

## **STATE AGRICULTURE DEVELOPMENT COMMITTEE**

### **Regular Meeting**

**June 26, 2025**

Acting Chairman Joseph Atchison called the meeting to order at 9:03 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**

Joseph Atchison, III, Acting Chairman  
Secretary Wengryn, Chairman (arrived at 9:52 am)  
Martin Bullock  
Scott Ellis  
Jess Niederer  
Richard Norz  
Tiffany Bohlin  
Lauren Procida  
Brian Schilling  
Gina Fischetti (arrived at 9:07 am)  
Julie Krause

#### **Members Absent**

Charles Rosen

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

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#### **Minutes**

Approval of SADC Open and Closed Session Minutes of May 22, 2025.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve the SADC Open and Closed Session Minutes of May 22, 2025. Ms. Procida abstained from the vote. The motion was approved.

#### **Report of the Chairman**

Mr. Atchison welcomed Ms. Jess Niederer as a new SADC member to replace Mr. Peter Johnson. Mr. Atchison stated she's an enthusiastic member of the ag community and it's great to have her join the committee and lend her expertise.

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

Mr. Roohr stated staff increased their outreach efforts this month. On June 4<sup>th</sup>, staff held the conference for SADC approved appraisers and other interested parties. On June 12<sup>th</sup>, a stewardship seminar was held for all partners and anyone who assists the SADC with post-closing actions. Attendees included speakers from NRCS, SADC, NJDA's Division of Agricultural and Natural Resources, and the Department of Environmental Protection. On June 17<sup>th</sup>, the SADC held a CADB Administrators virtual meeting to provide updates on the formula value and the impacts on partners. Another topic of discussion was the purpose, value, and logistics of ag development areas. On June 18<sup>th</sup>, a course was held for ag mediators which offered continuing education credits.

Mr. Roohr stated that Assembly Bill A5778 appropriates funding to the Garden State Preservation Trust (GSPT) to perform audits on all programs administered by the GSPT, which includes the SADC, Green Acres and Historic Preservation. The bill also requires the SADC to pull back unassigned funding from acquisition programs after 18 months.

Mr. Roohr stated a recently published article made claims that the SADC does not support Urban Agriculture and the agency has an abundance of funding available. Mr. Roohr clarified that at last month's meeting, the committee stated that it does support urban agriculture but voiced concerns as to why this new program would be entirely funded by the SADC and not shared among all appropriate state agencies. Mr. Roohr added that the claim the SADC has an abundance of funding was taken out of context. The FY24 appropriation bill which has not yet been approved and the FY25 appropriation request are anticipated to pay for current and projected projects. Given the early interest in the new Statewide Formula value and increased value offers, Mr. Roohr stated that staff anticipates drawing down funds quicker than in the past.

Mr. Roohr welcomed Mr. Dorian Smith, the new representative from the Governor's Authorities unit. Mr. Roohr also welcomed Ms. Niederer. He stated that Ms. Niederer comes from a farm family in Hopewell Township, Mercer County and started her own farm business from scratch. Over the years she has taken on leadership roles on numerous ag boards, taught classes on farming and farm business, and was the recipient of the 2016 NJ Outstanding Young Farmer of the year award.

Ms. Niederer stated that she's pleased to be a part of the SADC and is looking forward to being a productive member of the board. She stated that her farm, Chickadee Creek Farm, is an organic vegetable farm with 20 acres of specialty produce.

### **Communications**

No Report

### **Public Comment**

Pat Butch, Vice Chair of the Millstone Agriculture Advisory Council (ACC), stated

Monmouth CADB's Policy 6 is denying local farmers direct access to their CADB for SSAMP applications. The policy requires farmers to receive municipal denials before the CADB reviews their application, which creates delays and unnecessary fees. She stated this issue has been affecting farmers for the last two years and needs resolution.

Patricia Springwell, Hunterdon County, stated that municipalities should be able to receive complaints regarding farming infractions. She also stated that more inspections and monitoring should be done on preserved farms.

### **Old Business**

#### **A. Amendment to Appraisal Handbook**

Mr. Roohr stated the committee approved the updates to the Appraisal Handbook at the April meeting but that an additional change needs to be made. He noted appraisers are now required to measure the size of the existing residential units for documentation in the deed of easement as a result of the voluntary deed restrictions associated with the Statewide Formula Value.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve the update to the Appraisal Handbook to include the house size measurement requirements. Ms. Bohlin was absent for the vote. The motion was unanimously approved.

#### **B. Right to Farm – Resolution on CADB SSAMP Review Policies**

**Mr. Bullock recused himself from this agenda item.**

Mr. Smith presented a draft resolution memorializing the discussion the committee had at the meeting last month regarding CADB review policies that require farmers to go to their local land use boards for decisions before the CADB will entertain a site-specific ag management practice (SSAMP) application. The committee consensus was that these review policies are inconsistent with the Right to Farm Act (RTFA) and are beyond the authority of the CADBs to adopt, and that the policies result in unnecessary and burdensome legal dilemmas and expense for farmers.

Mr. Smith stated that the SADC acknowledges that the number and complexity of the RTFA cases have increased over the years, but the SADC finds that the review policies are inconsistent with the RTFA and calls upon relevant CADBs to rescind their review policies and other CADBs to refrain from adopting or employing similar policies. The resolution also says that SADC staff will continue its outreach with CADB members and CADB staff and will initiate discussions for ideas to facilitate effective disposition of RTFA cases. The SADC continues to encourage CADBs to offer disputants the SADC's free agriculture mediation program.

Mr. Norz asked if staff has reached out to counties that take this position to advise them that they could get technical assistance as needed. Mr. Roohr stated that staff has had those conversations in the past and they need to be reiterated.

Mr. Norz asked if this resolution will affect the existing policies in place at the CADBs. Mr. Roohr stated the SADC cannot force a county to change their position, but the SADC's resolution would help if someone challenged the CADB policy in court. Mr. Norz stated that court costs are a concern for a lot of landowners.

Mr. Roohr stated that RTFA cases are complex, and the SADC can investigate ways it can offer assistance. Mr. Schilling said he was asked if a landowner could request their SSAMP be heard by the SADC. Mr. Smith stated that the only time the SADC entertained a matter directly was when a county had quorum issues. Mr. Smith stated that it may require an actual case to answer Mr. Schilling's question or the committee could ask for advice from the DAG. Mr. Norz suggested staff and possibly board members meet with CADBs who have enacted these policies to determine what is needed to make the review process smoother for all parties involved. Mr. Roohr agreed.

It was moved by Mr. Ellis and seconded by Mr. Schilling to approve Resolution FY2025R6(1), as presented, subject to any conditions of said resolution. The motion was unanimously approved. A copy of FY2025R6(1) are attached to and a part of these minutes.

### **New Business**

**NOTE: Secretary Wengryn joined the meeting and replaced Mr. Atchison.**

#### **A. Stewardship**

- 1. Review of Activities: Naturally Nurturing Farm, LLC, SADC ID# 18-0097-EP, Hillsborough, Somerset Co., 46.84 net acres.**

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

Mr. Roohr stated that Naturally Nurturing received prior approval for a pilot project to do both hügelkultur and biochar, which the landowner claimed would result in beneficial soil amendments and increase productivity. At the time, the concepts were new to the SADC and the committee approved a conditional pilot program to take place on a small area of the farm. The conditions under which the committee approved the project are not being met and Somerset CADB, the easement holder, has found the landowner in violation for importing excessive amounts of wood material and for potential illegal dumping.

Mr. Willmott stated the 46-acre farm with a 5-acre non-severable exception area was preserved by the county in 1997 and was purchased by Naturally Nurturing Farm, LLC in 2016. Mr. Yash Patel, principal of the LLC, is the farm operator and grows grains, herbs

and diversified vegetables. The property includes three hoop houses located on the preserved area and one hoop house and one residence inside the exception area.

In 2017, Mr. Patel started to import wood material and create stockpiles on the farm with the intended purpose to construct hügelkultur mounds and generate biochar as a soil amendment. Due to the volume of material, the township health department cited code violations unless it could be determined the material served an ag purpose. Mr. Willmott highlighted the conditions of the pilot program's approval such as trench schematics, use of the existing wood stockpiles before bringing any new material onto the farm, and that no new wood could be brought on site without SADC and CADB approval.

In January 2025, the Somerset CADB conducted a site visit and observed large amounts of woodchips and wood material. It was determined Mr. Patel was in violation of the approved pilot program. SADC staff conducted three site visits with CADB staff over the next five months. Mr. Willmott reviewed pictures of the farm with the committee and stated Mr. Patel has continued to bring in wood material and his activities are inconsistent with the pilot program.

Mr. Willmott stated the CADB has issued several violation letters for the importation, burying and spreading of wood material, and has requested Mr. Patel to stop bringing in additional material until the violations are addressed and necessary approvals are received. In April 2025, SADC staff issued a letter noting potential violations of paragraphs 6 and 7 of the DOE and requiring a conservation plan for mulching, biochar, the sawmill operation and the log stock piling for pollinator habitat and mushroom production. SADC staff determined that without the pilot program, the activities are inconsistent with the DOE and the current activities are inconsistent with the pilot program approval. Staff's recommendation is to require the owner to achieve DOE compliance within 60 days as stated in the SADC April letter, and that failure to comply could result in a DOE violation and the termination of the pilot program.

Mr. Patel stated the hügelkultur and biochar activities have improved the farm's productivity since 2017 and would like more of an explanation as to how this is considered a violation. Secretary Wengryn stated these activities are occurring outside of designated areas and at a larger scale than the pilot program conditions. Mr. Patel stated the original locations were deemed not ideal for hügelkultur and biochar due to water movement, ag infrastructure and crops. Mr. Schilling noted the infrastructure was built after the pilot program approval. Mr. Patel stated that at the time of the approval, the locations seemed to be appropriate; however, he later determined other sites would be better.

Mr. Roohr stated staff is concerned that the committee approved a pilot area for hügelkultur mounds that would be 24 inches deep and 4 feet wide and no new material would be brought onsite until all the existing material was used. Today, those mounds are 20 feet wide and 6 feet deep and new material has been consistently brought to the farm. Mr. Patel questioned why he could not use logs to grow mushrooms on and why

mulching was considered a violation. Mr. Roohr reiterated the committee is concerned that the 2020 approval conditions are not being followed as well as the volume of mulch being used on the farm. Staff has requested a conservation plan that would detail the amount of material needed and best uses of the material to meet the goals of the farmer.

Ms. Katelyn Katzer, Somerset CADB, stated the county had additional concerns about impacts to the land due to water movement, complaints from neighbors, and potential issues for future farmers. Ms. Katzer stated the county is concerned that Mr. Patel is implementing new practices on the farm without guidance and approval from the CADB or SADC. Ms. Katzer asked the SADC for guidance regarding DOE compliance and to ensure that as Mr. Patel moves forward, he gets the appropriate support that he needs. Ms. Katzer also reiterated the importance of obtaining an approved conservation plan.

Mr. Roohr summarized the criteria to obtain an approved conservation plan before any additional wood material is brought onto the farm to establish that the appropriate volume being applied is correct, provide a plan for the sawmill in terms of material needed and usage, and a conservation plan for the mushroom habitat, or obtain an SSAMP for the activity from the CADB. Staff recommends a 60-day deadline to meet the requirements, otherwise the pilot program would be terminated, and the continued activity would be considered a violation of the DOE. Mr. Roohr asked the committee for consensus on or changes to the criteria. It was suggested by several members to give Mr. Patel more than 60 days to meet the requirements for the conservation plan and to ensure soil testing is included as a requirement. Ms. Katzer requested the SADC maintain the 60-day timeline with the ability to extend it if Mr. Patel shows he is making progress meeting the requirements.

After extensive discussion, the committee agreed to allow Mr. Patel, upon consultation with staff, to utilize the existing mulch as needed while obtaining the required conservation plans. Mr. Roohr stated staff would provide a resolution to the committee based on the discussions at today's meeting.

## **2. Incubator Farm Concept for Portion of SADC Owned Case Farm.**

Mr. Kimmel stated an incubator farm has been a concept of interest to the committee, and staff has begun researching what would be involved to bring the project to fruition.

Ms. Brandeisky stated the Next Generation of Farming report identified land access as one of the biggest challenges for next generation farmers. Two recommendations to address this issue are to develop a program that connects next generation farmers with established farmers and to provide land access through SADC owned properties. An incubator program has the potential to allow next gen farmers to gain education, experience and assistance navigating the ag industry. The Case farm was identified as a possible location for this program since it is centrally located and the lease with the tenant farmer contains language which retains 15 acres for this purpose.

Mr. Pearsall stated SADC could partner with Rutgers, as it has a beginning farmer program and business incubator, and the Case farm could be a satellite site for that existing program. Rutgers would administer and manage the program while the SADC would have a more supportive role and also be the property manager. Mr. Pearsall stated some advantages of an incubator program include low-cost reliable land, shared equipment and infrastructure, established utilities, access to an onsite community that provides opportunities for training and mentorship, and business management experience.

Ms. Brandeisky stated the Case farm site would need water and electricity, deer fencing, and other general infrastructure equipment. Staff would need to determine how to fund these improvements along with the property maintenance and establish lease terms and the contract with Rutgers. Ms. Fischetti asked if more than one farmer could work on the incubator farm and what the time limit would be for a farmer to stay on site. Mr. Pearsall stated that staff suggests multiple farmers have access to this land and the limit to be between 3 to 5 years. Ms. Fischetti stated that connecting with FFA or similar programs could be beneficial.

Mr. Norz stated he supports young people interested in farming but has concerns with the SADC running an incubator program due to expenses and property management responsibilities. Mr. Ellis stated it could be beneficial to consult with other incubator farms to see what is required to run a successful program. Mr. Bullock stated that the concept is good but implementation and management could be very complicated. Mr. Roohr commented that staff can gather cost estimates and information on how other incubator farms operate. Secretary Wengryn stated the idea will remain on the table with more research, investigation and high-level conversation to take place.

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

Ms. Kreiser referred the committee to thirteen 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 offer and any additional conditions. Staff's recommendation is to grant final approval.

It was moved by Mr. Bullock and seconded by Ms. Bohlin to approve Resolutions FY2025R6(2) and FY2025R6(4) through FY2025R6(14) granting amended final approval, as presented, subject to any conditions of said resolutions.

1. Martorana, Zachary N. and Kristina M., SADC ID# 08-0229-PG, FY2025R6(2), Block 5901, Lots 8, 79.01, 90, 92, 93, 94, 95, and 96, Franklin Township, Gloucester County, 135.36 acres.

2. Homestead Reid Partnership, SADC ID# 13-0484-PG, FY2025R6(3), Block 49, Lots 10, 11 and 18, Freehold Township, Monmouth County, 69.34 acres.
3. McEvoy, Gerard and Janet (Lot 11 #1), SADC ID# 21-0623-PG, FY2025R6(4), Block 13, Lots 11 and 17.01 and Block 18, Lot 58, White Township, Warren County, 84.618 acres.
4. McEvoy, Gerard and Janey (Lot 11.01 #2), SADC ID# 21-0624-PG, FY2025R6(5), Block 13, Lot 11.01, White Township, Warren County, 20.09 acres.
5. Bassett, Nancy, SADC ID# 10-0293-DE, FY2025R6(6), Block 46, Lot 15, Lebanon Township, Hunterdon County, 36.59 acres.
6. Becker, Lynn S. and Walter R., SADC ID# 10-0295-DE, FY2025R6(7), Block 1, Lot 6.03, Raritan Township, Hunterdon County, 29.83 acres.
7. Eventing, LLC, SADC ID# 10-0299-DE, FY2025R6(8), Block 38, Lot 1, Tewksbury Township, Hunterdon County, 29.45 acres.
8. Joanne L. and David A. Hofstetter Revocable Trusts, SADC ID# 10-0296-DE, FY2025R6(9), Block 25, Lot 18.04, Union Township, Hunterdon County, 32.95 acres.
9. Luksza Living Trust, SADC ID#10-0298-DE, FY2025R6(10), Block 3, Lot 12, Delaware Township, Hunterdon County, 78.23 acres.
10. Katz, Elma Danch, SADC ID# 11-0054-DE, FY2025R6(11), Block 2739, Lot 4.02, Hamilton Township, Mercer County, 17 acres.
11. Leake, Bridget D., SADC ID# 11-0053-DE, FY2025R6(12), Block 2739, Lot 4.01, Hamilton Township, Mercer County, 9.11 acres.
12. Bayboro Equestrian, LLC, SADC ID#19-0034-DE, FY2025R6(13), Block 30, Lot 4, Frankford Township, Sussex County, 52.11 acres.
13. Farrell, Bernard Russell, et al., SADC ID# 19-0035-DE, FY2025R6(14), Block 2602, Lots 3.01, 3.04, 5 and 36, Sandyston Township, Sussex County, 171.47 acres.

The motion was unanimously approved. A copy of Resolutions FY2025R6(2) and FY2025R6(4) through FY2025R6(14) are attached to and a part of these minutes.

It was moved by Mr. Norz and seconded by Mr. Ellis to approve Resolution FY2025R6(3) granting final approval, as presented, subject to any condition of said resolution. Mr. Bullock recused himself from this agenda item. The motion was



unanimously approved. A copy of Resolution FY2025R6(3) is attached to and a part of these minutes.

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

Ms. Siessel referred the committee to two requests for final approval for the County Incentive Grant Program. She 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 Resolution FY2025R6(15) granting final approval, as presented, subject to any condition of said resolution.

1. Love, Sarah D., Estate of, SADC ID# 08-0242-PG, FY2025R6(15), Block 248, Lot 2.06, Mantua Township, Gloucester County, 12.385 acres.

Mr. Ellis and Mr. Norz voted against the motion based on the placement of the exception areas. The motion was approved. A copy of Resolution FY2025R6(15) is attached to and a part of these minutes.

It was moved by Ms. Bohlin and seconded by Ms. Niederer to approve Resolution FY2025R6(16) granting final approval, as presented, subject to any condition of said resolution.

2. Conner, James E., SADC ID# 08-0240-PG, FY2025R6(16), Block 29, Lots 5 and 15, Elk Township, Gloucester County, 29.516 acres.

Mr. Ellis and Mr. Norz voted against the motion based on the placement of the exception areas. The motion was approved. A copy of Resolution FY2025R6(16) is attached to and a part of these minutes.

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

Staff referred the committee to four 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. Norz and seconded by Ms. Bohlin to approve Resolutions FY2025R6(17) through FY2025R6(20) granting final approval, as presented, subject to any condition of said resolutions.

1. Ely, Christopher A. and Deirdre M. (Lot 4), SADC ID# 10-0306-DE, FY2025R6(17), Block 25, Lot 4, Kingwood Township, Hunterdon County, 59.55 acres.

2. Merrywind Farm, LLC (North), SADC ID# 14-0005-DE, FY2025R6(18), Block 63, Lots 12, 13, 14, p/o 22 and p/o 25.01 and Block 62, Lot 18, Washington Township, Morris County, 162.3 acres.
3. Merrywind Farm, LLC (South), SADC ID# 14-0006-DE, FY2025R6(19), Block 63, Lots 21 and p/o 22 and p/o 25.01, Washington Township, Morris County, 48.5 acres.
4. Reed's Organic Farm, SADC ID# 01-0044-DE, FY2025R6(20), Block 2803, Lots 3 and 5, Egg Harbor Township, Atlantic County, 66.64 acres.

The motion was unanimously approved. A copy of Resolutions FY2025R6(17) through FY2025R6(20) are attached to and a part of these minutes.

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

Ms. Mazzella and Ms. Siessel referred the committee to four 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 Mr. Ellis and seconded by Mr. Bullock to approve Resolutions FY2025R6(21) through FY2025R6(24) granting preliminary approval, as presented, subject to any condition of said resolutions.

1. Tighe, Daniel and Anne, SADC ID# 17-0413-DE, FY2025R6(21), Block 18, Lots 4.01, 5 and 12, Oldmans Township, Salem County, 43.31 acres.
2. Christine M. Moraca (Lot 14), SADC ID# 17-0410-DE, FY2025R6(22), Block 15, Lot 14, Alloway Township, Salem County, 15.83 acres.
3. Summit City Farms, LLC (Home Base), SADC ID# 08-0051-DE, FY2025R6(23), Block 360, Lots 1, 1.01, 5, 6, 9, 11, 12 and 14, Borough of Glassboro, Gloucester County, 29 acres.
4. Stipes, Douglas, SADC ID# 06-0097-DE, FY2025R6(24), Block 20, Lots 10 and 10.03, Stow Creek Township, Cumberland County, 41.38 acres.

The motion was unanimously approved. A copy of Resolutions FY2025R6(21) through FY2025R6(24) are attached to and a part of these minutes.

#### **F. Approved Appraiser List**

Ms. Cziernecki referred to the committee to the 2025 list of approved appraisers which included a recommendation to add four new appraisers.

It was moved by Mr. Norz and seconded by Mr. Ellis to approve the 2025 Approved Appraiser list as presented. The motion was unanimously approved.

**NOTE: Ms. Krause left the meeting.**

**Public Comment**

Ms. Pat Butch, Vice Chair of the Millstone Agriculture Advisory Council (ACC), commented that using mediation programs for SSAMPs is troublesome since only a CADB and SADC can declare that a farm is a commercial farm, not a mediation team. She stated the meetings with the county administrators is a good idea and suggested the CADB chairs be included in those meetings to improve communication.

Ms. Patricia Springwell, Hunterdon County, commented that her intent is to preserve farmland soil so farms can provide nutritious locally grown food and make land affordable for up-and-coming farmers. She stated the Incubator Farm program is needed to help benefit real farmers and provide access to land.

Ms. Harriet Honigfeld commended the SADC for tackling issues on RTF policies and welcomed further discussions with her staff and board members to improve the SSAMP review process.

Christina Chrobokowa welcomed Ms. Niederer to the board. She stated that Naturally Nurturing Farm has a lot of challenges and hopes the SADC gives Mr. Patel the opportunity to show the benefits of his practices.

**SADC Member Comment**

Secretary Wengryn welcomed Ms. Jess Niederer to the SADC.

**NOTE: Ms. Bohlin left the meeting.**

**CLOSED SESSION**

At 12:57 p.m. Mr. Roohr read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss the certifications of value for a direct easement acquisition in Hopewell Township, Mercer County and for a county cost share grant in Stow Creek Township, Cumberland County; the SADC fee simple acquisition of the Patricelli farm 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. Norz and seconded by Mr. Bullock to go into closed session. The motion was unanimously approved.

**Action as a Result of Closed Session**

**A. Real Estate Matters: Certification of Values**

**1. State Acquisition Program**

**Southwind Farm, LLC, SADC ID# 11-0055-DE**

It was moved by Mr. Bullock and seconded by Mr. Norz to approve the certification of values for the Southwind Farm, LLC farm as discussed in closed session. The motion was approved.

