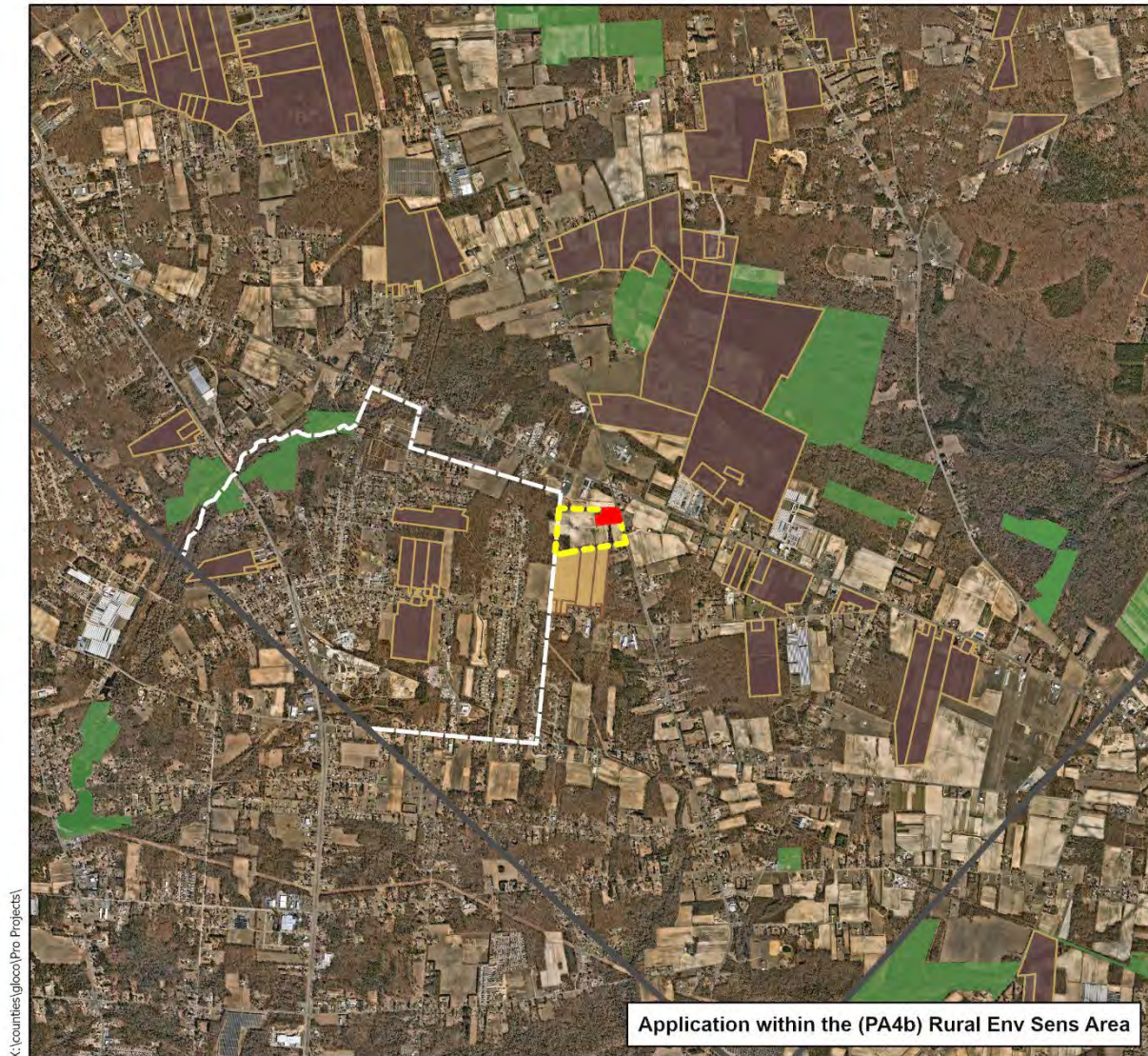
**VOTE WAS RECORDED AS FOLLOWS:**

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



# SCHEDULE A

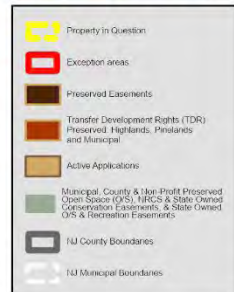
## Preserved Farms and Active Applications Within Two Miles



### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Pustizzi, Albert (Main Road)  
Block 7203 Lots P/O 23 (30.41 ac); &  
P/O 23-EN (non-severable exception - 1.0 ac);  
& P/O 23-ES (severable exception - 1.5 ac)  
Gross Total = 32.91 ac  
Franklin Twp., Gloucester County

0 1250 2500 5000 7500  
Feet



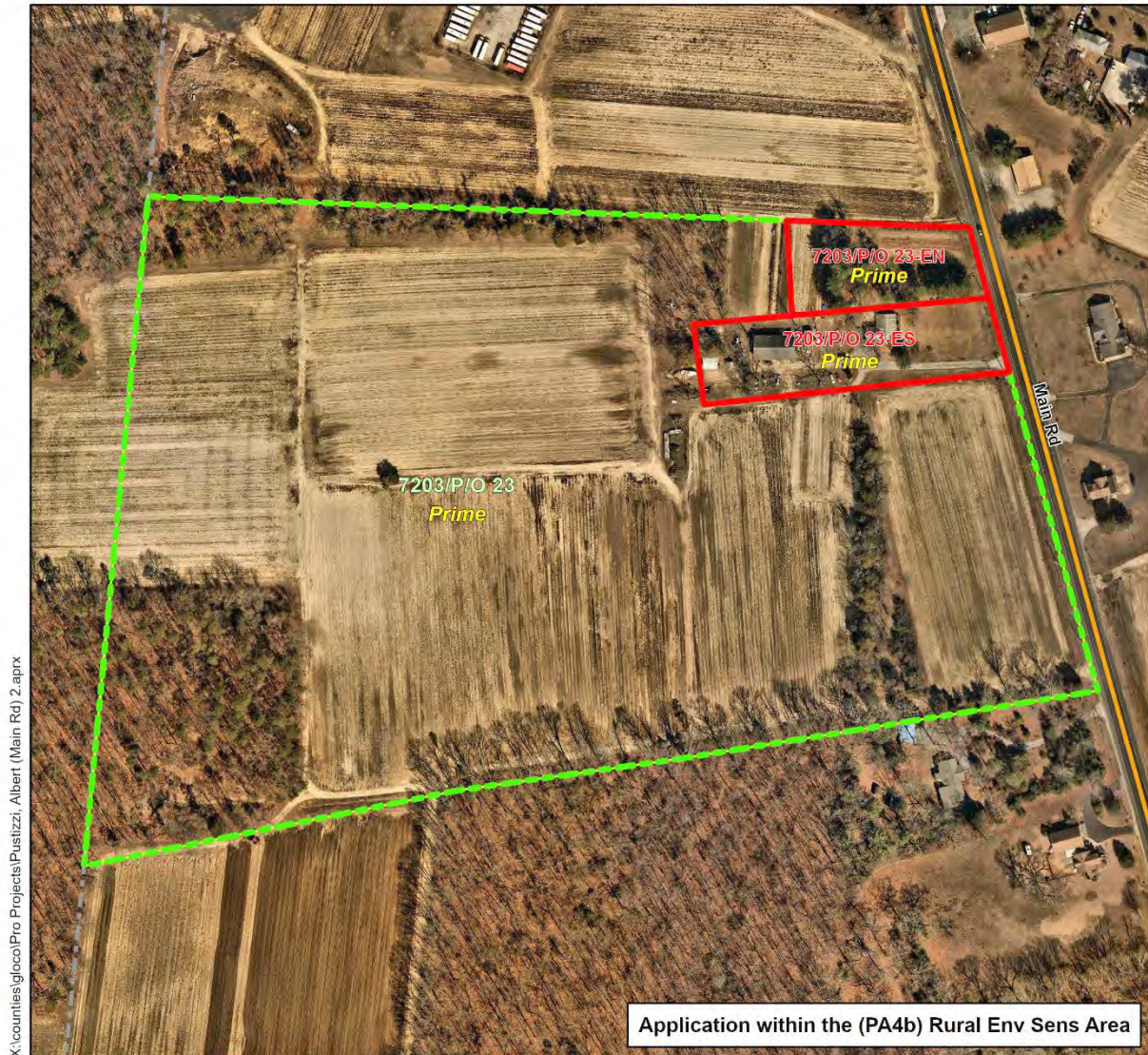
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**Sources:**  
NJ Farmland Preservation Program  
NJOTIT "Parcels and MOD-IV Composite of New Jersey"  
Green Acres Conservation Easement Data  
NRCS Preserved Easements  
NJDEP Open Space (Various Layers)  
Near Map "Vertical Aerial Imagery 2024"