**2. County Planning Incentive Grant**

**NJ Hitchner Farms, LLC, SADC ID# 06-0238-PG**

It was moved by Mr. Bullock and seconded by Mr. Norz to approve the certification of values for the NJ Hitchner Farms, LLC farm as discussed in closed session. The motion was approved.

**B. Resale of Fee Simple Recommendation – Patricelli Farm, Hopewell Township, Mercer County**

It was moved by Ms. Niederer and seconded by Mr. Norz to prepare the resale of the Patricelli Farm as per the recommendations in closed session. The motion was approved.

**ADJOURNMENT**

The meeting was adjourned at 1:43 p.m.

Respectfully Submitted,



Charles Roohr, Executive Director  
State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2025R6(1)**

**In the Matter of County Agriculture Development Board Review Policies for Processing  
Applications for Site Specific Agricultural Management Practice Determinations  
SADC ID #2105**

**June 26, 2025**

WHEREAS, certain county agriculture development boards (CADB or boards) have adopted policies (collectively referred to as “Review Policies”) stating that, due to the volume of cases filed under the Right to Farm Act, N.J.S.A. 4:1C-1, et seq. (RTFA), the boards will not hear applications for site specific agricultural management practice (SSAMP) determinations unless the following requirements are met:

1. The applicant exhausts all available municipal land use and zoning options, short of an appeal of a planning and/or zoning board of adjustment decision, including applying for building, fire, special event and other permits; submitting a site plan application; and applying for variance relief.
2. Proof of meeting the requirements set forth above must be submitted to the CADB and consists of a resolution of denial from the planning and/or zoning board or comparable documentation.
3. If the municipality denies any of the applicant’s requests, and the agricultural practice is eligible for RTFA protection under N.J.S.A. 4:1C-9, then CADB staff and board will proceed with review of the SSAMP application.
4. If no municipal approvals are required, e.g., the SSAMP request is intended to protect the agricultural operation from a neighbor, the CADB staff and board will begin review of the application.
5. Once the SSAMP application is deemed complete, the matter will be placed on the board’s agenda for a hearing on commercial farm eligibility and, if such eligibility is satisfied, for a subsequent hearing on the merits of the SSAMP application; and

WHEREAS, Quinton Township, Salem County, asserting that it has an interest in protecting the rights of commercial farmers to pursue agricultural activities in order to maintain the fabric of the farming community and the viability of the farming industry within the township, objected to the Review Policy adopted by the CADB and filed an appeal with the SADC; and

WHEREAS, the SADC received written submittals from the county and municipal solicitor addressing the propriety of the Review Policy, heard arguments by counsel and the public regarding the Review Policy, and discussed the matter at the Committee’s May 22, 2025 public meeting; and

WHEREAS, the SADC administers the RTFA which, at N.J.S.A. 4:1C-9, provides for the preemption of municipal zoning ordinances under certain circumstances, and has adopted procedural regulations at N.J.A.C. 2:76-2.3 and 2.8 governing CADB disposition of SSAMP applications; and

WHEREAS, N.J.S.A. 4:1C-2e. declares that it is the RTFA’s “express intention. . .to establish as the policy of this State the protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied. . .”; and

WHEREAS, although there is no express statutory mechanism in the RTFA for the SADC to review CADB policies, N.J.S.A. 4:1C-7c. states that the SADC has a duty to “review. . .public or private action which would adversely affect the continuation of agriculture as a viable use of the land in agricultural development areas and recommend any administrative action, executive orders or legislative remedies which may be appropriate to lessen these adverse effects[]”; and

WHEREAS, the SADC is tasked in N.J.S.A. 4:1C-7e. to “[g]enerally act as an advocate for and promote the interests of productive agriculture and farmland retention within the administrative processes of State government[]”,

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The above WHEREAS paragraphs are incorporated herein by reference.
2. The SADC finds that the Review Policies are contrary to the RTFA for the following reasons:

A. Inconsistency with the Right to Farm Act.

The Review Policies require farm owners and operators to engage in local land use board proceedings that the RTFA was expressly designed to avoid. The RTFA was enacted to preempt municipal land use authority over commercial farms and thus eliminate unnecessary constraints on essential farming practices. In sum, the RTFA was intended to allow commercial farmers to avoid the very processes that the Review Policies require.

The Review Policies imposes burdens on commercial farmers that exceed RTFA requirements. For example, the RTFA may preempt a municipal ordinance requiring the commercial farmer to obtain a variance to engage in an agricultural operation or practice, but the Review Policies would necessitate the commercial farmer appearing before a local land use board prior to the CADB hearing an SSAMP application designed to avoid having to obtain the same variance. The RTFA recognizes that although a particular farm operation might be expressly prohibited by a municipal zoning ordinance, the operation could be permitted, by resolution of a CADB, as a “generally accepted agricultural operation or practice” in accordance with N.J.S.A. 4:1C-9.

B. Lack of CADB legal authority.

There is nothing in the RTFA or in SADC regulations authorizing CADBs to divert SSAMP applications to municipal land use boards prior to the CADB hearing the case. N.J.S.A. 4:1C-9 provides that CADBs, or the SADC in counties without a board, determine whether a proposed agricultural operation or practice is generally accepted and does not allow boards --- or the SADC, for that matter --- to direct the applicant to local land use bodies prior to hearing the case.

SADC regulations provide detailed procedural requirements for how CADBs are to handle SSAMP applications. The regulations allow CADBs to hold pre-application meetings with the farm owner and/or operator “to discuss application requirements, board jurisdiction and procedures, and any other related matter”, N.J.A.C. 2:76-2.3(a)1; to hold one or more regular meetings to determine commercial farm eligibility and whether the operation or practice is permitted under the RTFA, N.J.A.C. 2:76-2.3(c); and

to hold a hearing on whether the operation or practice is generally accepted as set forth in N.J.A.C. 2:76-2.8. However, there is nothing in the regulations allowing a CADB to divert an application to a local land use body as a precondition for hearing the case; instead, the regulations recognize that *only the commercial farmer* has the option of first proceeding before a land use board. N.J.A.C. 2:76-2.3(e) states that:

In the event the commercial farm owner or operator has sought approval of the agricultural operation or practice from the municipality in which the commercial farm is located, the[CADB] shall consider, at a minimum, any operation or practice, the approval of which has not been granted by the municipality.

In addition, the regulations provide that CADBs “may retain jurisdiction over any or all municipal ordinances. . .as they apply to the commercial farm owner or operator’s application for site-specific agricultural management practice determination” unless the ordinance is a delegation of state law. N.J.A.C. 2:76-2.3(h)4.

The Review Policies are also contrary to cases establishing that CADBs have “primary jurisdiction” over Right to Farm matters due to their expertise in agricultural issues. Franklin Twp. v. den Hollander, 338 N.J.Super. 373 (App.Div. 2001), *aff’d*, 172 N.J. 147 (2002); Curzi v. Raub, 415 N.J.Super. 1 (App.Div. 2010).

C. Impropriety and expense of land use board proceedings, and creating legal dilemmas for commercial farmers.

The Review Policies’ direction that a commercial farmer must first appear before a land use body prior to seeking relief from the CADB is inappropriate. Obtaining a planning or zoning board approval or denial prior to submitting an SSAMP application is improper because the land use boards have no jurisdiction to administer the RTFA, render a “commercial farm” determination, or confirm or deny RTFA protections.

Planning and zoning board members and their professional consultants, unlike CADB members, do not necessarily possess expertise in understanding agricultural operations. Accordingly, in addition to whatever fees and escrow payments might be required for a land use board application, there is a substantial likelihood that additional plan preparation, expert testimony and professional reviews would be needed to educate the land use board, resulting in unwarranted time and expense for the commercial farmer, as compared to an SSAMP application before the CADB.

If a commercial farmer first submits a land use board application as required by the Review Policies, the application might be approved by the planning or zoning board subject to conditions that may exceed RTFA requirements, or the application could be denied. In those cases, the farmer would have to consider applying for SSAMP approval to be relieved of the conditions, resulting in a procedure that would not be necessary if the farmer had applied to the CADB in the first place, and/or appealing the land use board decision to the Superior Court, Law Division within 45 days. If an appeal were filed, the farmer would have to decide whether to continue the appeal before or during the SSAMP application process before the CADB, incurring costs for proceeding simultaneously in two forums, a situation the RTFA was created to avoid.

“Step 4” of the Review Policies do not address situations in which an SSAMP application is filed “to protect the [agricultural] operation from a neighbor” that could also necessitate the submittal of a site plan, review of which the policy appears intended

to avoid. This internal inconsistency in the Review Policies creates the potential for a commercial farmer to be required to file a land use board application while the SSAMP application is being heard by the CADB, presenting the same problems as noted above.

3. While the SADC acknowledges that the number and complexity of RTFA cases have increased over the years, the SADC finds the Review Policies inconsistent with the RTFA and calls upon the relevant CADBs to rescind their Review Policies and other CADBs to refrain from adopting or employing similar Review Policies for the reasons set forth above.
4. SADC staff will continue its outreach and training for CADB members, and will initiate discussions with board members and administrators for ideas to facilitate effective disposition of RTFA cases.
5. The SADC encourages CADBs to offer parties the services of the SADC's agricultural mediation program, a free, voluntary and convenient means to resolve issues involving farmers, neighbors and municipalities.
6. This resolution is not effective until the Governor's review period expires pursuant to N.J.A.C. 4:1C-4f.

June 26, 2025

Date



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Charles Roohr, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	RECUSED
Scott Ellis	YES
Jess Niederer	YES
Rich Norz	YES
Charles Rosen	ABSENT
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Joseph Atchison, III, Acting Chairperson	YES



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R6(2)**  
**AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**  
**JUNE 26, 2025**

Subject        Martorana, Zachary N. and Kristina M. ("Owners")  
Property:       Block 5901 , Lot 8, 79.01, 90, 92, 93, 94, 95, 96 - Franklin Township,  
                     Gloucester County ("Property")  
                     SADC ID#08-0229-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 December 21, 2022, the SADC certified the Development Easement value of \$2,200 based on zoning and environmental regulations in place as of April 2, 2022; and

WHEREAS, the SADC granted Final Approval for the Property on June 27, 2024 (RESOLUTION FY2024R6(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 \$5,000 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 \$2,500 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 \$4,001 per acre; and

WHEREAS, the Owners accepted the Township's offer of \$4,001 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 135.36 acres):

	Original Cost share	Formula Cost share	Estimated Total
SADC	\$ 1,640/acre	\$3,200.80/acre	\$433,260.29
Franklin Township	\$ 280/acre	\$ 400.10/acre	\$ 54,157.53
Gloucester County	\$ 280/acre	\$ 400.10/acre	\$ 54,157.54
Total Easement	\$2,200/acre	\$4,001.00/acre	\$541,575.36

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 \$477,497.41; and

WHEREAS, by resolution the Franklin Township Committee amended its funding commitment for \$400 per acre of the easement purchase on May 13, 2025; and

WHEREAS, the County Agriculture Development Board and Gloucester 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

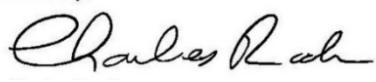
WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), Franklin Township is requesting \$447,497.41 in base grant which is available at this time (Schedule B); and

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 FY2024R6(3) and grants final approval to the additional restrictions along with an amended cost share grant to Franklin Township for the purchase of a development easement on the Property, comprising approximately 139.421 net easement acres, at a State cost share of \$3,424.86 per acre, for a total grant of approximately \$477,497.41 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 FY2024R6(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.

\_\_\_\_6/26/2025\_\_\_\_\_  
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	ABSENT
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# SCHEDULE A

## SADC Statewide Formula Value Calculation

<b>Farm Name:</b>	<b>Martorana 423</b>		
<b>SADC ID:</b>	<b>08-0229-PG</b>	<b>Total Score</b>	<b>30.01</b>
<b>Farm Address:</b>	2856 Main Rd, Franklinville, NJ,	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>	20		16.60
<b>Natural Resource Factors - Max Add-on % =</b>	10		8.41
<b>Local Importance Factors - Max Add-on % =</b>	15		0.00
<b>Max Allowable Score of all of the above</b>	30		25.01
<b>Additional Restrictions - Max Add-on % =</b>	10		5.00

Agricultural Resource Factors		Points
Soils		9.78
Size		10.00
Tillability		5.00
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	24.78
		<b>Agricultural Resource %</b>
		<b>16.60</b>

Natural Resource Factors		Points
Groundwater Recharge Capability		7.47
Upland Forest		8.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		7.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	25.47
		<b>Natural Resource %</b>
		<b>8.41</b>

Local Importance Factors		Percent
Risk of Conversion		0
Buffer to Critical Infrastructure		0
Property of Unique Importance		0
		<b>Local Importance %</b>
		<b>0</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		\$5,000
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$3,751
Per Acre Value of Voluntary Deed Restrictions (each)		\$250
Per Acre Value after Voluntary Deed Restrictions		\$4,001
Net Acres		135.36
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		\$507,735
Plus: Adjustment for Voluntary Restrictions (+)		\$33,840
Estimated offer before Residential Opportunities reduction		\$541,575
Less: Adjustment for Residential Opportunities (-)		\$0
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$541,575</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 B

## SADC Municipal Planning Incentive Grant Financial Status

# Franklin Township, Gloucester County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant			
						Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 09		750,000.00	
										Encumbered	PV	Expended	Balance
3,750,000.00													
08-0158-PG	McSwain	20.548	20.548	4,700.00	3,220.00	96,575.60	66,164.56			66,164.56	66,164.56	66,164.56	2,329,457.45
08-0613-PG	Nichols (formerly Lisa Hale)	41.686	41.686	5,200.00	3,500.00	216,767.20	145,901.00			145,901.00	145,901.00	145,901.00	2,183,556.45
	Stiles, Bellone, Lenzi, Kargman, McSwain, Nichols ancillary										36,801.46	36,801.46	2,146,754.99
08-0206-PG	ABNC Enterprises, LLC	85.971	85.971	6,050.00	3,925.00	520,124.55	337,436.18			337,436.18	337,436.18	337,436.18	1,809,318.81
	ABNC Enterprises, LLC Ancillary											7,874.75	1,801,444.06
08-0216-PG	McAlister, David P. Jr. & Lynn M.	54.503	54.483	6,500.00	4,150.00	354,269.50	226,104.45			226,187.45	226,104.45	226,104.45	1,575,339.61
	McAlister ancillary											8,576.50	1,566,763.11
08-0234-PG	Graiff Enterprise, LLC	22.010	21.986	5,550.00	3,675.00	122,022.30	80,798.55			83,312.25	80,798.55	80,798.55	1,485,964.56
08-0227-PG	Bellone, Andrew M. Jr., and Thomas A.	51.206	51.206	7,700.00	4,750.00	394,286.20	243,228.50			251,085.50	243,228.50	243,228.50	1,242,736.06
08-0228-PG	Danko, Phillip A.	30.724	30.724	8,300.00	5,050.00	255,009.20	155,156.20			159,832.50	155,156.20	155,156.20	1,087,579.86
08-0202-PG	Larose, Catherine Ann & Martin	18.040	18.040	6,900.00	4,350.00	124,476.00	78,474.00			82,911.00	78,474.00	78,474.00	1,009,105.86
	Graiff, Bellone, Danko, Larose ancillary											31,658.00	977,447.86
08-0229-PG	Martorana, Zachary N. & Kristina M.	135.360	139.421	4,001.00	3,424.86	557,823.42	477,497.41			477,497.41			499,950.45
Closed	19	730.311	722.184			4,435,784.14	2,856,450.93	699,665.53	189,968.03				
Encumbered	1	135.360	139.421			557,823.42	477,497.41						
								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	-	-	500,000.00	-	
								Encumber/Expended FY20	-				
								Encumber/Expended FY21	477,447.86	-	22,552.14	-	
								Encumber/Expended FY22	49.55	-	-	499,950.45	
								Total				499,950.45	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2025R6(3)  
AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**

**JUNE 26, 2025**

Subject      Homestead Reid Partnership ("Owner")  
Property:    Block 49, Lots 10, 11, & 18  
                 Freehold Township, Monmouth County ("Property")  
                 SADC ID#: 13-0484-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, June 27, 2024, the SADC certified a development easement value of \$92,200 per acre based on zoning and environmental regulations in place as of the current valuation date January 31, 2024; and

WHEREAS, the SADC granted Final Approval for the Property on September 24, 2024 (RESOLUTION FY2025R9(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 \$105,000 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 \$52,500 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 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 \$93,702 per acre; and

WHEREAS, the Owners accepted the County's offer of \$93,702 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 69.34 acres):

	<u>Original</u> <u>Cost share</u>	<u>Per/ acre</u> <u>Cost share</u>	<u>Estimated</u> <u>Total</u>
SADC	\$51,630.00/acre	\$60,906.30/acre	\$4,223,242.84
Township	\$17,850.80/acre	\$11,478.50/acre	\$ 795,919.19
<u>County</u>	<u>\$22,719.20/acre</u>	<u>\$21,317.20/acre</u>	<u>\$1,478,134.65</u>
Total Easement	\$92,200.00/acre	\$93,702.00/acre	\$6,497,296.68

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 \$4,654,422.83; and

WHEREAS, by resolution the County Agriculture Development Board amended its final approval on June 1, 2025, and

WHEREAS, the Freehold Township Committee and Monmouth County Board of 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 \$2,281,032.35 in base grant and \$2,373,390.48 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 FY2025R9(6) and grants final approval to the additional restrictions along with an amended cost share grant to Monmouth County for the purchase of a development easement on the Property, comprising approximately 71.42 easement acres, at a State cost share of \$65,169.74 per acre, for a total grant of approximately \$4,654,422.83 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 FY2025R9(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.

6/26/2025

Date



Charles Roohr, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

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



# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Homestead Reid 2025.05.15			
<b>SADC ID:</b>	13-0484-PG	<b>Total Score</b>	39.24
<b>Farm Address:</b>	812 Rt 33	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	18.67
<b>Natural Resource Factors - Max Add-on % =</b>		10	5.57
<b>Local Importance Factors - Max Add-on % =</b>		15	5.00
<b>Max Allowable Score of all of the above</b>		30	29.24
<b>Additional Restrictions - Max Add-on % =</b>		10	10.00

Agricultural Resource Factors		Points
Soils		8.86
Size		10.00
Tillability		9.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		5.00
Top 3 Scores Max=		30
Each Point = %		0.67
		Top 3 Scores
		27.86
		<b>Agricultural Resource %</b>
		18.67

Natural Resource Factors		Points
Groundwater Recharge Capability		4.87
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
Contiguity to Preserved Open Space		7.00
Surface Water Quality Classification		5.00
Top 3 Scores Max=		30
Each Point = %		0.33
		Top 3 Scores
		16.87
		<b>Natural Resource %</b>
		5.57

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)		5
		<b>Additional Restrictions %</b>
		10

Landowner Formula Offer Calculations		Value
<b>Per Acre Values</b>		
Certified Market Value Unrestricted, per acre		\$105,000
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$83,202
Per Acre Value of Voluntary Deed Restrictions (each)		\$5,250
Per Acre Value after Voluntary Deed Restrictions		\$93,702
Net Acres		69.34
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		\$5,769,227
Plus: Adjustment for Voluntary Restrictions (+)		\$728,070
Estimated offer before Residential Opportunities reduction		\$6,497,297
Less: Adjustment for Residential Opportunities (-)		\$0
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$6,497,297</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 B

SADC County Planning Incentive Grant

Financial Status Monmouth 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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							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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2025R6(4)  
AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**

**JUNE 26, 2025**

Subject      McEvoy, Gerard and Janet (Lot 11 #1) (“Owners”)  
Property:     Block 13, Lots 11 and 17.01 and Block 18, Lot 58  
                  White Township, Warren County (“Property”)  
                  SADC ID#: 21-0623-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 February 23, 2022, the SADC certified the Development Easement value of \$4,800 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$1,000 per acre based on zoning and environmental regulations in place as of the current valuation date October 12, 2021; and

WHEREAS, the SADC granted Final Approval for the Property on September 22, 2022 (RESOLUTION FY2023R9(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 \$9,300 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 \$4,650 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, the Owner agreed to limit the residential buildings in the nonseverable exception areas to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula Value of the easement is \$7,842 per acre; and

WHEREAS, the Owners accepted the County’s offer of \$7,842 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 84.618 surveyed net acres):

	Original Cost share	Formula Cost share	Estimated Total
SADC	\$3,280/acre	\$6,273.60/acre	\$530,859.48
<u>County</u>	<u>\$1,520/acre</u>	<u>\$1,568.40/acre</u>	<u>\$132,714.87</u>
Total Easement	\$4,800/acre	\$7,842.00/acre	\$663,574.35

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 \$585,063.15; and

WHEREAS, by resolution the County Agriculture Development Board amended its final approval on May 15, 2024, and the Board of County Commissioners amended its approval and funding commitment of \$1,568.40 per acre on May 28, 2025; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$585,063.15 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 FY2023R9(5) and grants final approval to the additional restrictions along with an amended cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 87.157 net easement acres, at a State cost share of \$6,712.75 per acre, for a total grant of approximately \$585,063.15 pursuant to N.J.A.C. 2:76-26.12, and
3. All other provisions of the RESOLUTION FY2023R9(5) 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.

6/26/2025

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

**VOTE WAS RECORDED AS FOLLOWS:**

# SCHEDULE A

## SADC Statewide Formula Value Calculation

<b>Farm Name:</b>	<b>McEvoy #1</b>		
<b>SADC ID:</b>	<b>21-0623-PG</b>	<b>Total Score</b>	<b>34.32</b>
<b>Farm Address:</b>	<b>87 SUMMERFIELD ROAD, BELVIDERE</b>	<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>8.24</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>24.32</b>
<b>Additional Restrictions - Max Add-on % =</b>	<b>10</b>		<b>10.00</b>

Agricultural Resource Factors		Points
Soils		6.46
Size		10.00
Tillability		7.00
Contiguity to Preserved Farms		7.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	24.00
		<b>Agricultural Resource %</b>
		<b>16.08</b>

Natural Resource Factors		Points
Groundwater Recharge Capability		6.96
Upland Forest		2.00
Wetland & Open Water/Flood Hazard Mitigation		1.00
Contiguity to Preserved Open Space		8.00
Surface Water Quality Classification		10.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	24.96
		<b>Natural Resource %</b>
		<b>8.24</b>

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

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

Landowner Formula Offer Calculations		Value
<b>Per Acre Values</b>		
Certified Market Value Unrestricted, per acre		\$9,300
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$6,912
Per Acre Value of Voluntary Deed Restrictions (each)		\$465
Per Acre Value after Voluntary Deed Restrictions		\$7,842
Net Acres		84.48
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		\$583,926
Plus: Adjustment for Voluntary Restrictions (+)		\$78,566
Estimated offer before Residential Opportunities reduction		\$662,492
Less: Adjustment for Residential Opportunities (-)		\$0
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$662,492</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 B

SADC County Planning Incentive Grant Financial

Status Warren 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		1,500,000.00	Maximum Grant		3,000,000.00	Fiscal Year 11		0.00	Fund Balance		
											Fiscal Year 13		1,000,000.00	Fiscal Year 13		5,000,000.00	Fiscal Year 13		0.00			
											Fiscal Year 17		1,000,000.00	Fiscal Year 17		5,000,000.00	Fiscal Year 17		0.00			
											-		-	Fiscal Year 18		2,000,000.00	Fiscal Year 18		3,545,344.86			
											Fiscal Year 20		-	Fiscal Year 20		2,000,000.00	Fiscal Year 20		9,626,609.52			
											Fiscal Year 21		-	Fiscal Year 21		-	Fiscal Year 21		-			
Fiscal Year 22		1,000,000.00	Fiscal Year 22		-	Fiscal Year 22		-														
														4,500,000.00								
SADC ID#	Farm	Municipality	Acres	Pay Acres	Negotiated Per Acre	Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance
21-0615-PG	Beatty, Carol A. (South)	Greenwich	49.925	49.090	9,500.00	5,700.00	466,355.00	279,813.00							296,514.00	279,813.00	279,813.00			4,445,586.25		
21-0614-PG	Beatty, Carol A. (North)	Greenwich	84.171	84.171	8,800.00	5,300.00	740,704.80	446,106.30			30,391.40	30,391.40	30,391.40	1,002,812.28	428,164.60	415,714.90	415,714.90			4,029,871.35		
21-0608-PG	Dykstra Properties, LLC	Mansfield	286.381	286.381	3,900.00	2,740.00	1,116,885.90	784,683.94							815,333.58	784,683.94	784,683.94			3,245,187.41		
21-0619-PG	7 Old Orchard Rd, LLC	Hardwick	74.219	70.336	4,000.00	2,440.00	281,344.00	171,619.84							189,243.96	171,619.84	171,619.84			3,073,567.57	2,000,000.00	
21-0611-PG	Anema, Ralph & Dianna	Washington	121.968	121.968	4,300.00	2,980.00	524,462.40	363,464.64							374,648.58	363,464.64	363,464.64			2,878,026.80	1,832,076.13	
21-0624-PG	McEvoy, Gerard & Janet ( Lot 11.01 #2)	White	20.090	20.693	7,923.00	6,782.09	163,950.64	140,341.79			2,812.28			1,000,000.00	137,529.51					2,858,157.20	1,714,416.22	
21-0625-PG	Ferri, Alexander & Ashley	Washington	63.068	63.068	4,200.00	2,920.00	264,885.60	184,158.56			195,494.00	184,158.56		815,841.44								
21-0623-PG	McEvoy, Gerard & Janet #1	White	84.618	87.157	7,842.00	6,712.75	683,485.19	585,063.15			585,063.15			230,778.29								
Closed	41		3,287.335	3,273.854			15,792,985.43	10,590,970.14	89,686.77	38,717.25												
Encumbered	3		167.776	170.918			1,112,321.43	909,563.50														
									Encumber/Expended	FY09	-	-	-	-	-		290,754.44	2,709,245.56				
									Encumber/Expended	FY11	-	-	1,500,000.00	-	-		4,466,313.42		533,686.58			
									Encumber/Expended	FY13	-	-	1,000,000.00	-	-		2,121,973.20					
									Encumber/Expended	FY17	2,812.28	-	997,187.72	-	19,869.60		167,923.87		2,858,157.20			
									Encumber/Expended	FY18					117,659.91		-		1,714,416.22			
									Encumber/Expended	FY20	-	-	-	-	-		-					
									Encumber/Expended	FY21	-	-	-	-	-		-					
									Encumber/Expended	FY22	585,063.15	184,158.56	-	230,778.29								
									Total				230,778.29					2,709,245.56	533,686.58	2,858,157.20	1,714,416.22	2,000,000.00

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2025R6(5)  
AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT**

**JUNE 26, 2025**

Subject        McEvoy, Gerard & Janey (Lot 11.01 #2) ("Owner")  
Property:      Block 13, Lot 11.01 – White Township, Warren County ("Property")  
                    SADC ID#: 21-0624-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 February 23, 2022, the SADC certified the Development Easement value of \$5,200 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$1,400 per acre based on zoning and environmental regulations in place as of the current valuation date December 22, 2020; and

WHEREAS, the SADC granted Final Approval for the Property on December 2, 2021 (RESOLUTION FY2022R12(1)) and amended on September 22, 2022 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 \$10,200 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$5,100 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule 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 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 \$7,923 per acre; and

WHEREAS, the Owners accepted the County's offer of \$7,923 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 20.090 surveyed net acres)

	Original Cost share	Formula Cost share	Estimated Total
SADC	\$3,500/acre	\$6,338.40/acre	\$127,338.46
<u>County</u>	<u>\$1,700/acre</u>	<u>\$1,584.60/acre</u>	<u>\$31,834.61</u>
Total Easement	\$5,200/acre	\$7,923/acre	\$159,173.07

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 \$140,341.79; and

WHEREAS, by resolution the County Agriculture Development Board amended its final approval on May 15, 2024, and the Board of County Commissioners amended its approval and funding commitment of \$1,584.60 per acre on May 28, 2025; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$2,812.28 in base grant and \$137,529.51 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 FY2022R12(1) and grants final approval to the additional restrictions along with an amended cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 20.693 net easement acres, at a State cost share of \$6,782.09 per acre, for a total grant of approximately \$140,341.79 pursuant to N.J.A.C. 2:76-26.12; and
3. All other provisions of the RESOLUTION FY2022R12(1) 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.

6/26/2025

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

# SCHEDULE A

SADC Statewide Formula Value Calculation			
Farm Name:		McEvoy #2	
SADC ID:	21-0624-PG	Total Score	27.68
Farm Address:	Warren, White	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	15.14
Natural Resource Factors - Max Add-on % =		10	2.54
Local Importance Factors - Max Add-on % =		15	0.00
Max Allowable Score of all of the above		30	17.68
Additional Restrictions - Max Add-on % =		10	10.00
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		8.60	
Size		4.00	
Tillability		6.00	
Contiguity to Preserved Farms		8.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.87	22.60
		<b>Agricultural Resource %</b>	
		15.14	
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		2.69	
Upland Forest		0.00	
Wetland & Open Water/Flood Hazard Mitigation		1.00	
Contiguity to Preserved Open Space		4.00	
Surface Water Quality Classification		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	7.69
		<b>Natural Resource %</b>	
		2.54	
<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)		5	
		<b>Additional Restrictions %</b>	
		10	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$10,200	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$8,903	
Per Acre Value of Voluntary Deed Restrictions (each)		\$510	
Per Acre Value after Voluntary Deed Restrictions		\$7,923	
Net Acres		20.64	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$142,478	
Plus: Adjustment for Voluntary Restrictions (+)		\$21,053	
Estimated offer before Residential Opportunities reduction		\$163,531	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$163,531</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. 2:26-26. 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.

Report Date:  
4/3/2025  
3:28 PM  
https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/21-0624-PG/Acquisition/Approvals & Agreements/McEvoy #2\_S9\_V\_Score\_Report.rds

Version 1.0 05/01/2022

SCHEDULE B

SADC County Planning Incentive Grant Financial

Status Warren 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		1,500,000.00	Maximum Grant		3,000,000.00	Fiscal Year 11		0.00	
											Fiscal Year 13		1,000,000.00	Fiscal Year 13		5,000,000.00	Fiscal Year 13		0.00	
Fiscal Year 17		1,000,000.00	Fiscal Year 17		5,000,000.00	Fiscal Year 17		0.00												
-		-	Fiscal Year 18		2,000,000.00	Fiscal Year 18		3,545,344.86												
Fiscal Year 20		-	Fiscal Year 20		2,000,000.00	Fiscal Year 20		9,626,609.52												
Fiscal Year 21		-	Fiscal Year 21		-	Fiscal Year 21		-												
Fiscal Year 22		1,000,000.00	Fiscal Year 22		-	Fiscal Year 22		-												
										4,500,000.00										

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R6(6)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JUNE 26, 2025**

Subject Property: **Bassett, Nancy (“Owner”)**  
Block 46, Lot 15 – Lebanon Township, Hunterdon County (“Property”)  
SADC ID#: 10-0293-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 October 2, 2023, the SADC certified the Development Easement value of \$6,100 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$1,900 per acre based on zoning and environmental regulations in place as of the current valuation date the current valuation date August 17, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on October 26, 2023 (RESOLUTION #FY2024R10(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 \$11,800 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 \$5,900 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 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 \$9,192 per acre; and

WHEREAS, the Owners accepted the offer of \$9,192 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 \$9,192 per acre for a total of approximately \$336,335.00, based on an estimated 36.59 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION #FY2024R10(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.

6/26/2025

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

## Schedule A

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b>	<b>Bassett, Nancy</b>		
<b>SADC ID:</b>	<b>10-0293-DE</b>	<b>Total Score</b>	<b>27.90</b>
<b>Farm Address:</b>	<b>Hunterdon, Lebanon</b>	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>	<b>20</b>		<b>8.71</b>
<b>Natural Resource Factors - Max Add-on % =</b>	<b>10</b>		<b>9.19</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>22.90</b>
<b>Additional Restrictions - Max Add-on % =</b>	<b>10</b>		<b>5.00</b>

Agricultural Resource Factors		Points
Soils		0.00
Size		6.00
Tillability		6.00
Contiguity to Preserved Farms		1.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	13.00
		<b>Agricultural Resource %</b>
		<b>8.71</b>

Natural Resource Factors		Points
Groundwater Recharge Capability		8.84
Upland Forest		2.50
Wetland & Open Water/Flood Hazard Mitigation		1.00
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	27.84
		<b>Natural Resource %</b>
		<b>9.19</b>

Local Importance Factors		Percent
Risk of Conversion		5
Buffer to Critical Infrastructure		0
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>\$11,800</b>
Per Acre Formula Easement Value (unadjusted offer, per acre)		<b>\$8,602</b>
Per Acre Value of Voluntary Deed Restrictions (each)		<b>\$590</b>
Per Acre Value after Voluntary Deed Restrictions		<b>\$9,192</b>
Net Acres		<b>36.59</b>
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		<b>\$314,747</b>
Plus: Adjustment for Voluntary Restrictions (+)		<b>\$21,588</b>
Estimated offer before Residential Opportunities reduction		<b>\$336,335</b>
Less: Adjustment for Residential Opportunities (-)		<b>\$0</b>
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$336,335</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.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R6(7)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JUNE 26, 2025**

Subject Property: **Becker, Lynn S. and Walter R. ("Owner")**  
Block 1, Lot 6.03 – Raritan Township, Hunterdon County  
SADC ID#: 10-0295-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 18, 2024, the SADC certified the Development Easement value of \$6,900 per acre based on zoning and environmental regulations in place as of the current valuation date February 5, 2024; and

WHEREAS, the SADC granted Final Approval for the Property on May 23, 2024 (RESOLUTION #FY2024R5(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 \$13,800 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 \$6,900 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 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 \$10,805 per acre; and

WHEREAS, the Owners accepted the offer of \$10,805 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 \$10,805 per acre for a total of approximately \$322,313.00, based on an estimated 29.83 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION #FY2024R5(6) 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.

6/26/2025

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

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Becker, Lynn S. and Walter R.			
<b>SADC ID:</b>	10-0295-DE	<b>Total Score</b>	28.30
<b>Farm Address:</b>	Hunterdon, Raritan	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	12.85
<b>Natural Resource Factors - Max Add-on % =</b>		10	5.45
<b>Local Importance Factors - Max Add-on % =</b>		15	5.00
<b>Max Allowable Score of all of the above</b>		30	23.30
<b>Additional Restrictions - Max Add-on % =</b>		10	5.00
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		3.18	
Size		6.00	
Tillability		10.00	
Contiguity to Preserved Farms		0.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max-		30	Top 3 Scores
Each Point = %		0.67	19.18
			<b>Agricultural Resource %</b>
			12.85
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		7.50	
Upland Forest		0.00	
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	16.50
			<b>Natural Resource %</b>
			5.45
<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		\$13,800	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$10,115	
Per Acre Value of Voluntary Deed Restrictions (each)		\$690	
Per Acre Value after Voluntary Deed Restrictions		\$10,805	
Net Acres		29.83	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$301,730	
Plus: Adjustment for Voluntary Restrictions (+)		\$20,583	
Estimated offer before Residential Opportunities reduction		\$322,313	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$322,313</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.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R6(8)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JUNE 26, 2025**

Subject Property:   **Eventing LLC (“Owner”)**  
                            Block 38, Lot 1 – Tewksbury Township, Hunterdon County (“Property”)  
                            SADC ID#: 10-0299-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 September 26, 2024, the SADC certified the Development Easement value of \$14,000 per acre based on zoning and environmental regulations in place as of the current valuation date August 26, 2024; and

WHEREAS, the SADC granted Final Approval for the Property on January 23, 2025 (RESOLUTION #FY2025R1(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 \$29,000 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 \$14,500 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 \$25,787 per acre; and

WHEREAS, the Owners accepted the offer of \$25,787 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 \$25,787 per acre for a total of approximately \$759,427.15 based on an estimated 29.45 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION #FY2025R1(5) 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.

6/26/2025

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

SADC Statewide Formula Value Calculation			
Farm Name: Eventing LLC			
SADC ID: 10-0299-DE	Total Score	38.92	
Farm Address: Hunterdon, Tewksbury	Maximum Score	Farm Score	
Agricultural Resource Factors - Max Add-on % =		20	15.67
Natural Resource Factors - Max Add-on % =		10	8.25
Local Importance Factors - Max Add-on % =		15	5.00
Max Allowable Score of all of the above		30	28.92
Additional Restrictions - Max Add-on % =		10	10.00
Agricultural Resource Factors		Points	
Soils		6.39	
Size		6.00	
Tillability		9.00	
Contiguity to Preserved Farms		8.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max- Each Point = %		30 0.67	Top 3 Scores 23.39
		Agricultural Resource % 15.67	
Natural Resource Factors		Points	
Groundwater Recharge Capability		5.59	
Upland Forest		0.00	
Wetland & Open Water/Flood Hazard Mitigation		6.00	
Contiguity to Preserved Open Space		9.00	
Surface Water Quality Classification		10.00	
Top 3 Scores Max- Each Point = %		30 0.33	Top 3 Scores 25.00
		Natural Resource % 8.25	
Local Importance Factors		Percent	
Risk of Conversion		5	
Buffer to Critical Infrastructure		0	
Property of Unique Importance		0	
		Local Importance % 5	
Voluntary Deed Restrictions		Percent	
Impervious Cover Limit (10%)		5	
House Size Limit (2,500 sqft)		5	
		Additional Restrictions % 10	
Landowner Formula Offer Calculations		Value	
Per Acre Values			
Certified Market Value Unrestricted, per acre		\$29,000	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$22,887	
Per Acre Value of Voluntary Deed Restrictions (each)		\$1,450	
Per Acre Value after Voluntary Deed Restrictions		\$25,787	
Net Acres		29.45	
Estimated Easement Values			
Estimated Unadjusted Total		\$674,022	
Plus: Adjustment for Voluntary Restrictions (+)		\$85,405	
Estimated offer before Residential Opportunities reduction		\$759,427	
Less: Adjustment for Residential Opportunities (-)		\$0	
Estimated Total Offer After Reduction for Residential Opportunities		\$759,427	

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

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R6(9)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JUNE 26, 2025**

**Subject Property:**   **Joanne L. & David A. Hofstetter Revocable Trusts (“Owner”)**  
                                  Block 25, Lot 18.04 – Union Township, Hunterdon County (“Property”)  
                                  SADC ID#: 10-0296-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 \$4,900 based on zoning and environmental regulations in place as of 1/1/04 and \$2,500 per acre based on zoning and environmental regulations in place as of the current valuation date January 23, 2024; and

WHEREAS, the SADC granted Final Approval for the Property on May 23, 2024 (RESOLUTION #FY2024R5(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 \$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, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$8,800 per acre; and

WHEREAS, the Owners accepted the offer of \$8,800 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 \$8,800 per acre for a total of approximately \$289,960.00, based on an estimated 32.95 acres, subject to final survey acreage and available funding; and

3. All other provisions of the #FY2024R5(7) 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.

6/26/2025

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



SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Joanne L. and David A. Hofstetter Revocable Trusts			
<b>SADC ID:</b>	10-0296-DE	<b>Total Score</b>	30.00
<b>Farm Address:</b>	Hunterdon, Union	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	14.43
<b>Natural Resource Factors - Max Add-on % =</b>		10	7.10
<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	0.00
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		7.54	
Size		6.00	
Tillability		6.00	
Contiguity to Preserved Farms		8.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max- Each Point = %		30 0.67	Top 3 Scores 21.54
			<b>Agricultural Resource % 14.43</b>
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		9.03	
Upland Forest		2.50	
Wetland & Open Water/Flood Hazard Mitigation		1.00	
Contiguity to Preserved Open Space		2.00	
Surface Water Quality Classification		10.00	
Top 3 Scores Max- Each Point = %		30 0.33	Top 3 Scores 21.53
			<b>Natural Resource % 7.10</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 % 10</b>	
<b>Voluntary Deed Restrictions</b>		<b>Percent</b>	
Impervious Cover Limit (10%)		0	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions % 0</b>	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$11,000	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$8,800	
Per Acre Value of Voluntary Deed Restrictions (each)		\$550	
Per Acre Value after Voluntary Deed Restrictions		\$8,800	
Net Acres		32.95	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$289,960	
Plus: Adjustment for Voluntary Restrictions (+)		\$0	
Estimated offer before Residential Opportunities reduction		\$289,960	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$289,960</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.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R6(10)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JUNE 26, 2025**

**Subject Property:**   **Luksza Living Trust (“Owner”)**  
                                  Block 3, Lot 12 – Delaware Township, Hunterdon County (“Property”)  
                                  SADC ID#: 10-0298-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 April 19, 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 March 18, 2024; and

WHEREAS, the SADC granted Final Approval for the Property on June 27, 2024 (RESOLUTION #FY2024R6(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 \$12,400 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 \$6,200 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 \$8,489 per acre; and

WHEREAS, the Owners accepted the offer of \$8,489 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 \$8,489 per acre for a total of approximately \$664,094.47, based on an estimated

78.23 acres, subject to final survey acreage and available funding; and

3. All other provisions of the RESOLUTION #FY2024R6(5) 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.

6/26/2025

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

SADC Statewide Formula Value Calculation			
<b>Farm Name: Luksza Living Trust</b>			
<b>SADC ID:</b>	<b>10-0298-DE</b>	<b>Total Score</b>	<b>18.46</b>
<b>Farm Address:</b>	<b>Hunterdon, Delaware</b>	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		<b>20</b>	<b>15.41</b>
<b>Natural Resource Factors - Max Add-on % =</b>		<b>10</b>	<b>3.05</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>18.46</b>
<b>Additional Restrictions - Max Add-on % =</b>		<b>10</b>	<b>0.00</b>
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		8.00	
Size		10.00	
Tillability		5.00	
Contiguity to Preserved Farms		0.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max- Each Point = %		30 0.67	Top 3 Scores 23.00
			<b>Agricultural Resource % 15.41</b>
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		5.74	
Upland Forest		2.50	
Wetland & Open Water/Flood Hazard Mitigation		1.00	
Contiguity to Preserved Open Space		1.00	
Surface Water Quality Classification		0.00	
Top 3 Scores Max- Each Point = %		30 0.33	Top 3 Scores 9.24
			<b>Natural Resource % 3.05</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%)		0	
House Size Limit (2,500 sqft)		0	
		<b>Additional Restrictions % 0</b>	
<b>Landowner Formula Offer Calculations</b>		<b>Value</b>	
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre		\$12,400	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$8,489	
Per Acre Value of Voluntary Deed Restrictions (each)		\$620	
Per Acre Value after Voluntary Deed Restrictions		\$8,489	
Net Acres		78.23	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$664,094	
Plus: Adjustment for Voluntary Restrictions (+)		\$0	
Estimated offer before Residential Opportunities reduction		\$664,094	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$664,094</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.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R6(11)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JUNE 26, 2025**

**Subject Property:**   **Katz, Elma Danch (“Owner”)**  
                                  Block 2739, Lot 4.02 – Hamilton Township, Mercer County (“Property”)  
                                  SADC ID#: 11-0054-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. The Statewide Formula rules at N.J.A.C. 2:76-26 are subject to a 45-day appeal period ending on May 22, 2025; and

WHEREAS, on May 10, 2024, the SADC certified the Development Easement value of \$14,200 per acre based on zoning and environmental regulations in place as of the current valuation date February 9, 2024; and

WHEREAS, the SADC granted Final Approval for the Property on July 25, 2024 (RESOLUTION #FY2025R7(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 \$27,000 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 \$13,500 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 \$20,949 per acre; and

WHEREAS, the Owners accepted the offer of \$20,949 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 \$20,949 per acre for a total of approximately \$356,133.00, based on an estimated 17.0 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION #FY2025R7(3) 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.

6/26/2025

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



SADC Statewide Formula Value Calculation			
<b>Farm Name: Katz, Elma Danch</b>			
<b>SADC ID:</b>	<b>11-0054-DE</b>	<b>Total Score</b>	<b>27.59</b>
<b>Farm Address:</b>	<b>Mercer, Hamilton</b>	<b>Maximum Score</b>	<b>Farm Score</b>
Agricultural Resource Factors - Max Add-on % =		20	19.32
Natural Resource Factors - Max Add-on % =		10	3.27
Local Importance Factors - Max Add-on % =		15	0.00
Max Allowable Score of all of the above		30	22.59
Additional Restrictions - Max Add-on % =		10	5.00
<b>Agricultural Resource Factors</b>			<b>Points</b>
Soils			9.84
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	28.84
			<b>Agricultural Resource %</b>
			<b>19.32</b>
<b>Natural Resource Factors</b>			<b>Points</b>
Groundwater Recharge Capability			7.90
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			1.00
Contiguity to Preserved Open Space			1.00
Surface Water Quality Classification			0.00
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	9.90
			<b>Natural Resource %</b>
			<b>3.27</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			\$27,000
Per Acre Formula Easement Value (unadjusted offer, per acre)			\$19,599
Per Acre Value of Voluntary Deed Restrictions (each)			\$1,350
Per Acre Value after Voluntary Deed Restrictions			\$20,949
Net Acres			17.00
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total			\$333,183
Plus: Adjustment for Voluntary Restrictions (+)			\$22,950
Estimated offer before Residential Opportunities reduction			\$356,133
Less: Adjustment for Residential Opportunities (-)			\$0
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>			<b>\$356,133</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.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R6(12)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JUNE 26, 2025**

Subject Property:   Leake, Bridget D. ("Owner")  
                          Block 2739, Lot 4.01 – Hamilton Township, Mercer County ("Property")  
                          SADC ID#: 11-0053-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 May 10, 2024, the SADC certified the Development Easement value of \$23,000 per acre based on zoning and environmental regulations in place as of the current valuation date February 9, 2024; and

WHEREAS, the SADC granted Final Approval for the Property on July 25, 2024 (RESOLUTION #FY2025R7(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 \$32,000 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 \$16,000 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 \$25,187 per acre; and

WHEREAS, the Owners accepted the offer of \$25,187 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 \$25,187 per acre for a total of approximately \$229,453.57, based on an estimated 9.11 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION #FY2025R7(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.