6/21/2025



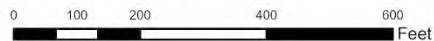
# Soils



X:\counties\gloucester\Projects\Pustizzi, Albert (Main Rd) 2.aprx

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Pustizzi, Albert (Main Road)  
Block 7203 Lots P/O 23 (30.41 ac); &  
P/O 23-EN (non-severable exception - 1.0 ac);  
& P/O 23-ES (severable exception - 1.5 ac)  
Gross Total = 32.91 ac  
Franklin Twp., Gloucester County



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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	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
	Exception areas
	Soils Boundaries
	County Roads
	Municipal / Local Roads



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

**GENERAL INFORMATION**

COUNTY OF Gloucester Franklin Twp. 0805

APPLICANT Pustizzi, Albert (Main Rd)

**PRIORITIZATION SCORE**

<b>SOILS:</b>		Prime	100% *	.15	=	15.00	
							<b>SOIL SCORE: 15.00</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	78 % *	.15	=	11.70	
		Woodlands	22 % *	0	=	.00	
							<b>TILLABLE SOILS SCORE: 11.70</b>
<b>BOUNDARIES AND BUFFERS:</b>	EF Applications		22 % *	.13	=	2.86	
	Farmland (Unrestricted)		24 % *	.06	=	1.44	
	Other		5 % *	0	=	.00	
	Residential Development		34 % *	0	=	.00	
	Woodlands		15 % *	.06	=	.90	
							<b>BOUNDARIES AND BUFFERS SCORE: 5.20</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Pustizzi - Main Rd	Restricted Farm or Current Application				2	
	Capozzi Family Foundation	Restricted Farm or Current Application				2	
	Garoppo	Restricted Farm or Current Application				2	
	Kargman 2	Restricted Farm or Current Application				2	
	Kargman 3	Restricted Farm or Current Application				2	
							<b>DENSITY SCORE: 10.00</b>
<b>LOCAL COMMITMENT:</b>			100% *	19	=	19.00	
							<b>LOCAL COMMITMENT SCORE: 19.00</b>
<b>SIZE:</b>							<b>SIZE SCORE: 1.97</b>
<b>IMMIMENCE OF CHANGE:</b>							<b>IMMINENCE OF CHANGE SCORE: .00</b>
<b>COUNTY RANKING:</b>							
<b>EXCEPTIONS:</b>							<b>EXCEPTION SCORE: -1.00</b>

**TOTAL SCORE: 61.87**



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2026R7(25)**

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of**

**Russo, Rose A. - SADC ID#: 03-0042-DE**

**JULY 24, 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 Rose A. Russo, hereinafter "Owner," for the property identified as Block 20, Lots 16.01 and 16.05, Lumberton Township, Burlington County, hereinafter "the Property," totaling approximately 24.02 gross acres, identified in (Schedule A); and

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

- One (1), approximately 1-acre non-severable exception area to afford future flexibility of uses and limited to zero (0) single family residential units; and
- One (1) approximately 2-acre severable exception area for and limited to two (2) existing single family residential units and to afford future flexibility of uses

resulting in approximately 21.02 net acres to be preserved; and

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

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

WHEREAS, the Property is not currently located in the Burlington County Agriculture Development Area (ADA), but must be added to the ADA prior to preservation; and