6/26/2025

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

SADC Statewide Formula Value Calculation			
Farm Name: Leake, Bridget D.			
SADC ID:	11-0053-DE	Total Score	28.71
Farm Address:	Mercer, Hamilton	Maximum Score	Farm Score
Agricultural Resource Factors - Max Add-on % =		20	19.18
Natural Resource Factors - Max Add-on % =		10	4.53
Local Importance Factors - Max Add-on % =		15	0.00
Max Allowable Score of all of the above		30	23.71
Additional Restrictions - Max Add-on % =		10	5.00
Agricultural Resource Factors			Points
Soils			9.62
Size			0.00
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	28.62
			Agricultural Resource %
			19.18
Natural Resource Factors			Points
Groundwater Recharge Capability			7.72
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			1.00
Contiguity to Preserved Open Space			1.00
Surface Water Quality Classification			5.00
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	13.72
			Natural Resource %
			4.53
Local Importance Factors			Percent
Risk of Conversion			0
Buffer to Critical Infrastructure			0
Property of Unique Importance			0
			Local Importance %
			0
Voluntary Deed Restrictions			Percent
Impervious Cover Limit (10%)			5
House Size Limit (2,500 sqft)			0
			Additional Restrictions %
			5
Landowner Formula Offer Calculations			Value
Per Acre Values			
Certified Market Value Unrestricted, per acre			\$32,000
Per Acre Formula Easement Value (unadjusted offer, per acre)			\$23,587
Per Acre Value of Voluntary Deed Restrictions (each)			\$1,600
Per Acre Value after Voluntary Deed Restrictions			\$25,187
Net Acres			9.11
Estimated Easement Values			
Estimated Unadjusted Total			\$214,878
Plus: Adjustment for Voluntary Restrictions (+)			\$14,576
Estimated offer before Residential Opportunities reduction			\$229,454
Less: Adjustment for Residential Opportunities (-)			\$0
Estimated Total Offer After Reduction for Residential Opportunities			\$229,454

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

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R6(13)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JUNE 26, 2025**

**Subject Property:**   **Bayboro Equestrian, LLC**  
                              Block 30, Lot 4 – Frankford Township, Sussex County  
                              SADC ID#: 19-0034-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 November 13, 2023, the SADC certified the Development Easement value of \$4,400 per acre based on zoning and environmental regulations in place as of the current valuation date September 7, 2023; and

WHEREAS, the SADC granted Final Approval for the Property on January 25, 2024 (RESOLUTION FY2024R1(1)) and amended on March 18, 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 \$9,500 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$4,750 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule 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 \$8,104 per acre; and

WHEREAS, the Owners accepted the offer of \$8,104 per acre, based on the Statewide 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 \$8,104 per acre for a total of approximately \$422,299.44 based on an estimated 52.11 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION FY2024R1(1) 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.

6/26/2025  
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	ABSENT
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# SCHEDULE A

SADC Statewide Formula Value Calculation			
<b>Farm Name: Bayboro Equestrian, LLC</b>			
<b>SADC ID:</b>	<b>19-0034-DE</b>	<b>Total Score</b>	<b>35.31</b>
<b>Farm Address:</b>	<b>Frankford</b>	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		<b>20</b>	<b>12.68</b>
<b>Natural Resource Factors - Max Add-on % =</b>		<b>10</b>	<b>7.63</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>25.31</b>
<b>Additional Restrictions - Max Add-on % =</b>		<b>10</b>	<b>10.00</b>
<b>Agricultural Resource Factors</b>			<b>Points</b>
Soils			1.92
Size			8.00
Tillability			9.00
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	18.92
			<b>Agricultural Resource %</b>
			<b>12.68</b>
<b>Natural Resource Factors</b>			<b>Points</b>
Groundwater Recharge Capability			7.12
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			2.00
Contiguity to Preserved Open Space			6.00
Surface Water Quality Classification			10.00
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	23.12
			<b>Natural Resource %</b>
			<b>7.63</b>
<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>
			<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			<b>\$9,500</b>
Per Acre Formula Easement Value (unadjusted offer, per acre)			<b>\$7,154</b>
Per Acre Value of Voluntary Deed Restrictions (each)			<b>\$475</b>
Per Acre Value after Voluntary Deed Restrictions			<b>\$8,104</b>
Net Acres			<b>52.11</b>
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total			<b>\$372,795</b>
Plus: Adjustment for Voluntary Restrictions (+)			<b>\$49,505</b>
Estimated offer before Residential Opportunities reduction			<b>\$422,300</b>
Less: Adjustment for Residential Opportunities (-)			<b>\$0</b>
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>			<b>\$422,300</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 Data  
6/2/2025  
11:47 AM  
[https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/19-0034-DE/Acquisition/Approvals/SFV/19-0034-DE Bayboro/Bayboro Equestrian, LLC\\_SFV\\_Score\\_Report](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/19-0034-DE/Acquisition/Approvals/SFV/19-0034-DE Bayboro/Bayboro Equestrian, LLC_SFV_Score_Report)

Version 1.15 05/01/2025

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R6(14)**  
**AMENDED FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**  
**JUNE 26, 2025**

Subject Property:   Farrell, Bernard Russell, et al. ("Owner")  
                          Block 2602, Lots 3.01, 3.04, 5 and 36 Sandyston Township, Sussex  
                          County ("Property")  
                          SADC ID#: 19-0035-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 July 25, 2024, the SADC certified the Development Easement value of \$2,800 per acre based on zoning and environmental regulations in place as of the current valuation date July 9, 2024; and

WHEREAS, the SADC granted Final Approval for the Property on September 26, 2024 (RESOLUTION #FY2025R9(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 \$7,000 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 \$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, the Owner agreed to limit the residential buildings on the premises and 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 \$5,984 per acre; and

WHEREAS, the Owners accepted the offer of \$5,984 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 \$5,984 per acre for a total of approximately \$1,026,076.48, based on an estimated 171.47 acres, subject to final survey acreage and available funding; and
3. All other provisions of the RESOLUTION #FY2025R9(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.

6/26/2025

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

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b>		Farrell, Bernard Russell, et al.	
<b>SADC ID:</b>	19-0035-DE	<b>Total Score</b>	35.48
<b>Farm Address:</b>	Sandyston	<b>Maximum Score</b>	Farm Score
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	11.59
<b>Natural Resource Factors - Max Add-on % =</b>		10	8.89
<b>Local Importance Factors - Max Add-on % =</b>		15	5.00
<b>Max Allowable Score of all of the above</b>		30	25.48
<b>Additional Restrictions - Max Add-on % =</b>		10	10.00
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		2.30	
Size		10.00	
Tillability		5.00	
Contiguity to Preserved Farms		0.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max =		30	Top 3 Scores
Each Point = %		0.67	17.30
		<b>Agricultural Resource %</b>	
		11.59	
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		7.95	
Upland Forest		9.00	
Wetland & Open Water/Flood Hazard Mitigation		0.00	
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	26.95
		<b>Natural Resource %</b>	
		8.89	
<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)		5	
		<b>Additional Restrictions %</b>	
		10	
<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)		\$5,284	
Per Acre Value of Voluntary Deed Restrictions (each)		\$350	
Per Acre Value after Voluntary Deed Restrictions		\$5,984	
Net Acres		171.47	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		\$906,047	
Plus: Adjustment for Voluntary Restrictions (+)		\$120,029	
Estimated offer before Residential Opportunities reduction		\$1,026,076	
Less: Adjustment for Residential Opportunities (-)		\$0	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$1,026,076</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.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2025R6(15)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
GLOUCESTER COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Love, Sarah D, Estate Of ("Owner")  
SADC ID# 08-0242-PG  
Mantua Township, Gloucester County  
N.J.A.C. 2:76-17 et seq.**

**JUNE 26, 2025**

WHEREAS, on November 26, 2024 the application for the sale of a development easement for the subject farm identified as Block 248, Lot 2.06, Mantua Township, Gloucester County, totaling approximately 13.385 gross survey acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

WHEREAS, the Owner received the SADC 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 Bethel Mill Project Area; and

WHEREAS, the Property includes one (1), approximately one (1) acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 12.385 net survey acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

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

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

WHEREAS, the Premises includes:

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

WHEREAS, at the time of application, the Property was in peach 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, the Property has a quality score of 52.24 which exceeds 44, 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)

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on January 15, 2025, in accordance with Resolution #FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of \$22,300 per acre based on zoning and environmental regulations in place as of the current valuation date December 19, 2024; and

WHEREAS, the SADC certified the market value unrestricted of \$30,000 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 \$15,000 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, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$19,281 per acre; and

WHEREAS, the Owners accepted the Gloucester County's offer of \$22,300 per acre, based on the appraised current market value (N.J.S.A. 4:1C-31) for the purchase of the development easement on the Premises; and

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

WHEREAS, on April 14, 2025, the Mantua Township Committee approved the application for but is not participating financially in the easement purchase; and

WHEREAS, on April 24, 2025, the Gloucester County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on June 18, 2025, the County Board of Commissioners passed a resolution granting final approval and a commitment of funding for \$8,920 per acre for the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 12.385 acres):

	Total	Per/acre
SADC	\$165,711.30	(\$13,380/acre)
Gloucester County	\$110,474.20	(\$8,920/acre)
Total Easement Purchase	\$276,185.50	(\$22,300/acre)

WHEREAS, the SADC will utilize a 3% buffer in acreage to accommodate increases in the final surveyed acreage for a total SADC cost share encumbrance of \$170,688.66; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$170,688.66 in competitive grant funding which is available at this time (Schedule D); and

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 (d), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant fund; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 12.757 net easement acres, at a State cost share of \$13,380 per acre, for a total grant of up to \$170,688.66 pursuant to N.J.A.C. 2:76-6.11.
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.

\_\_\_\_6/26/2025\_\_\_\_\_  
Date

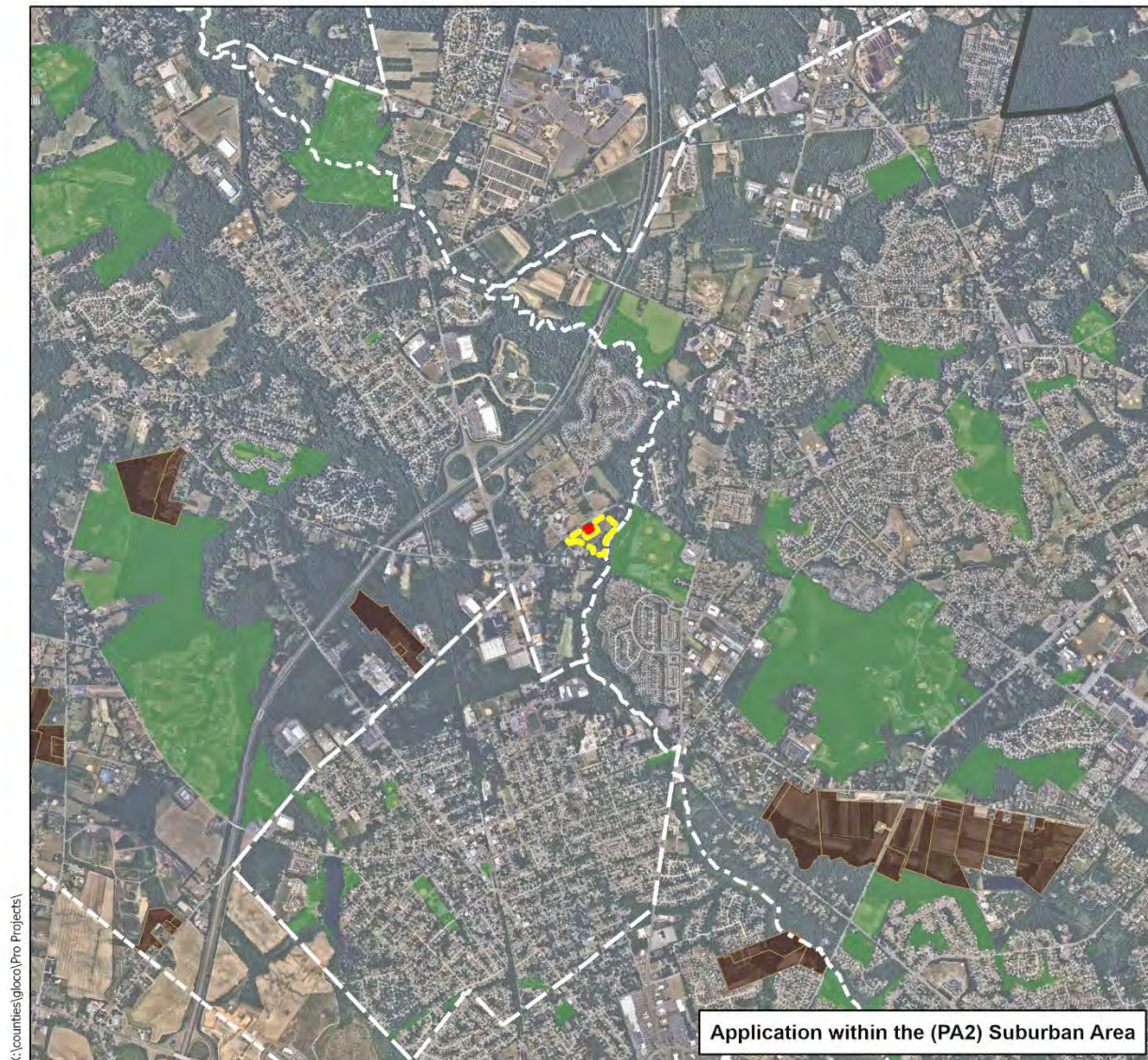
  
\_\_\_\_\_  
Charles Roohr, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	NO
Jess Niederer	YES
Rich Norz	NO
Charles Rosen	ABSENT
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES



# Preserved Farms and Active Applications Within Two Miles



X:\counties\glouc\pro Projects\

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Love, Sarah D. Estate of  
Block 248 Lots P/O 2.06 (14.14 ac); &  
P/O 2.06-EN (non-severable exception - 1.01 ac)  
Gross Total = 15.15 ac  
Mantua Twp., Gloucester County

0 1250 2500 5000 7500  
Feet



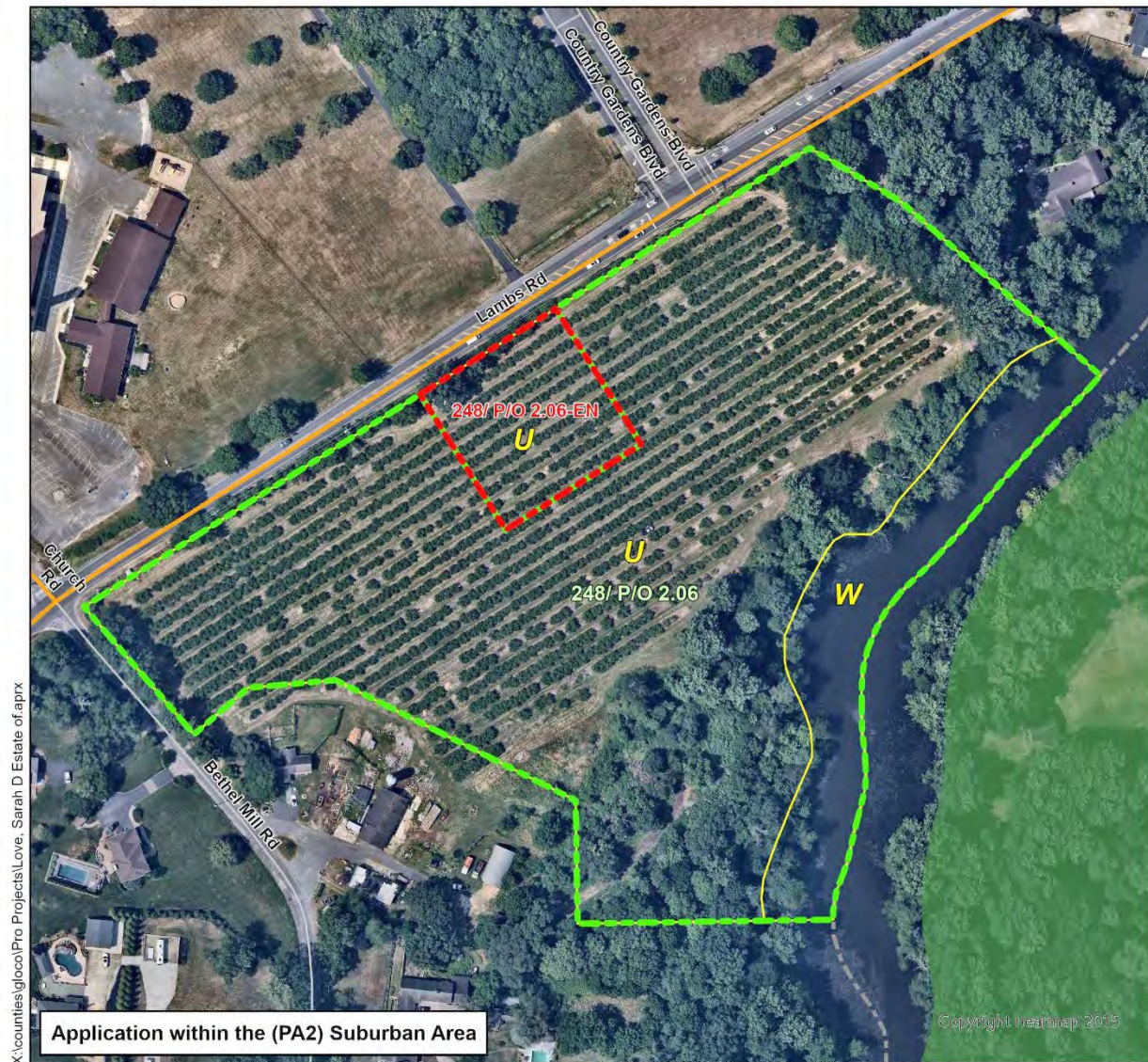
**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and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

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

10/23/2024



# Wetlands



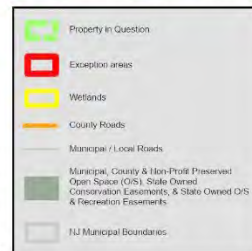
FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Love, Sarah D. Estate of  
Block 248 Lots P/O 2.06 (14.14 ac); &  
P/O 2.06-EN (non-severable exception - 1.01 ac)  
Gross Total = 15.15 ac  
Mantua Twp., Gloucester County

0 100 200 400 600 Feet

Sources:  
NJ Farmland Preservation Program  
NJOT "Parcels and MOD-V 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.

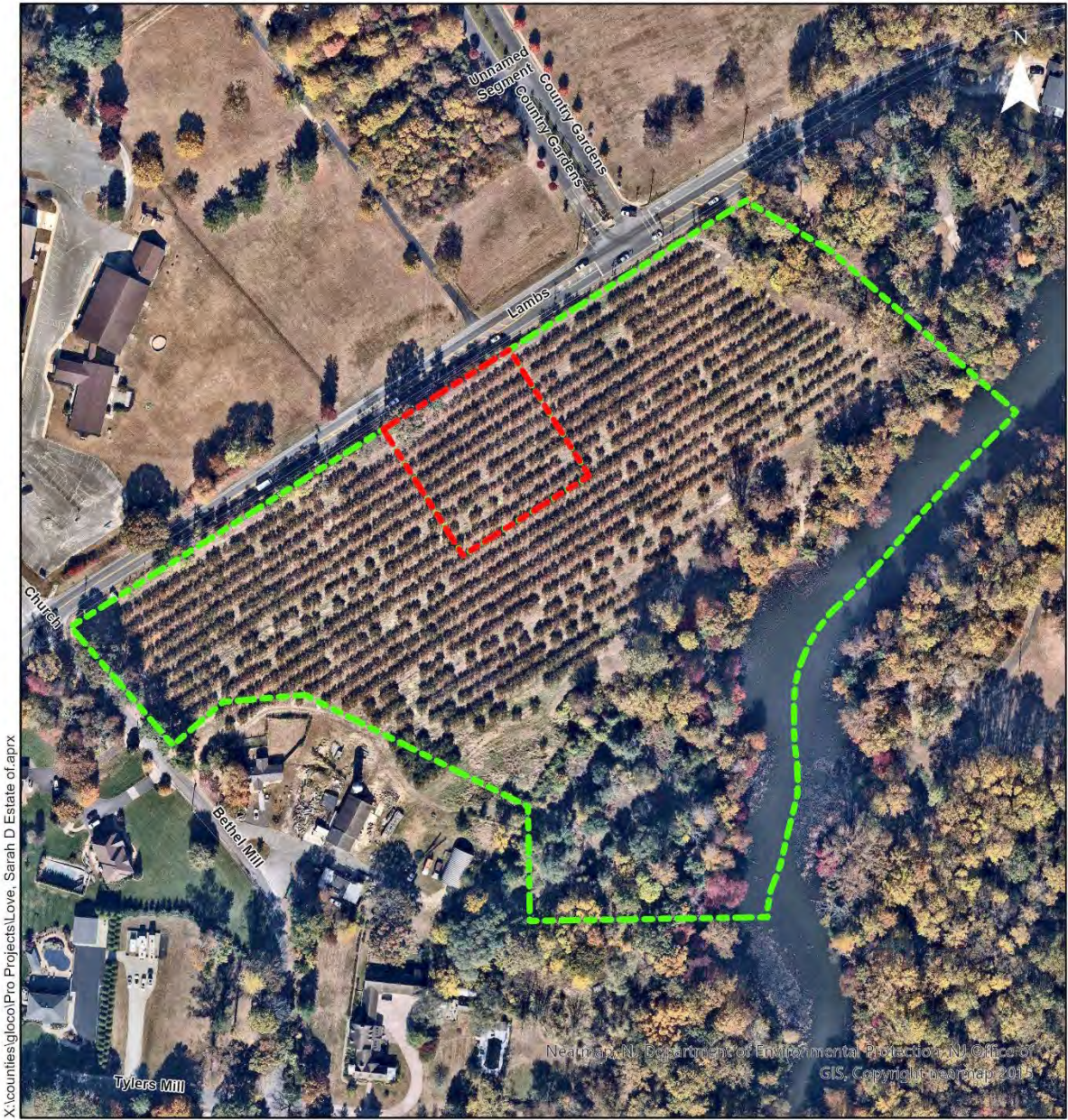


**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
U - Uplands/ Non-Wetlands  
B - 300' Buffer  
W - Water

10/26/2024



Preliminary Soil Disturbance Map



X:\counties\gloucester\Projects\Love, Sarah D Estate of aprx

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

Love, Sarah D. Estate of  
Block 248 Lots P/O 2.06 (14.14 ac); &  
P/O 2.06-EN (non-severable exception - 1.01 ac)  
Gross Total = 15.15 ac  
Mantua Twp., Gloucester County