WHEREAS, Burlington County has agreed to add the property to its ADA if the landowners accept the SADC's offer; 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 62.55 and contains approximately 21.02 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Burlington County minimum score criteria for the "Priority" category which requires a quality score of at least 60, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 75 and 55 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), (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:

- 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:
  - a. has a quality score of 62.55, which is above minimum ranking criteria for a "Priority" farm in Burlington County;
  - b. has approximately 94% Prime soils and 6% Statewide Important soils; and
  - c. received 70% of the Agricultural Resource Factors and 53% of the Natural Resource Factors pursuant to the Statewide Formula.
  - d. is reasonably contiguous to other preserved farmland and is in a community with a significant investment in farmland preservation.
- c. 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
- d. This preliminary and future approvals are conditioned upon Burlington County adding the Property to its ADA.
- e. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
- f. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

7/24/2025  
Date

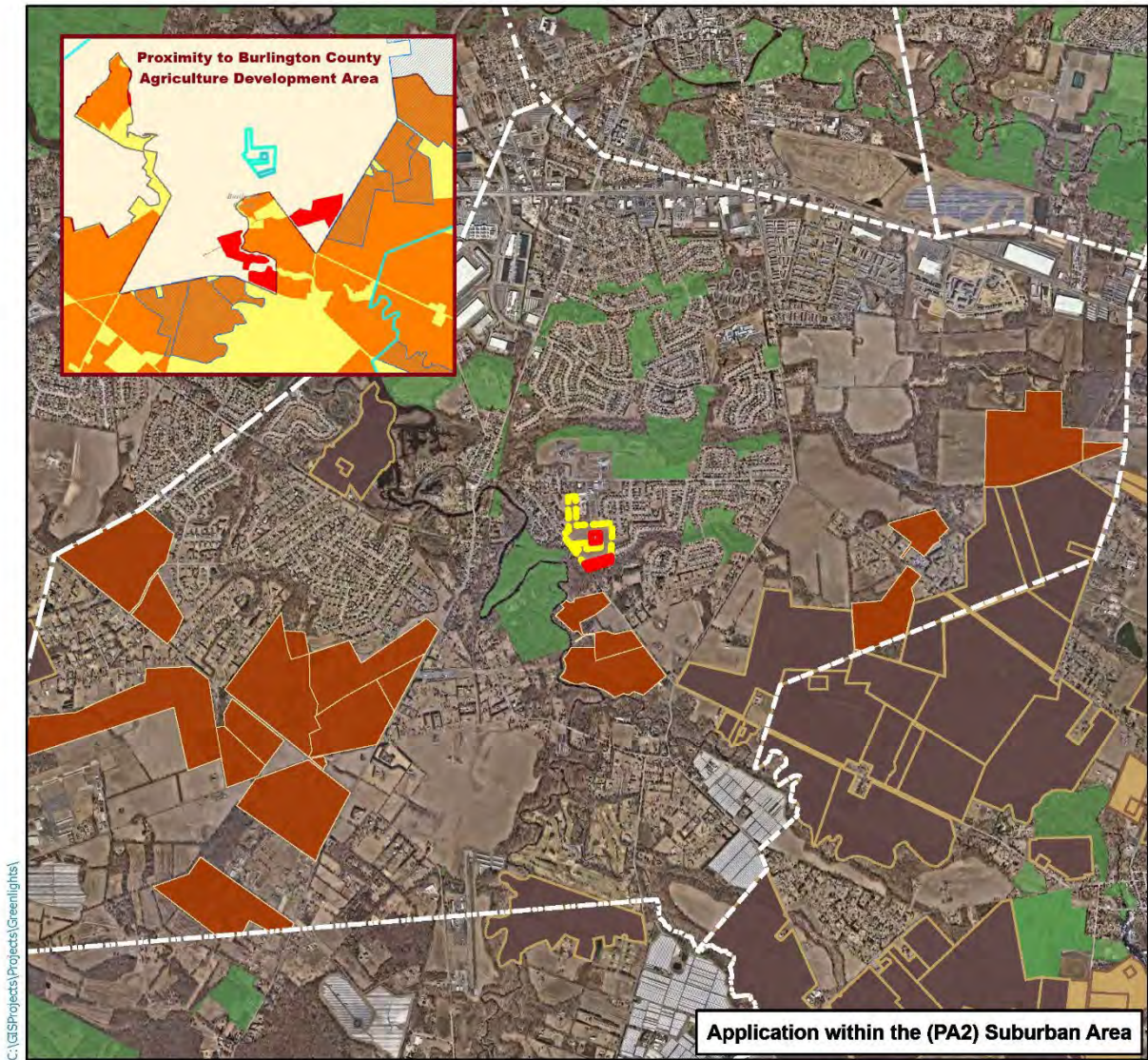
  
Charles Roohr, Executive Director  
State Agriculture Development Committee

**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)	ABSENT
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	ABSENT
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

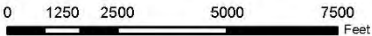


Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Russo, Rose A.  
Block 20 Lots 16.05 ( 2.14 ac); P/O 16.01 (18.88 ac);  
P/O 16.01-EN (non-severable exception - 1.0 ac; &  
P/O 16.01-ES (severable exception - 2.0 ac)  
Gross Total = 24.02 ac  
Lumberton Twp., Burlington County



N

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