Extent of Disturbance

Easement Area

Exception Area

Estimated Easement Acres: 14.14

Total Disturbance Acres (Does not include exception areas): 0.00

Percent of Disturbance: 0.00%



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



# SCHEDULE C

## SADC Statewide Formula Value Calculation

<b>Farm Name:</b>	Love Sarah 423		
<b>SADC ID:</b>	08-0242-PG	<b>Total Score</b>	14.27
<b>Farm Address:</b>	433 Bethel Mill Rd Sewell NJ	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>	20		8.07
<b>Natural Resource Factors - Max Add-on % =</b>	10		6.20
<b>Local Importance Factors - Max Add-on % =</b>	15		0.00
<b>Max Allowable Score of all of the above</b>	30		14.27
<b>Additional Restrictions - Max Add-on % =</b>	10		0.00

Agricultural Resource Factors		Points
Soils		6.05
Size		0.00
Tillability		6.00
Contiguity to Preserved Farms		0.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max =	30	Top 3 Scores
Each Point = %	0.67	12.05
		<b>Agricultural Resource %</b>
		<b>8.07</b>

Natural Resource Factors		Points
Groundwater Recharge Capability		7.79
Upland Forest		0.00
Wetland & Open Water/Flood Hazard Mitigation		2.00
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	18.79
		<b>Natural Resource %</b>
		<b>6.20</b>

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

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

Landowner Formula Offer Calculations		Value
<b>Per Acre Values</b>		
Certified Market Value Unrestricted, per acre		\$30,000
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$19,281
Per Acre Value of Voluntary Deed Restrictions (each)		\$1,500
Per Acre Value after Voluntary Deed Restrictions		\$19,281
Net Acres		14.14
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		\$272,633
Plus: Adjustment for Voluntary Restrictions (+)		\$0
Estimated offer before Residential Opportunities reduction		\$272,633
Less: Adjustment for Residential Opportunities (-)		\$0
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$272,633</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  
Gloucester 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	Expended	FY17 Balance	FY18 Balance	FY20 Balance
08-0209-PG	Carpenito, Lynda Juall	East Greenwich	20.116	20.036	11,800.00	7,080.00	237,368.80	141,854.88			141,854.88	141,854.88	141,854.88	9,500,000.00						
08-0210-PG	Racite, Kathleen Aders	Logan	35.738	35.042	7,800.00	4,800.00	278,756.40	168,201.60			168,201.60	168,201.60	168,201.60	5,324,541.12						
08-0214-PG	Haynicz, Daniel William & Kathleen	Elk	19.753	19.753	9,250.00	5,550.00	182,715.25	109,629.15			109,629.15	109,629.15	109,629.15	5,214,911.97						
08-0203-PG	Brown, Daniel J. & Heather L.S.	South Harrison	7.870	7.870	12,000.00	7,200.00	94,440.00	56,664.00			56,664.00	56,664.00	56,664.00	5,158,247.97						
08-0221-PG	Gruber, Barry W., et al	East Greenwich	37.045	36.945	11,100.00	6,660.00	411,089.50	246,053.70			246,719.70	246,053.70	246,053.70	4,912,194.27						
08-0232-PG	Eivich, Edward & Susan	Elk	15.285	15.285	12,250.00	7,350.00	187,241.25	112,344.75			115,711.05	112,344.75	112,344.75	4,799,849.52						
08-0235-PG	Nothnick, Warren and Delores	Franklin	17.484	17.484	7,000.00	4,400.00	122,388.00	76,929.60			76,929.60	76,929.60	76,929.60	4,722,919.92						
08-0233-PG	Hollenack, Michael M., III & Patricia C.	East Greenwich	57.116	52.369	40,900.00	24,540.00	2,141,892.10	1,285,135.26			1,478,780.40	1,285,135.26	1,285,135.26	3,437,784.66						
08-0231-PG	Miller, Adam Dersch - Estate of, et al	Greenwich	57.250	56.036	41,000.00	24,600.00	2,347,250.00	1,378,485.60			1,450,607.88	1,378,485.60	1,378,485.60	2,059,299.06						
08-0238-PG	DeSimone Family Limited Partnership	East Greenwich	60.424	59.157	12,200.00	7,320.00	737,172.80	433,029.24			448,569.60	433,029.24	433,029.24	1,626,269.82						
08-0237-PG	Gloria S. Fastige, Revocable Trust	East Greenwich	20.996	20.996	58,000.00	34,400.00	1,217,768.00	722,262.40			750,264.00	722,262.40	722,262.40	904,007.42						
08-0239-PG	Heritage, Samuel and Harold	East Greenwich	43.161	42.525	54,500.00	32,475.00	2,352,274.50	1,380,999.38			876,005.82	876,005.82	876,005.82	28,001.60	504,993.56	504,993.56	504,993.56	1,049,521.33		
08-0240-PG	Conner, James E.	Elk	29.516	30.401	19,595.98	15,676.78	595,737.39	476,589.79			28,001.60			0.00	448,588.19				600,933.14	
08-0242-PG	Love, Sarah D. Estate of	Mantua	12.385	12.757	22,300.00	13,380.00	284,481.10	170,688.66							170,688.66				430,244.48	
Closed	53		2,729.138	2,648.809			41,094,375.95	23,442,380.72												
Encumbered	2		41.901	43.158			880,218.488	647,278.449												
										Encumber/Expended	FY09	-	-	-	-	-	-	-	-	-
										Encumber/Expended	FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-	-
										Encumber/Expended	FY13	-	-	1,000,000.00	-	-	-	5,000,000.00	-	-
										Encumber/Expended	FY17	-	-	1,000,000.00	-	-	-	5,000,000.00	-	-
										Encumber/Expended	FY18	-	-	-	-	-	-	-	-	-
										Encumber/Expended	FY20	-	-	2,000,000.00	-	-	-	-	430,241.99	2,000,000.00
										Encumber/Expended	FY21	-	-	2,000,000.00	-	-	-	-	-	-
										Encumber/Expended	FY22	28,001.60	-	1,971,998.40	-	-	-	-	-	-
										Total		-	-	0.00				-	430,241.99	2,000,000.00

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R6(16)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**GLOUCESTER COUNTY**  
**for the**  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of Conner, James E. ("Owner")**  
**SADC ID# 08-0240-PG**  
**Elk Township, Gloucester County**  
**N.J.A.C. 2:76-17 et seq.**

**JUNE 26, 2025**

WHEREAS, on April 3, 2024 the application for the sale of a development easement for the subject farm identified as Block 29, Lots 5 and 15, Elk Township, Gloucester County, totaling approximately 31.623 gross survey acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

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

WHEREAS, the Owner received the SADC 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 Still Run Project Area; and

WHEREAS, the Property includes one (1) exception area, approximately 2.107 acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 29.516 net survey acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 2.107-acre non-severable exception area:

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

WHEREAS, the Premises includes:

- 1) One (1) exceptions,
- 2) One (1) housing opportunities

- 3) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 4) Zero (0) agricultural labor units
- 5) 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 zero (0) acres (0%) of existing soil disturbance on the Premises (Schedule B); and

WHEREAS, the Property has a quality score of 71.01 which exceeds 44, 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)

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on July 1, 2024 in accordance with Resolution #FY2025R7(1), Deputy Executive Director Roohr and Chairman Wengryn certified the Development Easement value of \$16,900 per acre based on zoning and environmental regulations in place as of the current valuation date April 23, 2024; 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 pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$12,000 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 \$18,314 per acre; and

WHEREAS, the Owners accepted Gloucester County's offer of \$18,314 per acre, based on Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26) for the purchase of the development easement on the Premises; and

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

WHEREAS, on March 18, 2024, the Elk Township Committee approved the application but is not participating financially in the easement purchase; and

WHEREAS, on December 19, 2024, the Gloucester County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, on June 18, 2025, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$3,663 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 29.516 net survey acres):

	Total	Per/acre
SADC	\$432,444.82	(\$14,651.20/acre)
<u>Gloucester County</u>	<u>\$108,111.20</u>	<u>(3,662.80/acre)</u>
Total Easement Purchase	\$540,556.02	(\$18,314.00/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 \$476,589.79; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$ 28,001.60 in base grant and \$448,588.19 in competitive grant funding which is available at this time (Schedule D); and

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


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 30.401 net easement acres, at a State cost share of \$15,676.78 per acre, for a grant of up to \$476,589.79 pursuant to N.J.A.C. 2:76-26.12.
3. The SADC's final approval and cost share grant is conditioned upon receipt of all 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 identified in Policy P-3-B Supplement 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.

\_\_\_\_6/26/2025\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Charles Roohr, Deputy Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	NO
Jess Niederer	YES
Rich Norz	NO
Charles Rosen	ABSENT
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

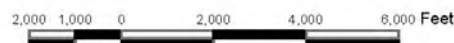
# Preserved Farms and Active Applications Within Two Miles



X:\counties\glouprojects\Conner, James E, Jr 2mile.mxd

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

Conner, James E., Jr.  
 Block 29 Lots P/O 5 (27.56 ac) &  
 P/O 5-EN (non-severable exception - 2.11 ac); & 15 (1.86 ac)  
 Gross Total = 31.53 ac  
 Elk Twp., Gloucester 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

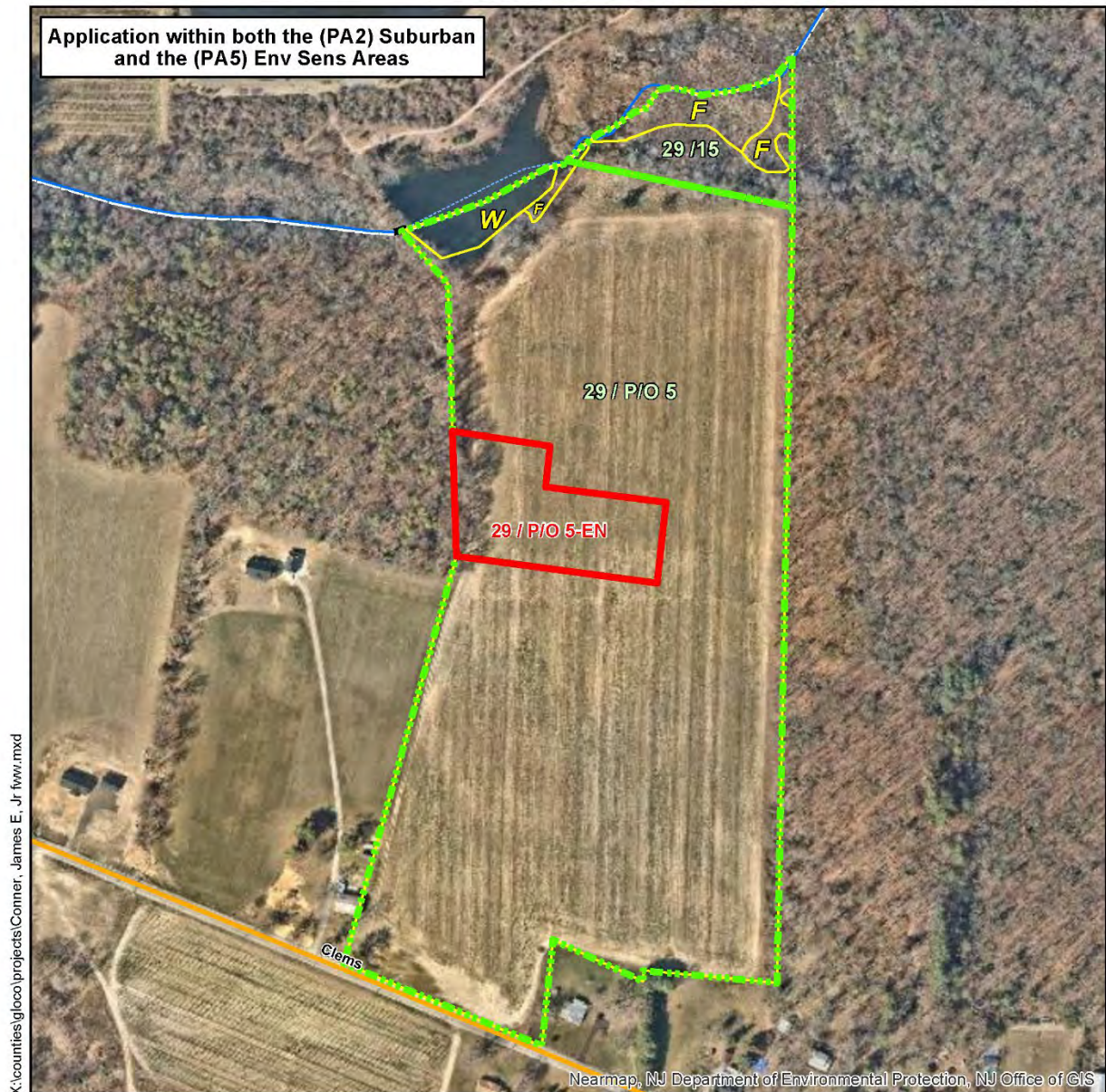


Sources:  
 NJ Farmland Preservation Program  
 NJDOT Parcel data edited to survey  
 and adjacent survey data  
 NJDEP Conservation/Open Space Easement Data  
 NJDOT/Near Map 2023 Digital Aerial Image

March 23, 2024



# Wetlands



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Conner, James E., Jr.  
Block 29 Lots P/O 5 (27.56 ac) &  
P/O 5-EN (non-severable exception - 2.11 ac); & 15 (1.86 ac)  
Gross Total = 31.53 ac  
Elk Twp., Gloucester County



**Sources:**  
NJ Farmland Preservation Program  
NJOTIT Parcel data edited to survey and adjacent survey data  
Green Acres Conservation Easement Data  
NJDEP Stream Data  
NJDEP 2015 Landuse/Landcover Data  
NJDEP Open Space  
NJDOT Road Data  
NJOTIT Near Map 2023 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The 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 Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

March 23, 2024



Preliminary Soil Disturbance Map

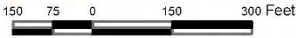


FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Conner, James E., Jr.  
Block 29 Lots P/O 5 (27.56 ac) &  
P/O 5-EN (non-severable exception - 2.11 ac); & 15 (1.86 ac)  
Gross Total = 31.53 ac  
Elk Twp., Gloucester County

**Estimated Easement Acres: 29.42**  
**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.

Sources:  
Farmland Preservation Program Data  
NJDOT Road Data  
Nearmap 2023 Digital Aerial



# SCHEDULE C

## SADC Statewide Formula Value Calculation

<b>Farm Name: Conner - 5.01-05.19.2025</b>			
<b>SADC ID:</b>	<b>08-0240-PG</b>	<b>Total Score</b>	<b>26.31</b>
<b>Farm Address:</b>	775 Clems Run, Glassboro NJ	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		<b>20</b>	<b>16.37</b>
<b>Natural Resource Factors - Max Add-on % =</b>		<b>10</b>	<b>4.94</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>21.31</b>
<b>Additional Restrictions - Max Add-on % =</b>		<b>10</b>	<b>5.00</b>

<b>Agricultural Resource Factors</b>			<b>Points</b>
Soils			8.44
Size			4.00
Tillability			9.00
Contiguity to Preserved Farms			7.00
Agricultural Water Availability (Y/N)			5.00
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.67	24.44
			<b>Agricultural Resource %</b>
			<b>16.37</b>

<b>Natural Resource Factors</b>			<b>Points</b>
Groundwater Recharge Capability			7.97
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	14.97
			<b>Natural Resource %</b>
			<b>4.94</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		<b>\$24,000</b>
Per Acre Formula Easement Value (unadjusted offer, per acre)		<b>\$17,114</b>
Per Acre Value of Voluntary Deed Restrictions (each)		<b>\$1,200</b>
Per Acre Value after Voluntary Deed Restrictions		<b>\$18,314</b>
Net Acres		<b>29.42</b>
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		<b>\$503,494</b>
Plus: Adjustment for Voluntary Restrictions (+)		<b>\$35,304</b>
Estimated offer before Residential Opportunities reduction		<b>\$538,798</b>
Less: Adjustment for Residential Opportunities (-)		<b>\$0</b>
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$538,798</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.

SCHEDULE D

SADC County Planning Incentive Grant Financial Status  
Gloucester 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		1,500,000.00	Maximum Grant		Fiscal Year 11	3,000,000.00	Fiscal Year 11	Fund Balance		
											Fiscal Year 13	1,000,000.00	Fiscal Year 13	5,000,000.00	Fiscal Year 13	0.00	Fiscal Year 17	5,000,000.00	Fiscal Year 17	0.00	
										Fiscal Year 17	1,000,000.00	Fiscal Year 17	0.00	Fiscal Year 18	2,000,000.00	Fiscal Year 18	3,545,344.86	Fiscal Year 20	9,626,609.52		
										Fiscal Year 20	2,000,000.00	Fiscal Year 20	2,000,000.00	Fiscal Year 20	2,000,000.00	Fiscal Year 20	2,000,000.00	Fiscal Year 20	2,000,000.00		
										Fiscal Year 21	2,000,000.00	Fiscal Year 21	2,000,000.00	Fiscal Year 21	2,000,000.00	Fiscal Year 21	2,000,000.00	Fiscal Year 21	2,000,000.00		
										Fiscal Year 22	2,000,000.00	Fiscal Year 22	2,000,000.00	Fiscal Year 22	2,000,000.00	Fiscal Year 22	2,000,000.00	Fiscal Year 22	2,000,000.00		
										Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY17 Balance	FY18 Balance	FY20 Balance		
9,500,000.00																					
08-0209-PG	Carpenito, Lynda Juall	East Greenwich	20.116	20.036	11,800.00	7,080.00	237,368.80	141,854.88			141,854.88	141,854.88	141,854.88	5,492,742.72							
08-0210-PG	Racite, Kathleen Aders	Logan	35.738	35.042	7,800.00	4,800.00	278,756.40	168,201.60			168,201.60	168,201.60	168,201.60	5,324,541.12							
08-0214-PG	Haynicz, Daniel William & Kathleen	Elk	19.753	19.753	9,250.00	5,550.00	182,715.25	109,629.15			109,629.15	109,629.15	109,629.15	5,214,911.97							
08-0203-PG	Brown, Daniel J. & Heather L.S.	South Harrison	7.870	7.870	12,000.00	7,200.00	94,440.00	56,664.00			56,664.00	56,664.00	56,664.00	5,158,247.97							
08-0221-PG	Gruber, Barry W., et al	East Greenwich	37.045	36.945	11,100.00	6,660.00	411,089.50	246,053.70			246,719.70	246,053.70	246,053.70	4,912,194.27							
08-0232-PG	Eivich, Edward & Susan	Elk	15.285	15.285	12,250.00	7,350.00	187,241.25	112,344.75			115,711.05	112,344.75	112,344.75	4,799,849.52							
08-0235-PG	Nothnick, Warren and Delores	Franklin	17.484	17.484	7,000.00	4,400.00	122,388.00	76,929.60			76,929.60	76,929.60	76,929.60	4,722,919.92							
08-0233-PG	Hollenack, Michael M., III & Patricia C.	East Greenwich	57.116	52.369	40,900.00	24,540.00	2,141,892.10	1,285,135.26			1,478,780.40	1,285,135.26	1,285,135.26	3,437,784.66							
08-0231-PG	Miller, Adam Dersch - Estate of, et al	Greenwich	57.250	56.036	41,000.00	24,600.00	2,347,250.00	1,378,485.60			1,450,607.88	1,378,485.60	1,378,485.60	2,059,299.06							
08-0238-PG	DeSimone Family Limited Partnership	East Greenwich	60.424	59.157	12,200.00	7,320.00	737,172.80	433,029.24			448,569.60	433,029.24	433,029.24	1,626,269.82							
08-0237-PG	Gloria S. Fastige, Revocable Trust	East Greenwich	20.996	20.996	58,000.00	34,400.00	1,217,768.00	722,262.40			750,264.00	722,262.40	722,262.40	904,007.42							
08-0239-PG	Heritage, Samuel and Harold	East Greenwich	43.161	42.525	54,500.00	32,475.00	2,352,274.50	1,380,999.38			876,005.82	876,005.82	876,005.82	28,001.60	504,993.56	504,993.56	504,993.56	1,049,521.33			
08-0240-PG	Conner, James E.	Elk	29.516	30.401	19,595.98	15,676.78	595,737.39	476,589.79			28,001.60			0.00	448,588.19			600,933.14			
08-0242-PG	Love, Sarah D. Estate of	Mantua	12.385	12.757	22,300.00	13,380.00	284,481.10	170,688.66							170,688.66			430,244.48			
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										Encumber/Expended	FY13	-	-	1,000,000.00	-	-	5,000,000.00	-	-		
										Encumber/Expended	FY17	-	-	1,000,000.00	-	-	5,000,000.00	-	-		
										Encumber/Expended	FY18	-	-	-	-	619,279.34	950,478.67	-	430,241.99		
										Encumber/Expended	FY20	-	-	2,000,000.00	-	-	-	-	-	2,000,000.00	
										Encumber/Expended	FY21	-	-	2,000,000.00	-	-	-	-	-		
										Encumber/Expended	FY22	28,001.60	-	1,971,998.40	-	-	-	-	-		
										Total		-	-	0.00				-	430,241.99	2,000,000.00	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION # FY2025R6(17 )  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Ely, Christopher A. & Deirdre M. (Lot 4)**

**JUNE 26, 2025**

Subject Property:   **Ely, Christopher A. & Deirdre M. (Lot 4)**  
                            Block 25, Lot 4 – Kingwood Township, Hunterdon County  
                            SADC ID#: 10-0306-DE

WHEREAS, on January 24, 2025, the State Agriculture Development Committee (“SADC”) received a development easement sale application from Ely, Christopher A. & Deirdre M., hereinafter “Owners,” identified as Block 25, Lot 4, Kingwood Township, Hunterdon County, hereinafter “the Property,” totaling approximately 61.55 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 2 acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 59.55 net acres to be preserved, hereinafter referred to as “the Premises”; and

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

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

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

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one(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 unit
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated zero (0) 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 August 26, 2024 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Hunterdon County (minimum acreage of 42 and minimum quality score of 60) because it is approximately 59.57 acres and has a quality score of 65.82; 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 June 12, 2025, in accordance with Resolution #FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of \$5,100 per acre based on zoning and environmental regulations in place as of the current valuation date May 8, 2025; 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 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 \$8,060 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$8,060 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; 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 \$8,060 per acre for a total of approximately \$479,973.
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.

6/26/2025  
Date

  
Charles Roohr, Executive Director  
State Agriculture Development Committee

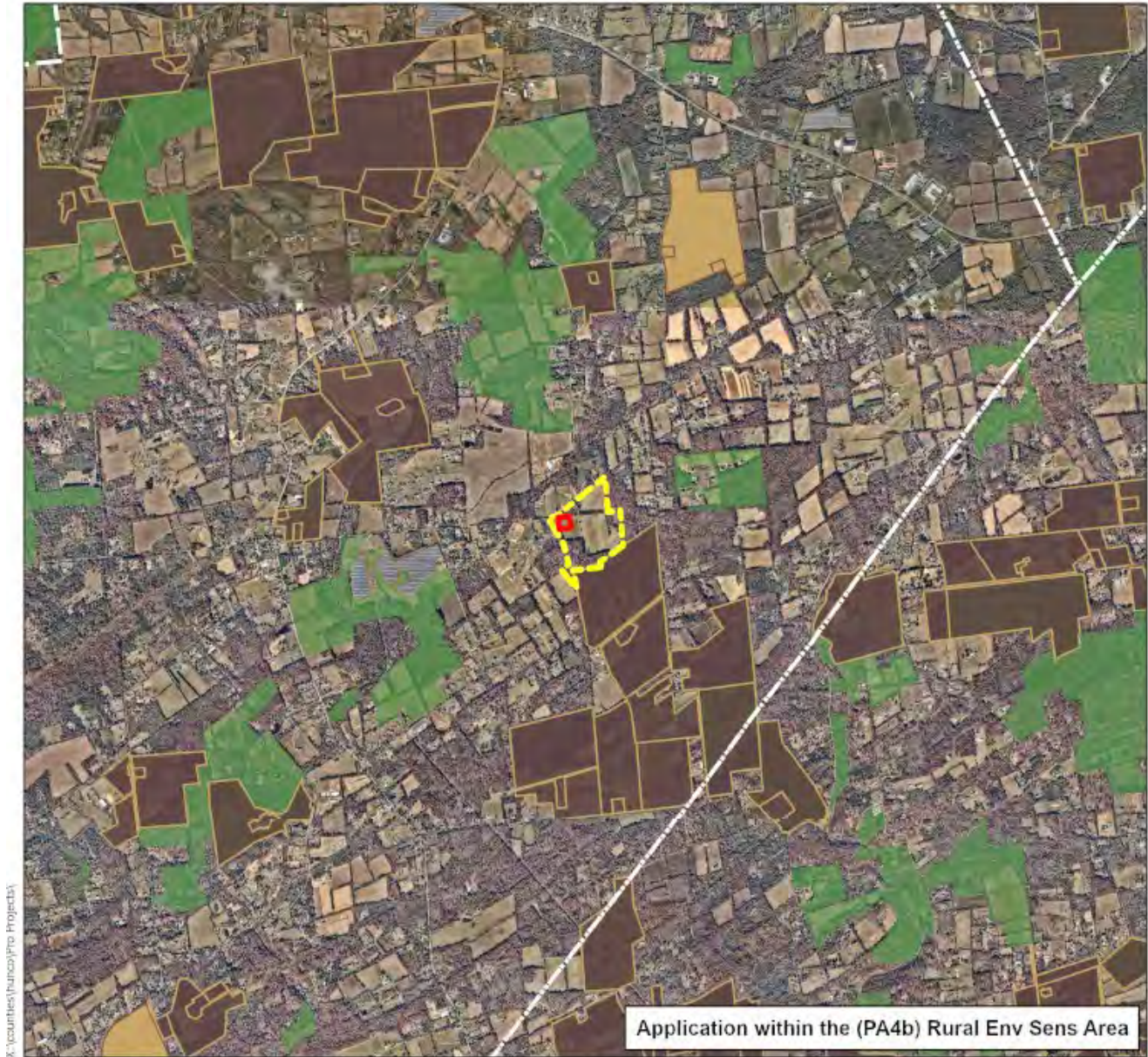
**VOTE WAS RECORDED AS FOLLOWS:**

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

<https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/10-0306-DE/Acquisition/Approvals & Agreements/SADC Final Approval Direct 06.26.2025.docx>



Preserved Farms and Active Applications Within Two Miles

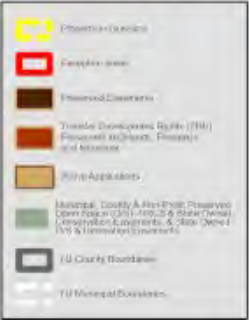


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**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Ely, Christopher A. & Deidre M. (Lot 4)  
Block 25 Lots P/O 4 (59.55 ac); &  
P/O 4-EN (non-severable exception - 2.0 ac)  
Gross Total = 61.55 ac  
Kingwood Twp., Hunterdon County

0 1250 2500 5000 7500 Feet



Sources:  
NJ Farmland Preservation Program  
NJOT "Parcels and MOBY Composite of New Jersey"  
Green Acres Conservation Easement Data  
NRCS Preserved Easements  
NJDEP Open Space (Various Layers)  
New 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 geographic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



# Wetlands



X:\counties\humco\Proj Projects\Ely, Christopher A & Deidre M (Lot 4).aprx

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

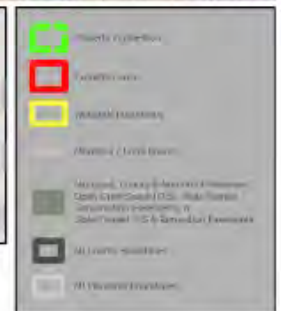
Ely, Christopher A. & Deidre M. (Lot 4)  
Block 25 Lots P/O 4 (59.55 ac); &  
P/O 4-EN (non-severable exception - 2.0 ac)  
Gross Total = 61.55 ac  
Kingwood Twp., Hunterdon County

0 100 200 400 600  
Feet

Sources:  
NJ Farmland Preservation Program  
NJDOT "Parcels and MOD4V Composite of New Jersey"  
NJDOT "Land Use and/or Cover of New Jersey 2020"  
NJDOT "Road Centerlines of NJ, Hatched, 245%"  
New 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 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)	11	12
Modified Ag (M)	21	21
Upland/Non-Wetlands (U)	68	67
Tidal Wetlands (T)	0	0
300' Buffer Area (B)	0	0
Water (W)	0	0



000000



# Preliminary Soil Disturbance Map



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ely, Christopher A. & Deidre M. (Lot 4)  
Block 25 Lots P/O 4 (59.55 ac); &  
P/O 4-EN (non-severable exception - 2.0 ac)  
Gross Total = 61.55 ac  
Kingwood Twp., Hunterdon County

**Estimated Easement Acres: 59.55**  
**Total Disturbance Acres (Does not include exception areas): 0.00**  
**Percent of Disturbance: 0.00%**

- Extent of Disturbance
- Easement Area
- Exception Area

150 75 0 150 300 Feet

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

01/10/2025

# SCHEDULE C

SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Ely, Christopher & Deirdre			
<b>SADC ID:</b> 10-0306-DE	<b>Total Score</b>	<b>26.04</b>	
<b>Farm Address:</b> Kingwood	<b>Maximum Score</b>	<b>Farm Score</b>	
<b>Agricultural Resource Factors - Max Add-on % =</b>	<b>20</b>	<b>16.75</b>	
<b>Natural Resource Factors - Max Add-on % =</b>	<b>10</b>	<b>4.29</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>21.04</b>
<b>Additional Restrictions - Max Add-on % =</b>	<b>10</b>	<b>5.00</b>	
<b>Agricultural Resource Factors</b>		<b>Points</b>	
Soils		8.00	
Size		10.00	
Tillability		7.00	
Contiguity to Preserved Farms		7.00	
Agricultural Water Availability (Y/N)		0.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.67	25.00
		<b>Agricultural Resource %</b>	
		<b>16.75</b>	
<b>Natural Resource Factors</b>		<b>Points</b>	
Groundwater Recharge Capability		0.91	
Upland Forest		2.00	
Wetland & Open Water/Flood Hazard Mitigation		1.00	
Contiguity to Preserved Open Space		1.00	
Surface Water Quality Classification		10.00	
Top 3 Scores Max=		30	Top 3 Scores
Each Point = %		0.33	13.00
		<b>Natural Resource %</b>	
		<b>4.29</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		<b>\$10,600</b>	
Per Acre Formula Easement Value (unadjusted offer, per acre)		<b>\$7,530</b>	
Per Acre Value of Voluntary Deed Restrictions (each)		<b>\$530</b>	
Per Acre Value after Voluntary Deed Restrictions		<b>\$8,060</b>	
Net Acres		<b>59.57</b>	
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total		<b>\$448,562</b>	
Plus: Adjustment for Voluntary Restrictions (+)		<b>\$31,572</b>	
Estimated offer before Residential Opportunities reduction		<b>\$480,134</b>	
Less: Adjustment for Residential Opportunities (-)		<b>\$0</b>	
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$480,134</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.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION # FY2025R6(18)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Merrywind Farm, LLC (North)**

**JUNE 26, 2025**

Subject Property:   **Merrywind Farm, LLC (North)**  
Block 63, Lots 12, 13, 14, p/o 22 and p/o 25.01, and Block 62, Lot 18  
Washington Township, Morris County  
SADC ID# 14-0005-DE

WHEREAS, on April 16, 2024, the State Agriculture Development Committee ("SADC") received a development easement sale application from Merrywind Farm, LLC, hereinafter "Owner," identified as Block 63, Lots 12, 13, 14, p/o 22 and p/o 25.01 and Block 62, Lot 18, Washington Township, Morris County, hereinafter "the Property," totaling approximately 162.3 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 no exception areas, resulting in approximately 162.3 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:

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

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

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 4.67 acres (2.80%) 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 Morris County (minimum acreage of 26 and minimum quality score of 55) because it is approximately 162.3 acres and has a quality score of 56.06; and

WHEREAS, in accordance with Resolution #FY2022R12(10) which delegated certain routine Acquisition Program approval actions to the Executive Director, the Property was granted SADC preliminary approval by the Executive Director on January 9, 2024 because the farm’s quality score is over 70% of the County’s average quality score); and

WHEREAS, the chain of title reflects that (a) Block 63, Lots 12, 13, 14, 25.01 and Block 62, Lot 18 were owned under deed by Kenneth G. McDermott and Keith E. McDermott, trading as Merry Farm, a New Jersey Partnership, dated 01/01/1985 and recorded 06/06/1985; (b) Merry Farm conveyed the property to Merry Meeting Farm, LLC, a Florida Limited Liability Company by deed on 05/27/2011 and recorded 07/06/2011; (c) in May 2011 Kenneth G. McDermott formed a Delaware limited liability company named Merrywind Farm, LLC, with Mr. McDermott as the managing member; (d) Merry Meeting Farm, LLC merged into Merrywind Farm, LLC, a Delaware Limited Liability Company pursuant to Certificate of Merger effective 12/31/2020; (e) currently the sole member of Merrywind Farm, LLC is Grass Lake, LLC, whose sole managing member is Kenneth G. McDermott; and

WHEREAS, the continuous ownership of the Property by Kenneth G. McDermott, individually or as managing member of Merrywind Farm, LLC and Grass Lake, LLC, makes the Property eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on July 25, 2025 in accordance with Resolution #FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of \$12,000 per acre based on zoning and environmental regulations in place as of the current valuation date May 29, 2024 and \$16,000 per acre based on zoning and environmental regulations in place as of January 1, 2004; and

WHEREAS, the SADC certified the market value unrestricted of \$31,500 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 \$15,750 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule C); and

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

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

WHEREAS, the Owners accepted the SADC's offer of \$26,347 per acre, based on the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26) for the purchase of the development easement on the Premises; and

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

WHEREAS, the certification of easement value and offer letter were and this Final Approval is conditioned on restricting one of the two existing single family residential units to 2,500 square feet of heated living space; and

WHEREAS, the option agreement, certification of easement value, and this Final Approval are conditioned upon the landowners completing an unconditional subdivision of Lots 22 and 25.01 prior to closing, all lots being consolidated simultaneously or immediately after the easement closing, and the simultaneous preservation of both the "North" and "South" farms; 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 \$26,347 per acre for a total of approximately \$4,276,118.10
3. Final approval is conditioned on one of the two existing single family residential units being restricted to 2,500 square feet of heated living space.

4. Final approval is conditioned upon an unconditional subdivision of Lots 22 and 25.01 prior to closing, the consolidation of all lots simultaneously or immediately after the easement closing, and the simultaneous preservation of both the "North" and "South" farms.
5. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
6. 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.

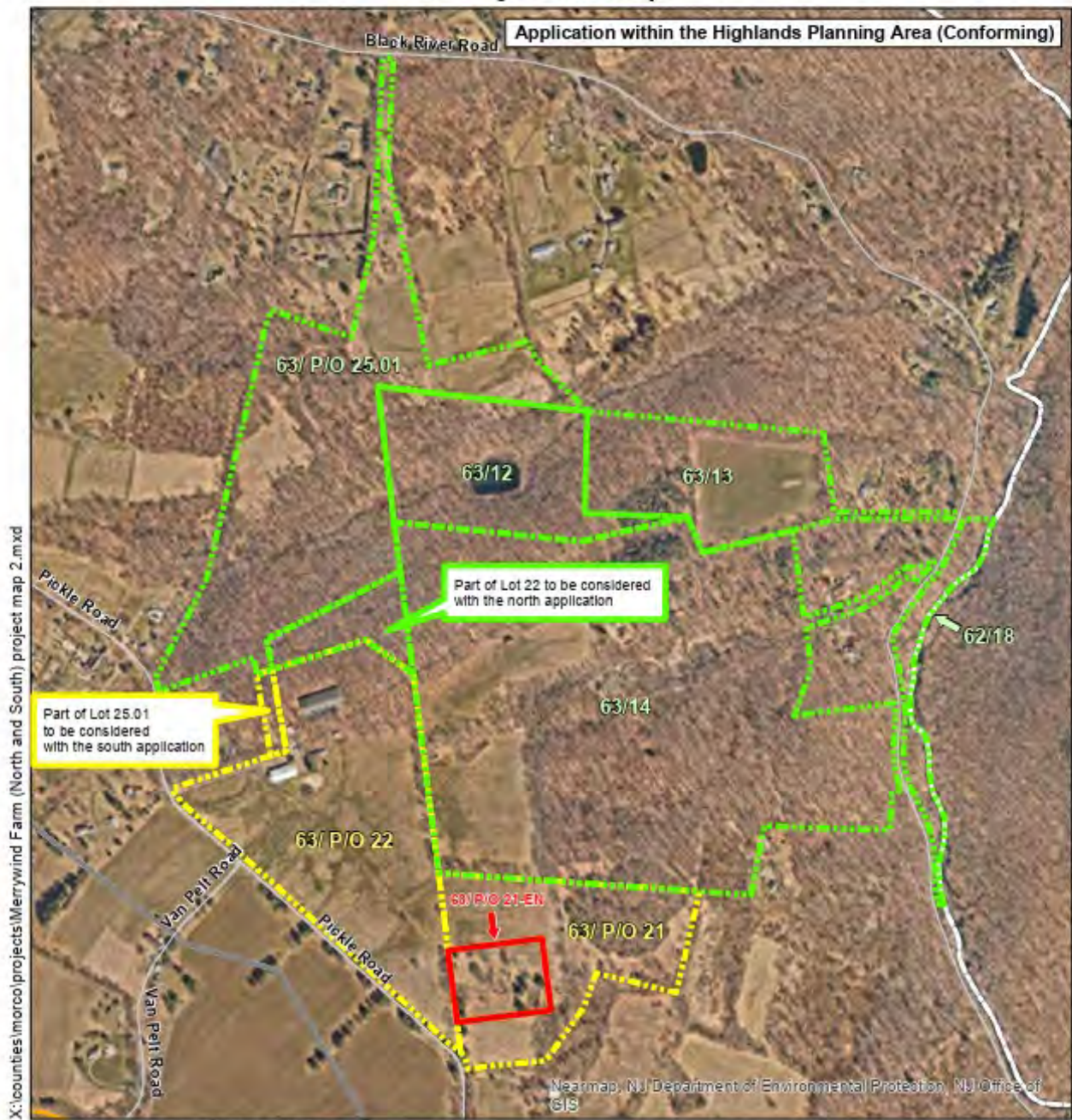
6/26/2025  
Date

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

Project Map



FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Merrywind Farm (North)  
Block 62 Lot 18 (4.2 ac); Block 63 Lots 12 (16.2 ac); 13 (15.4 ac); 14 (84.2 ac);  
P/O 22 (4.1 ac); P/O 25.01 (38.2 ac)  
Gross Total = 162.3 ac  
Washington Twp., Morris County

Merrywind Farm (South)  
Block 63 Lots P/O 21 (15.7 ac); P/O 21-EN (4.0 ac)  
P/O 22 (32.1 ac) & P/O 25.01 (0.8 ac)  
Gross Total = 52.6 ac  
Washington Twp., Morris 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 geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Sources:  
NJ Farmland Preservation Program  
NJDOT Parcel Data  
Green Acres Conservation Easement Data  
NJDOT/Near Map 2022 Digital Aerial Image

March 1, 2024



**Application within the Highlands Planning Area (Conforming)**








# Preliminary Soil Disturbance Map



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Merrywind Farm, LLC (North)  
Block 62 Lot 18 (4.25 ac); Block 63 Lots 12 (16.20 ac); 13 (15.40 ac),  
14 (84.20 ac) 18 (4.25 ac); P/O 22 (4.12 ac) and P/O 25.01 (38.18 ac)  
Gross Total = 166.60  
Washington Twp., Morris County

**Estimated Easement Acres: 166.60**  
**Total Disturbance Acres (Does not include exception areas): 4.67**  
**Percent of Disturbance: 2.80%**

-  Extent of Disturbance
-  Easement Area
-  Exception Area

500 250 0 500 1,000 Feet

DISCLAIMER: This product was created using the most current available mapping. The accuracy of the mapping data contained in this product shall not be intended to be relied upon in making any representation of the location of true dimensions and physical features; it would be obtained from a survey performed by a licensed New Jersey land surveyor.

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

# SCHEDULE C

SADC Statewide Formula Value Calculation			
Farm Name: Merrywind Farm, LLC (North)			
SADC ID: 14-0005-DE	Total Score	33.64	
Farm Address: Morris, Washington	Maximum Score	Farm Score	
Agricultural Resource Factors - Max Add-on % =	20	14.07	
Natural Resource Factors - Max Add-on % =	10	9.57	
Local Importance Factors - Max Add-on % =	15	5.00	
Max Allowable Score of all of the above	30	28.64	
Additional Restrictions - Max Add-on % =	10	5.00	
Agricultural Resource Factors		Points	
Soils		2.29	
Size		10.00	
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		21.00	
		Agricultural Resource %	
		14.07	
Natural Resource Factors		Points	
Groundwater Recharge Capability		10.00	
Upland Forest		9.00	
Wetland & Open Water/Flood Hazard Mitigation		2.00	
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	
		Natural Resource %	
		9.57	
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		\$31,500	
Per Acre Formula Easement Value (unadjusted offer, per acre)		\$24,772	
Per Acre Value of Voluntary Deed Restrictions (each)		\$1,575	
Per Acre Value after Voluntary Deed Restrictions		\$26,347	
Net Acres		162.35	
Estimated Easement Values			
Estimated Unadjusted Total		\$4,021,734	
Plus: Adjustment for Voluntary Restrictions (+)		\$255,701	
Estimated offer before Residential Opportunities reduction		\$4,277,435	
Less: Adjustment for Residential Opportunities (-)		\$0	
Estimated Total Offer After Reduction for Residential Opportunities		\$4,277,435	

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



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION # FY2025R6(19)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Merrywind Farm, LLC (South)**

**JUNE 26, 2025**

Subject Property:   **Merrywind Farm, LLC (South)**  
Block 63, Lots 21 and p/o 22 and p/o 25.01 – Washington Township,  
Morris County  
SADC ID#: 14-0006-DE

WHEREAS, on April 16, 2024, the State Agriculture Development Committee (“SADC”) received a development easement sale application from Merrywind Farm, LLC, hereinafter “Owner,” identified as Block 63, Lots 21, p/o 22 and p/o 25.01, Washington Township, Morris County, hereinafter “the Property,” totaling approximately 52.5 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 4-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 48.5 net acres to be preserved, hereinafter referred to as “the Premises”; and

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

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

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

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

WHEREAS, the Premises includes:

- 1) One (1) single family residence, to be restricted to 2,500 square feet of heated living space
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

WHEREAS, the Property is currently an equine operation with approximately 32.32 acres in equine production as hay and pasture; and

WHEREAS, a specialized "Equine Schedule B" (Schedule B) and an equine map (Schedule B1) will be recorded with the Deed of Easement; and

WHEREAS, the SADC soil protection rules set forth disturbance limits under the terms of the deed of easement of 12% or 4 acres, whichever is greater, and the preliminary soil disturbance map for the Property, based on aerial interpretation, delineated 2.32 acres (4.77%) of existing soil disturbance on the Premises (Schedule C); 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 Morris County (minimum acreage of 26 and minimum quality score of 55) because it is approximately 48.5 acres and has a quality score of 69.56; and

WHEREAS, the chain of title reflects that: (a) Block 63, Lot 21 was owned under deed by Kathleen McDermott, dated 10/16/1985 and recorded on 10/24/1985; (b) Block 63, Lot 22 was owned under deed by Kenneth G. McDermott and Kathleen McDermott, husband and wife, from Merrywind Farm, a New Jersey Partnership, dated January 2, 2001 and recorded on 08/23/2001 and under deed from Keith E. McDermott dated August 16, 2001 and recorded on August 23, 2001; (c) Block 63, Lot 25.01 was owned under deed by Kenneth G. McDermott and Keith E. McDermott, trading as Merry Farm, a New Jersey Partnership, dated 01/01/1985 and recorded 06/06/1985; (d) in May 2011 Kenneth G. McDermott formed a Delaware limited liability company named Merrywind Farm, LLC with Mr. McDermott as the managing member; (e) Kenneth G. McDermott and Kathleen McDermott conveyed Lots 21 & 22 to Merrywind Farm, LLC on 05/27/2011 and recorded 06/17/2011; (f) Merry Farm conveyed Lot 25.01 to Merry Meeting Farm, LLC, a Florida Limited Liability company by deed on 05/27/2011 and recorded 07/06/2011; (g) Merry Meeting Farm, LLC merged into Merrywind Farm, LLC, a Delaware Limited Liability Company pursuant to Certificate of Merger effective 12/31/2020; (h) currently the sole member of Merrywind Farm, LLC is Grass Lake, LLC, whose sole managing member is Kenneth G. McDermott; and

WHEREAS, the continuous ownership of the Property by Kenneth G. McDermott,

individually or as managing member of Merrywind Farm, LLC and Grass Lake, LLC, makes the Property eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on July 25, 2024, in accordance with Resolution # FY2025R7(1), Executive Director Roohr and Chairman Wengryn certified the Development Easement value of \$17,900 per acre based on zoning and environmental regulations in place as of the current valuation date May 29, 2024 and \$20,500 per acre based on zoning and environmental regulations in place as of January 1, 2004; and

WHEREAS, the SADC certified the market value unrestricted of \$45,200 per acre, which is to be used for the calculation of the base value for the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS the 50% base value of \$22,600 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule D); 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 \$36,404 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$36,404 per acre, based on the Statewide Farmland Preservation Formula (N.J.A.C. 2:76-26) for the purchase of the development easement on the Premises; and

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

WHEREAS, the option agreement, certification of easement value and this Final Approval are conditioned upon the landowners completing an unconditional subdivision of Lots 22 and 25.01 prior to closing, all lots being consolidated simultaneously or immediately after the easement closing, and the simultaneous preservation of both the "North" and "South" farms; 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 \$36,404 per acre for a total of approximately \$1,765,594.
3. Final approval is conditioned on the existing single family residential unit on the Premises being restricted to 2,500 square feet of heated living space.
4. Final approval is conditioned upon an unconditional subdivision of Lots 22 and 25.01 prior to closing, the consolidation of all lots simultaneously or immediately after the easement closing, and the simultaneous preservation of both the "North" and "South" farms.
5. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as set forth in a survey prepared in accordance with Policy P-3-C or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
6. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
7. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
8. The SADC authorizes 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.
9. This approval is considered a final agency decision appealable to the Appellate



Division of the Superior Court of New Jersey.