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# Soils



FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Russo, Rose A.  
Block 20 Lots 16.05 ( 2.14 ac); P/O 16.01 (18.88 ac);  
P/O 16.01-EN (non-severable exception - 1.0 ac; &  
P/O 16.01-ES (severable exception - 2.0 ac)  
Gross Total = 24.02 ac  
Lumberton Twp., Burlington County

0 100 200 400 600  
Feet

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

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	Gross %	Net %
Prime	89	94
Local	0	0
Statewide	11	6
Statewide if Drained	0	0
Unique	0	0
Not Prime	0	0
Not Rated	0	0



8/10/2025

Schedule B

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

**GENERAL INFORMATION**

COUNTY OF Burlington Lumberton Twp. 0317

APPLICANT Russo, Rose A

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Prime	94% *	.15	=	14.10
	Statewide	6% *	.1	=	.60
				<b>SOIL SCORE:</b>	<b>14.70</b>
<b>TILLABLE SOILS:</b>	Cropland Harvested	90% *	.15	=	13.50
	Woodlands	10% *	0	=	.00
				<b>TILLABLE SOILS SCORE:</b>	<b>13.50</b>
<b>BOUNDARIES AND BUFFERS:</b>	Farmland (Unrestricted)	19% *	.06	=	1.14
	Other	25% *	0	=	.00
	Preserved state, local open space/wildlife	2% *	.18	=	.36
	Residential Development	48% *	0	=	.00
	Woodlands	6% *	.06	=	.36
				<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>1.86</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Russo	Restricted Farm or Current Application	2		
	Spotts	Restricted Farm or Current Application	2		
	Rancocas Valley High	Restricted Farm or Current Application	2		
	Batten	Restricted Farm or Current Application	2		
	Allen	Restricted Farm or Current Application	2		
				<b>DENSITY SCORE:</b>	<b>10.00</b>
<b>LOCAL COMMITMENT:</b>		100% *	20	=	20.00
				<b>LOCAL COMMITMENT SCORE:</b>	<b>20.00</b>
<b>SIZE:</b>				<b>SIZE SCORE:</b>	<b>1.04</b>
<b>IMMINENCE OF CHANGE:</b>	SADC Impact factor =	2.45			
				<b>IMMINENCE OF CHANGE SCORE:</b>	<b>2.45</b>
<b>COUNTY RANKING:</b>					
<b>EXCEPTIONS:</b>				<b>EXCEPTION SCORE:</b>	<b>-1.00</b>
	<b>TOTAL SCORE:</b>				<b>62.55</b>