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

\_\_\_\_6/26/2025\_\_\_\_\_  
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	ABSENT
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

[https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/14-0006-DE/Acquisition/Approvals & Agreements/Merrywind \(North\) Final Approval SADC Direct 06.26.25.docx](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/14-0006-DE/Acquisition/Approvals & Agreements/Merrywind (North) Final Approval SADC Direct 06.26.25.docx)

Wetlands



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

Merrywind Farm, LLC (South)  
Block 63 Lots P/O 21 (15.6 ac);  
P/O 21-EN (non-severable exception - 4.0 ac);  
P/O 22 (32.1 ac) & P/O 25.01 (0.8 ac)  
Total - 52.5 ac  
Washington Twp., Morris County

**Sources:**  
NJ Farmland Preservation Program  
NJOTIT Parcel data  
Green Acres Conservation Easement Data  
NJDEP 2015 Landcover/cover Data  
NJDEP Open Space  
NJDOT Road Data  
NJ Highlands Council Data  
NJOTIT Near Map 2022 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The 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.

**Legend**

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

**Wetlands Legend:**  
P - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Total Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

SCHEDULE B

Grantor certifies that at the time of the application to sell the development easement to the Grantee no non-agricultural uses existed. Grantor further certifies that at the time of the execution of this Deed of Easement no non-agricultural uses exist.

Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the following uses occur on the Premises:

Horseback riding lessons, boarding, training and schooling horses, in an arena and stalls. Grantor understands that the above uses (hereinafter "equine service activities") are currently ancillary to equine-related production, including pasturing and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities.

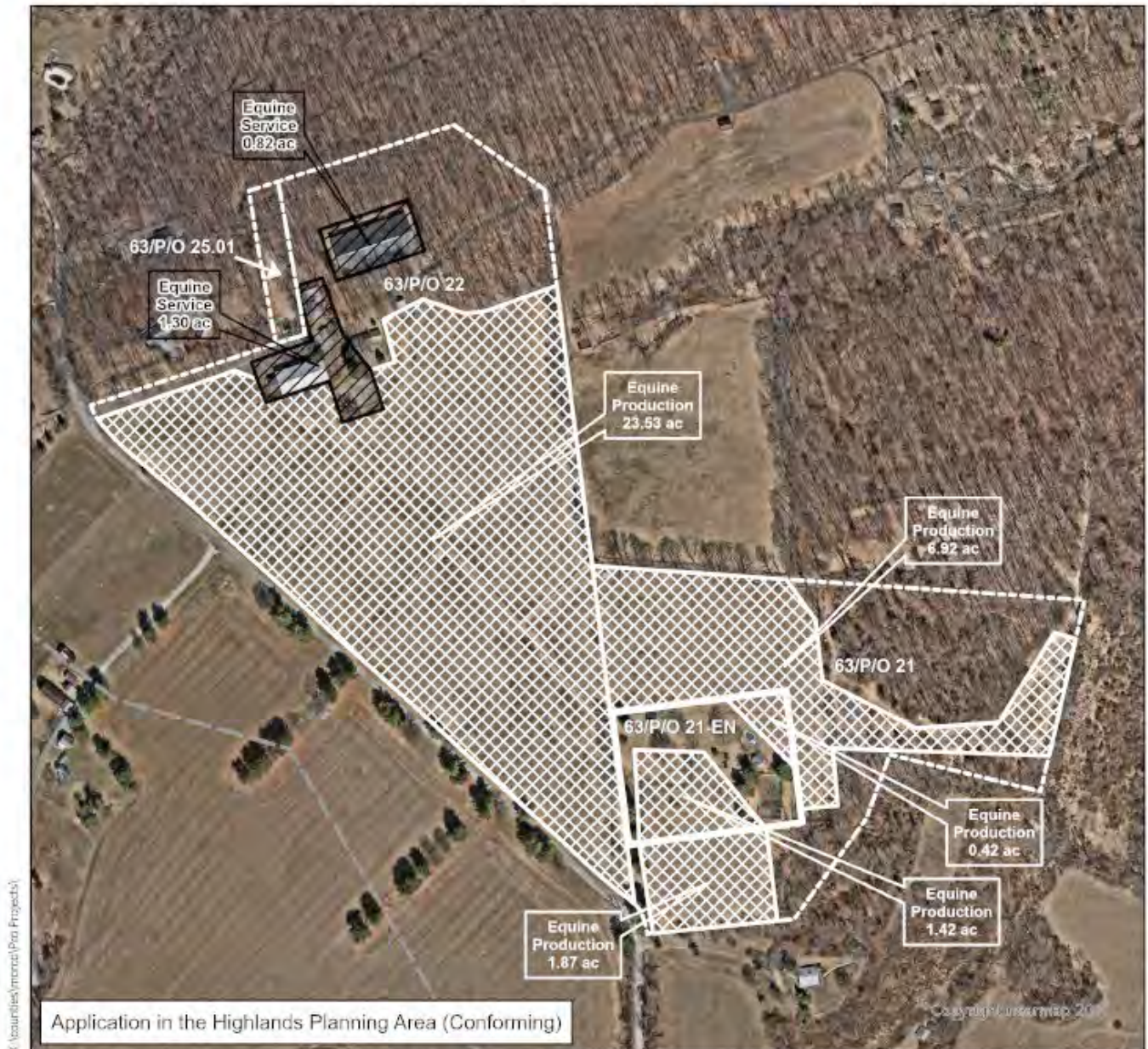
Grantor understands and agrees that because the equine service activities are ancillary to equine-related production, then the said equine service activities would be deemed agricultural uses and not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor understands that none of these restrictions apply to the land within the Exception area.

Grantor also understands and agrees that if, in the future, equine service activities on the Premises are not "ancillary" as defined above, then the said activities would be deemed non-agricultural and would be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.



# Equine Areas



FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Merrywind Farm, LLC (South)  
Block 63 Lots P/O 21 (15.7 ac); P/O 22 (32.1 ac); P/O 25.01 (0.8 ac);  
& P/O 21-EN (non-severable exception - 4.0 ac)  
Gross Total = 52.6  
Washington Twp., Morris County

	Property in Question
	Exception Area
	Equine Service Area = 2.12 ac
	Equine Production Area = Gross 34.16 ac
	Equine Production Area = Net 32.32 ac

0 250 500 1,000 1,500 Feet



Sources:  
NJ Farmland Preservation Program  
NJDOT "Road Centerlines of NJ, Hosted, 3424"  
NJOT "Parcels and MOD-IV Composite of New Jersey"  
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 determination and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

6/1/2025



Preliminary Soil Disturbance Map



FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Merrywind Farm, LLC (South)  
Block 63 Lots P/O 21 (15.7 ac); P/O 22 (32.1 ac); P/O 25.01 (0.8 ac)  
& P/O 21-EN (non-severable exception - 4.0 ac)  
Gross Total = 52.6  
Washington Twp., Morris County

- Extent of Disturbance
- Easement Area
- Exception Area

**Estimated Easement Acres: 48.6**  
**Total Disturbance Acres (Does not include exception areas): 2.32**  
**Percent of Disturbance: 4.77%**

500 250 0 500 1,000 Feet

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



# SCHEDULE D

## SADC Statewide Formula Value Calculation

<b>Farm Name:</b>	<b>Merrywind Farm, LLC (South)</b>		
<b>SADC ID:</b>	<b>14-0006-DE</b>	<b>Total Score</b>	<b>30.54</b>
<b>Farm Address:</b>	<b>Morris, Washington</b>	<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>4.46</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>25.54</b>
<b>Additional Restrictions - Max Add-on % =</b>	<b>10</b>		<b>5.00</b>

<b>Agricultural Resource Factors</b>		<b>Points</b>
Soils		5.71
Size		10.00
Tillability		8.00
Contiguity to Preserved Farms		6.00
Agricultural Water Availability (Y/N)		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.67	24.00
		<b>Agricultural Resource %</b>
		<b>16.08</b>

<b>Natural Resource Factors</b>		<b>Points</b>
Groundwater Recharge Capability		9.52
Upland Forest		2.00
Wetland & Open Water/Flood Hazard Mitigation		0.00
Contiguity to Preserved Open Space		2.00
Surface Water Quality Classification		0.00
Top 3 Scores Max=	30	Top 3 Scores
Each Point = %	0.33	13.52
		<b>Natural Resource %</b>
		<b>4.46</b>

<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>
		<b>5</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		<b>\$45,200</b>
Per Acre Formula Easement Value (unadjusted offer, per acre)		<b>\$34,144</b>
Per Acre Value of Voluntary Deed Restrictions (each)		<b>\$2,260</b>
Per Acre Value after Voluntary Deed Restrictions		<b>\$36,404</b>
Net Acres		<b>48.51</b>
<b>Estimated Easement Values</b>		
Estimated Unadjusted Total		<b>\$1,656,325</b>
Plus: Adjustment for Voluntary Restrictions (+)		<b>\$109,633</b>
Estimated offer before Residential Opportunities reduction		<b>\$1,765,958</b>
Less: Adjustment for Residential Opportunities (-)		<b>\$0</b>
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>		<b>\$1,765,958</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  
6/2/2025  
12:30 PM

[https://adonj.sharepoint.com/sites/AG-SADC-PRCD/Farm Documents/14-0006-DE/Acquisition/Appraisals/SFV/6.2.26 \(Impervious\)/Merrywind Farm, LLC \(South\)\\_SFV\\_Score\\_Report.xlsx](https://adonj.sharepoint.com/sites/AG-SADC-PRCD/Farm Documents/14-0006-DE/Acquisition/Appraisals/SFV/6.2.26 (Impervious)/Merrywind Farm, LLC (South)_SFV_Score_Report.xlsx)

Version 1.15 05/01/2025

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION # FY2025R6(20)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Reed's Organic Farm**

**JUNE 26, 2025**

Subject Property:   **Reed's Organic Farm**  
Block 3701, Lot 26, Block 3801, Lots 28 and 54.01,  
and Block 2803, Lots 3 & 5 – Egg Harbor Township, Atlantic County  
SADC ID#: 01-0044-DE

WHEREAS, on January 18, 2021, the State Agriculture Development Committee ("SADC") received a development easement sale application from A Meaningful Purpose, Inc, doing business as Reed's Organic Farm, hereinafter "Owner," identified as Block 3701, Lot 26, Block 3801, Lots 28 and 54.01, and Block 2803, Lots 3 & 5 – Egg Harbor Township, Atlantic County, hereinafter "the Property," totaling approximately 72.64 gross acres, identified in (Schedule A); and

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

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

WHEREAS, the Property includes one (1), approximately 6 acre non-severable exception area to afford future flexibility for nonagricultural uses resulting in approximately 66.64 net acres to be preserved, hereinafter referred to as "the Premises"; and

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

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

WHEREAS, the 6-acre non-severable exception area:

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

WHEREAS, the Premises includes:

- 1) One (1) existing single family residential unit
- 2) Zero (0) agricultural labor units
- 3) the existing single family residence is being used as an office for some of the nonprofit activities related to A Meaningful Purpose, Inc. beyond their management of the farmland; this use will be identified on the survey and restricted by the Deed of Easement as a pre-existing non-agricultural use; and

WHEREAS, at the time of application, the Property was in mixed vegetable, flower, and grain 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 2.15 acres (3.23%) 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 September 9, 2020, which categorized applications into "Priority", "Alternate" and "Other"; and

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

WHEREAS, on December 5, 2024, 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 \$10,000 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 \$17,500 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 \$8,750 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource

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

WHEREAS, while the Option Agreement contained a condition that the applicant, A Meaningful Purpose, entering into a valid, written agreement to purchase the Property from Caring, Inc. and Spruce Creek Partners, LLC; and

WHEREAS, A Meaningful Purpose has advised the SADC that it is continuing to negotiate a purchase contract with the above-noted entities; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$15,671 per acre; and

WHEREAS, the Owners accepted the SADC's offer of \$15,671 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 \$15,671 per acre for a total of approximately \$1,044,315.44.
3. Due to the ongoing negotiations for the purchase of the Property between A Meaningful Purpose, Caring Inc. and Spruce Creek Partners, LLC, the Option Agreement is hereby modified, and the SADC may close with any of those parties including, if needed, facilitating simultaneous closings of the Property purchase and development easement acquisition, subject to the SADC's advance review and approval of all closing documents.

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.

6/26/2025  
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	ABSENT
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES





Reed's Organic Farm  
Block 3701 Lot 26 (2.90 ac); Block 3801 Lots 28 (6.50 ac);  
P/O 54.01 (29.78 ac) & P/O 54.01-EN (non-severable exception - 6.00 ac);  
Block 3803 Lots 4 (24.54 ac) & 5 (2.92 ac)  
Gross Total = 72.64 ac  
Egg Harbor Twp., Atlantic County

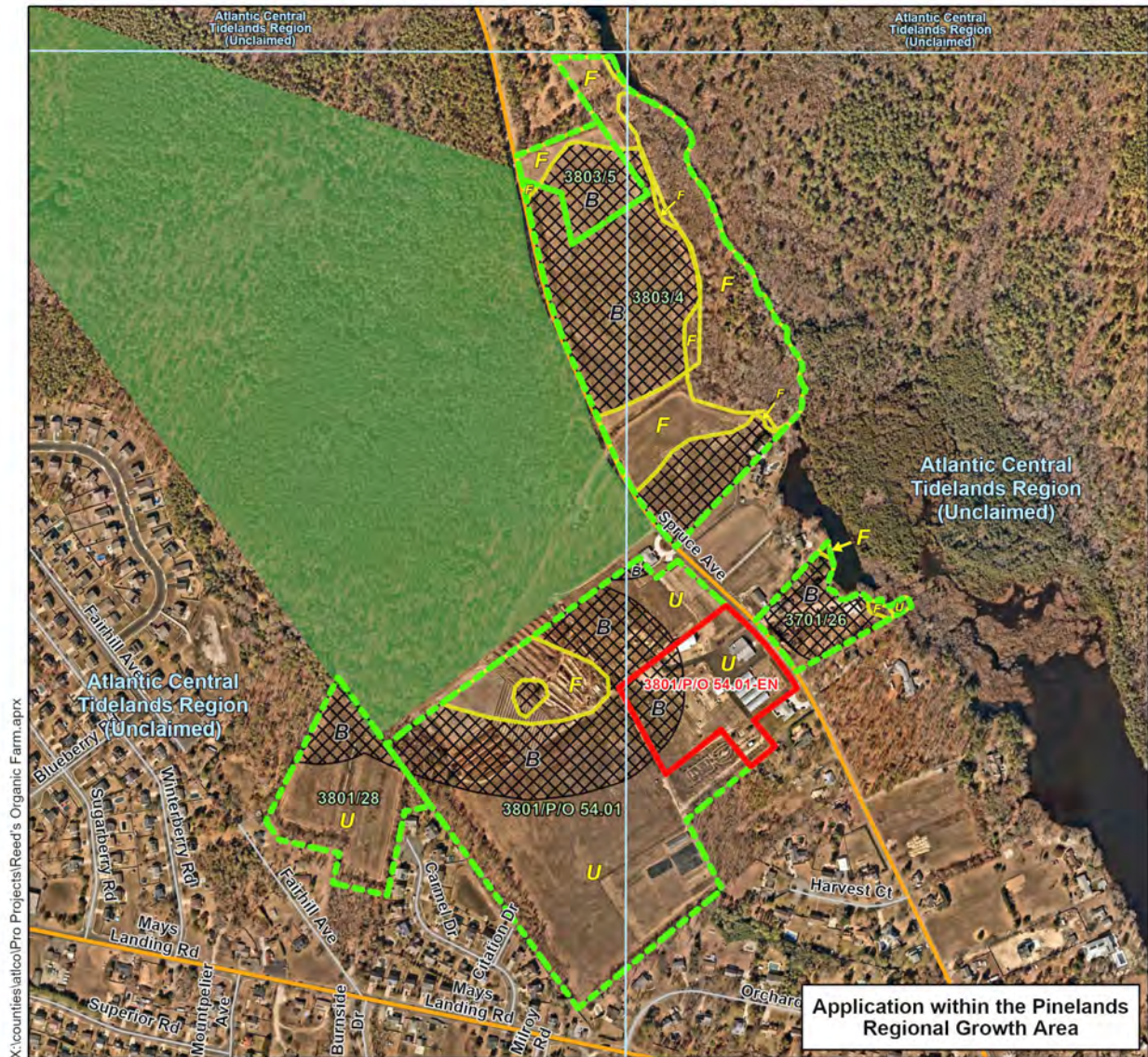


**Sources:**  
NJ Farmland Preservation Program;  
NJDOT "Parcels and MOD IV Composite of New Jersey"  
parcel 54.01 edited from [tax.njmap.info](http://tax.njmap.info)  
Green Acres Conservation: Essexville Data  
NRCS Preserved Easements  
NJDEP Open Space (Various Layers)  
Near Map "Vertice Aerial 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 point polygons in this data have an approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and the data links, but not intended to, is related to the accuracy of the data source. The data are not intended for horizontal and/or vertical control as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



# Wetlands (Pinelands Layer)



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Reed's Organic Farm  
Block 3701 Lot 26 (2.90 ac); Block 3801 Lots 28 (6.50 ac);  
P/O 54.01 (29.78 ac) &  
P/O 54.01-EN (non-severable exception - 6.00 ac);  
Block 3803 Lots 4 (24.54 ac) & 5 (2.92 ac)  
Gross Total = 72.64 ac  
Egg Harbor Twp., Atlantic County

0 250 500 1,000 1,500  
Feet

**Sources:**  
NJ Farmland Preservation Program  
NJDOT "Parcels and MOD-IV Composite of New Jersey"  
- parcel 54.01 edited to tax map info  
NJDEP "Tidelands Claim Line of NJ"  
NJDEP "Pinelands Wetlands"  
NJDOT "Road Centerlines of NJ, Hosted, 3424"  
Near Map "Vertical Aerial Imagery 2024"

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

**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 %
Pinelands Freshwater Wetlands (F)	16	16
300' Buffer Area (B)	30	28
Uplands (U)	54	56



4/4/2025



# Preliminary Soil Disturbance Map



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Reed's Organic Farm  
Block 3701 Lot 26 (2.90 ac); Block 3801 Lots 28 (6.50 ac);  
P/O 54.01 (29.78 ac) &  
P/O 54.01-EN (non-severable exception - 6.00 ac);  
Block 3803 Lots 4 (24.54 ac) & 5 (2.92 ac)  
Gross Total = 72.64 ac  
Egg Harbor Twp., Atlantic County

**Estimated Easement Acres: 66.64**  
**Total Disturbance Acres (Does not include exception areas): 2.15**  
**Percent of Disturbance: 3.23%**

	Extent of Disturbance
	Easement Area
	Exception Area

500 250 0 500 1,000 Feet

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

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

1/10/2025



SADC Statewide Formula Value Calculation			
<b>Farm Name:</b> Reed's Organic Farm			
<b>SADC ID:</b>	01-0044-DE	<b>Total Score</b>	39.55
<b>Farm Address:</b>	Egg Harbor Township	<b>Maximum Score</b>	<b>Farm Score</b>
<b>Agricultural Resource Factors - Max Add-on % =</b>		20	17.78
<b>Natural Resource Factors - Max Add-on % =</b>		10	6.77
<b>Local Importance Factors - Max Add-on % =</b>		15	5.00
<b>Max Allowable Score of all of the above</b>		30	29.55
<b>Additional Restrictions - Max Add-on % =</b>		10	10.00
<b>Agricultural Resource Factors</b>			<b>Points</b>
Soils			7.54
Size			10.00
Tillability			9.00
Contiguity to Preserved Farms			0.00
Agricultural Water Availability (Y/N)			5.00
Top 3 Scores Max = 30			Top 3 Scores
Each Point = % 0.67			26.54
			<b>Agricultural Resource %</b>
			17.78
<b>Natural Resource Factors</b>			<b>Points</b>
Groundwater Recharge Capability			6.51
Upland Forest			0.00
Wetland & Open Water/Flood Hazard Mitigation			4.00
Contiguity to Preserved Open Space			1.00
Surface Water Quality Classification			10.00
Top 3 Scores Max = 30			Top 3 Scores
Each Point = % 0.33			20.51
			<b>Natural Resource %</b>
			6.77
<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>
			5
<b>Voluntary Deed Restrictions</b>			<b>Percent</b>
Impervious Cover Limit (10%)			5
House Size Limit (2,500 sqft)			5
			<b>Additional Restrictions %</b>
			10
<b>Landowner Formula Offer Calculations</b>			<b>Value</b>
<b>Per Acre Values</b>			
Certified Market Value Unrestricted, per acre			\$17,500
Per Acre Formula Easement Value (unadjusted offer, per acre)			\$13,921
Per Acre Value of Voluntary Deed Restrictions (each)			\$875
Per Acre Value after Voluntary Deed Restrictions			\$15,671
Net Acres			66.65
<b>Estimated Easement Values</b>			
Estimated Unadjusted Total			\$927,835
Plus: Adjustment for Voluntary Restrictions (+)			\$116,638
Estimated offer before Residential Opportunities reduction			\$1,044,473
Less: Adjustment for Residential Opportunities (-)			\$0
<b>Estimated Total Offer After Reduction for Residential Opportunities</b>			<b>\$1,044,473</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.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R6(21)

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of  
Tighe, Daniel and Anne - SADC ID#: 17-0413-DE**

**JUNE 26, 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 9, 2025, the SADC received a development easement sale application from Daniel and Anne Tighe, hereinafter "Owner," for the property identified as Block 18, Lots 4.01, 5, and 12, Oldmans Township, Salem County, hereinafter "the Property," totaling approximately 45.31 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 2 acre non-severable exception area for and limited to one future single family residential unit and to afford future flexibility of uses resulting in approximately 43.31 net acres to be preserved; and

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

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

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

WHEREAS, the Property, has a quality score of 55.37 and contains approximately 43.31 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Salem County minimum score criteria for the "Alternate" category which requires a quality score of at least 45, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 93 and 68 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 approximately 74% Local Important Soils;
  - b. received 50% of the Agricultural Resource Factors;



- c. is directly adjacent to four (4) other farms in application (200 acres) for preservation;
  - d. has a higher risk of conversion pursuant to the Statewide Formula
  - e. is within the County Agriculture Development 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.

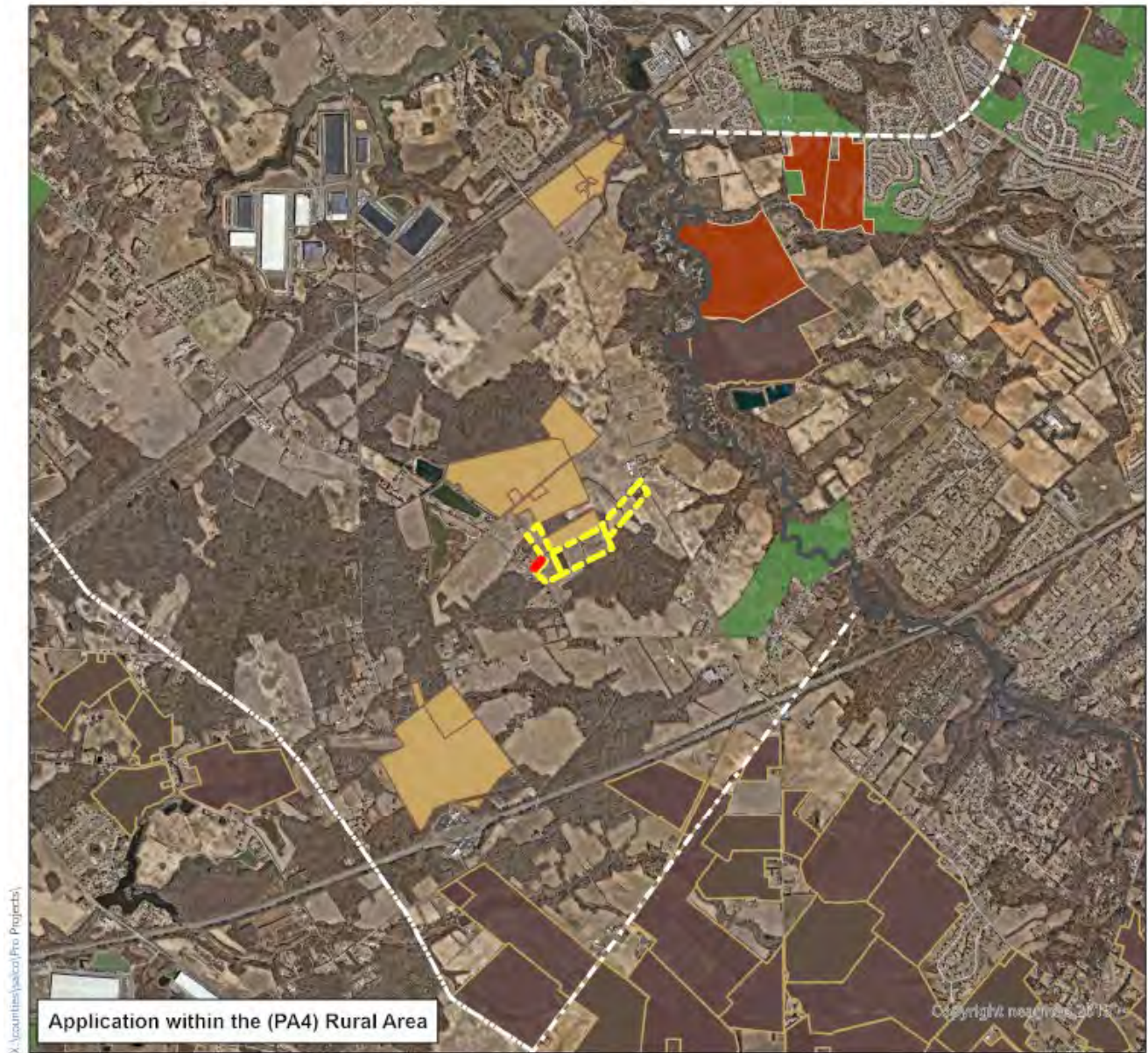
6/26/2025  
Date

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

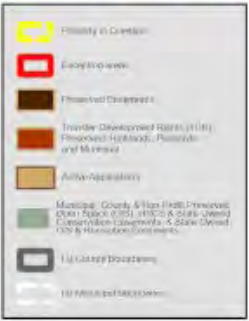
Preserved Farms and Active Applications Within Two Miles



X:\counties\saico\Pro Projects\

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

Tighe, Daniel & Anne  
Block 18 Lots 5 (19.85 ac); P/O 4.01 (11.65 ac);  
P/O 4.01-EN (non-severable - exception - 2.0 ac);  
& 12 (11.81 ac)  
Gross Total = 45.31 ac  
Oldmans Twp., Salem County



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

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# Soils



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Tighe, Daniel & Anne  
Block 18 Lots 5 (19.85 ac); P/O 4.01 (11.65 ac);  
P/O 4.01-EN (non-severable - exception - 2.0 ac);  
& 12 (11.81 ac)  
Gross Total = 45.31 ac  
Oldmans Twp., Salem County

0 250 500 1,000 1,500 Feet

Sources:  
NJ Farmland Preservation Program  
NJDOT "Parcels and MODUs" (Antiquities of New Jersey)  
NRCS "SSURGO 2025 Soil Data"  
NJDOT "Road Centerlines of NJ, Posted, 3424"  
New Map "Vertical Aerial Imagery 2024"

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	Gross %	Net %
Prime	0	0
Local	74	73
Statewide	0	0
Statewide if Drained	0	0
Unique	0	0
Not Prime	26	27
Not Rated	0	0

	Property in Question
	Exception areas
	Soils Boundaries
	County Roads
	Municipal Roads



5/16/2025

COUNTY OF Salem Oldmans Twp. 1706  
APPLICANT Tighe, Daniel and Anne

<b>SOILS:</b>		Local	73% *	.05	=	3.65
		Other	27% *	0	=	.00
						<b>SOIL SCORE:</b>
						<b>3.65</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	80% *	.15	=	12.00
		Wetlands/Water	16% *	0	=	.00
		Woodlands	4% *	0	=	.00
						<b>TILLABLE SOILS SCORE:</b>
						<b>12.00</b>
<b>BOUNDARIES AND BUFFERS:</b>		EP Applications	20% *	.13	=	2.60
		Farmland (Unrestricted)	35% *	.06	=	2.10
		Streams and Wetlands	8% *	.18	=	1.44
		Residential Development	10% *	0	=	.00
		Woodlands	27% *	.06	=	1.62
						<b>BOUNDARIES AND BUFFERS SCORE:</b>
						<b>7.76</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>		Tighe, D & A	Restricted Farm or Current Application			2
		Tighe, C	Restricted Farm or Current Application			2
		Sorbello	Restricted Farm or Current Application			2
		Maccarone	Restricted Farm or Current Application			2
		Goslin	Restricted Farm or Current Application			2
						<b>DENSITY SCORE:</b>
						<b>10.00</b>
<b>LOCAL COMMITMENT:</b>			100% *	18	=	18.00
						<b>LOCAL COMMITMENT SCORE:</b>
						<b>18.00</b>
<b>SIZE:</b>						<b>SIZE SCORE:</b>
						<b>1.73</b>
<b>IMMENCE OF CHANGE:</b>		SADC Impact factor = 2.23				
						<b>IMMINENCE OF CHANGE SCORE:</b>
						<b>2.23</b>
<b>COUNTY RANKING:</b>						
<b>EXCEPTIONS:</b>		<b>EXCEPTION SCORE:</b>				
		<b>.00</b>				
<b>TOTAL SCORE:</b>						<b>55.37</b>



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2025R6(22)**

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of  
Christine M. Moraca (Lot 14) - SADC ID#: 17-0410-DE**

**JUNE 26, 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 3, 2025, the SADC received a development easement sale application from Christine Moraca, hereinafter "Owner," for the property identified as Block 15, Lot 14, Alloway Township, Salem County, hereinafter "the Property," totaling approximately 17.83 gross acres, identified in (Schedule A); and

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

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

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

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

WHEREAS, the Property has a quality score of 60.68 and contains approximately 15.83 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Salem County minimum score criteria for the "Priority" category which requires a quality score of at least 60, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 93 and 68 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 60.68, which is above minimum ranking criteria for a "Priority" farm in Salem County;
  - b. has approximately 71% Prime soils and 18% Statewide Important soils; and
  - c. received 47% of the Agricultural Resource Factors pursuant to the Statewide Formula.
  - d. is within the County Agriculture Development Area 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 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.

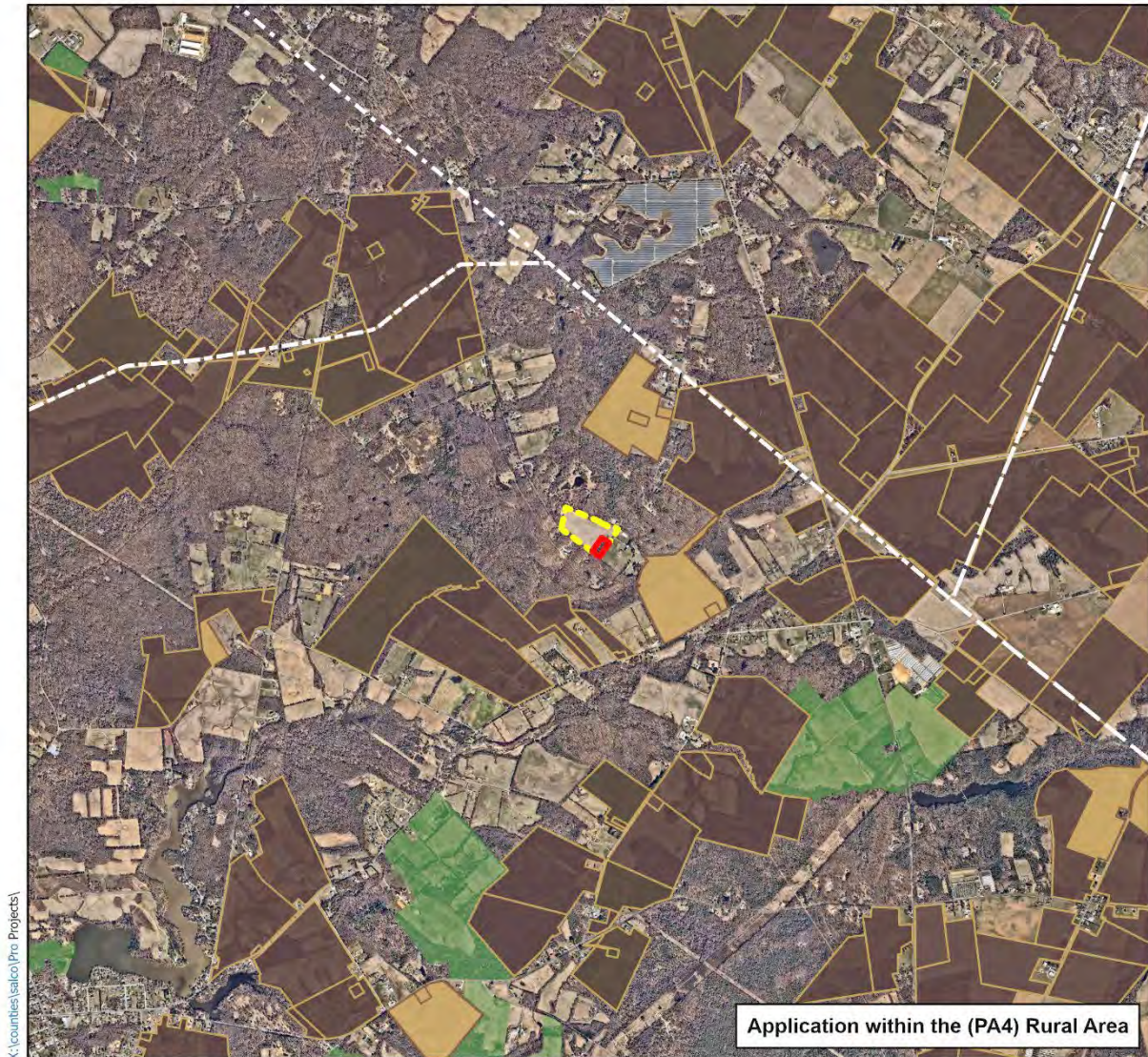
6/26/2025  
Date

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

# Preserved Farms and Active Applications Within Two Miles



X:\counties\sarco\Pro Projects\

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

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

5/13/2025



Soils



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

FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

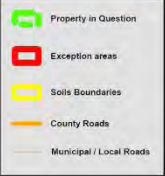
Moraca, Christine M. (Lot 14)  
Block 15 Lots P/O 14 (15.83 ac); &  
P/O 14-EN (non-severable exception - 2.0 ac)  
Gross Total = 17.83 ac  
Alloway Twp., Salem County



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	71	72
Local	0	0
Statewide	18	20
Statewide if Drained	9	6
Unique	0	0
Not Prime	2	2
Not Rated	0	0



5/13/2025



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

**GENERAL INFORMATION**

COUNTY OF Salem Alloway Twp. 1701  
APPLICANT Moraca, Christine (Lot 14)

**PRIORITIZATION SCORE**

<b>SOILS:</b>		Other	1% *	0	=	.00	
		Prime	72% *	.15	=	10.80	
		Statewide	27% *	.1	=	2.70	
						<b>SOIL SCORE:</b>	<b>13.50</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	89% *	.15	=	13.35	
		Woodlands	11% *	0	=	.00	
						<b>TILLABLE SOILS SCORE:</b>	<b>13.35</b>
<b>BOUNDARIES</b>	Farmland (Unrestricted)	20% *	.06	=	1.20		
<b>AND BUFFERS:</b>	Residential Development	30% *	0	=	.00		
	Woodlands	50% *	.06	=	3.00		
						<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>4.20</b>
<b>CONTIGUOUS</b>	Moraca (Lot 14)	Restricted Farm or Current Application				2	
<b>PROPERTIES</b>	Yanus	Restricted Farm or Current Application				2	
<b>/ DENSITY:</b>	Prickett	Restricted Farm or Current Application				2	
	Leslie	Restricted Farm or Current Application				2	
	Vasallo	Restricted Farm or Current Application				2	
						<b>DENSITY SCORE:</b>	<b>10.00</b>
<b>LOCAL COMMITMENT:</b>			100% *	19	=	19.00	
						<b>LOCAL COMMITMENT SCORE:</b>	<b>19.00</b>
<b>SIZE:</b>							<b>SIZE SCORE: .63</b>
<b>IMMIMENCE OF CHANGE:</b>							<b>IMMINENCE OF CHANGE SCORE: .00</b>
<b>COUNTY RANKING:</b>							
<b>EXCEPTIONS:</b>							<b>EXCEPTION SCORE: .00</b>
						<b>TOTAL SCORE:</b>	<b>60.68</b>

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2025R6(23)**

**Preliminary Approval of SADC Easement Purchase on an "Other" FARM on the Property of  
Summit City Farms, LLC (Home Base) - SADC ID#: 08-0051-DE**

**JUNE 26, 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 February 25, 2025, the SADC received a development easement sale application from Dr. Lewis DeEugenio, hereinafter "Owner," for the property identified as Block 360, Lots 1, 1.01, 5, 6, 9, 11, 12, 14, Borough of Glassboro, Gloucester County, hereinafter "the Property," totaling approximately 29 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes zero (0) exceptions, zero (0) housing opportunities, one (1) agricultural labor unit, and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in apple and peach 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 May 27, 2025, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 56 and contains approximately 29 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Gloucester County minimum score criteria for the "Alternate" category which requires a quality score of at least 45, 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 56, which is above minimum ranking criteria for a "Alternate" farm in Gloucester County;
  - b. is part of a group of five (5) applications that have been submitted that together make up a legacy farm that has been operating in Gloucester County continuously for over 100 years

- c. has approximately 92% Prime soils and 2% Statewide Important soils; and
  - d. is a buffer to critical infrastructure pursuant to the Statewide Formula
  - e. the SADC believes that the conversion of the farm to non-agricultural use would likely cause a substantial negative impact on the on the surrounding community.
- 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.

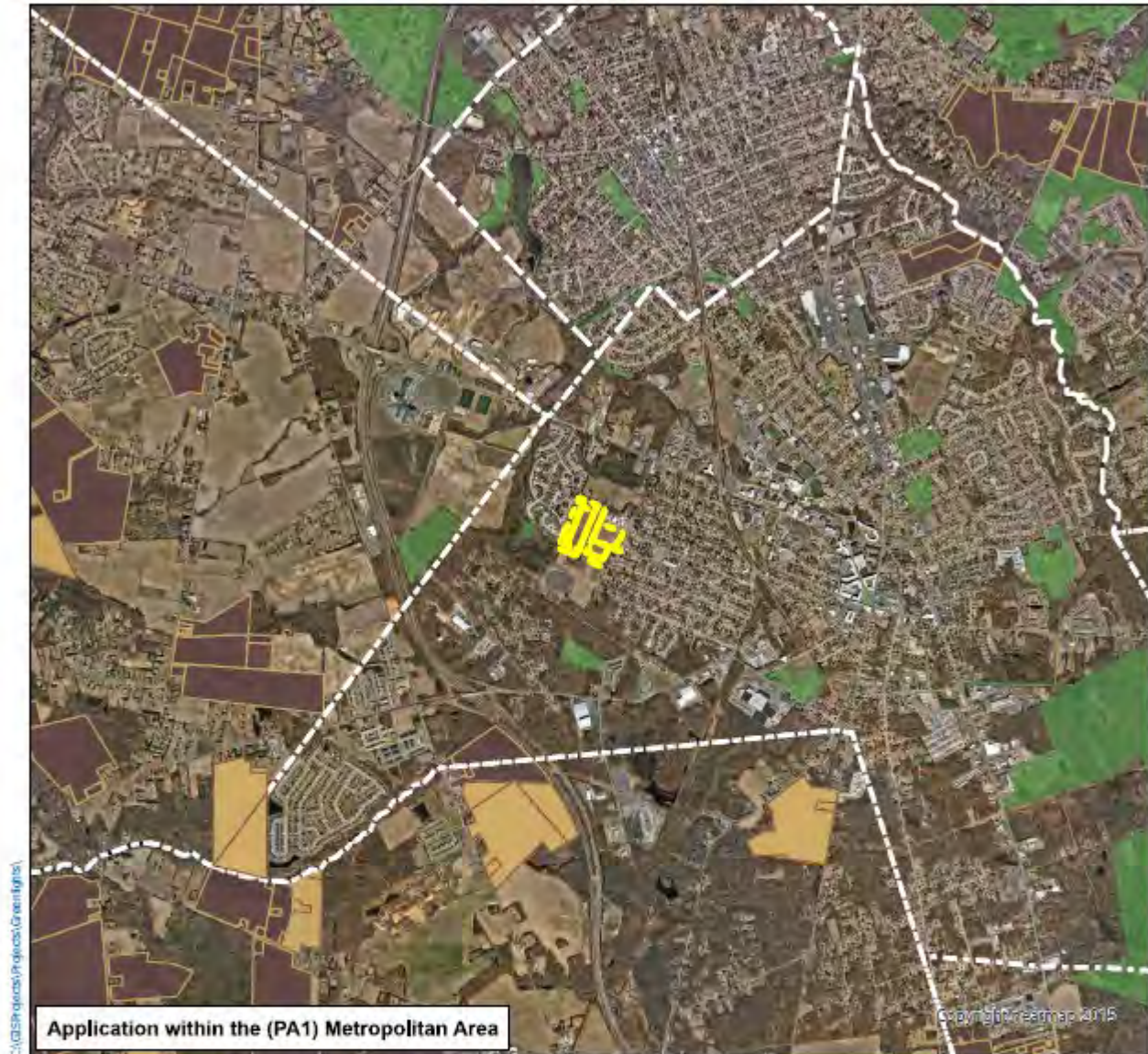
6/26/2025  
Date

  
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	ABSENT
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Judeth Yeany (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
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

Summit City Farms, LLC – Home Base  
Block 360 Lots 1 (6.13 ac); 1.01 (5.43 ac);  
5 (1.00 ac); 6 (3.29 ac);  
9 (7.44 ac); 11 (4.02 ac);  
12 (0.87 ac); & 14 (0.62 ac)  
Gross Total = 28.83 ac  
Glassboro Boro., Gloucester County

0 1250 2500 5000 7500  
Feet



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Sources:  
NJ Farmland Preservation Program  
NJOT "Parcels and MCO-N Composite of New Jersey"  
Green Acres Conservation Easement Data  
NJDCS Preserved Easements  
NJDEP Open Space (Various Layers)  
New Map "Vertical Aerial Imagery 2007"

4/29/2025



## Soils



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

Summit City Farms, LLC – Home Base  
 Block 360 Lots 1 (6.13 ac); 1.01 (5.43 ac);  
 5 (1.00 ac); 6 (3.29 ac);  
 9 (7.44 ac); 11 (4.02 ac);  
 12 (0.87 ac); & 14 (0.62 ac)  
 Gross Total = 28.83 ac  
 Glassboro Boro., Gloucester County

0 100 200 400 600 Feet

Sources:  
 NJ Farmland Preservation Program  
 NJDOT "Roads and Bridges" Composite of New Jersey  
 NJDOT "2000-2005 Soil Data"  
 NJDOT "Road Centerlines of NJ, Hottel, 3424"  
 New Map "Vertical Aerial Imagery 2014"

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	Gross %	Net %
Prime	92	92
Local	0	0
Statewide	2	2
Statewide If Drained	0	0
Unique	0	0
Not Prime	6	6
Not Rated	0	0



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

**GENERAL INFORMATION**

COUNTY OF Gloucester Glassboro Boro 0806  
APPLICANT Summit City Farms, LLC (Home Base)

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	6% *	0	=	.00	
	Prime	92% *	.15	=	13.80	
	Statewide	2% *	.1	=	.20	
						<b>SOIL SCORE: 14.00</b>
<b>TILLABLE SOILS:</b>	Orchard	92% *	.15	=	13.80	
	Woodlands	8% *	0	=	.00	
						<b>TILLABLE SOILS SCORE: 13.80</b>
<b>BOUNDARIES AND BUFFERS:</b>	Farmland (Unrestricted)	29% *	.06	=	1.74	
	Residential Development	69% *	0	=	.00	
	Woodlands	2% *	.06	=	.12	
						<b>BOUNDARIES AND BUFFERS SCORE: 1.86</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Summit City Home Base	Restricted Farm or Current Application	2			
	Rambo	Restricted Farm or Current Application	2			
	Summit City Farms	Restricted Farm or Current Application	2			
						<b>DENSITY SCORE: 6.00</b>
<b>LOCAL COMMITMENT:</b>		100% *	14	=	14.00	
						<b>LOCAL COMMITMENT SCORE: 14.00</b>
<b>SIZE:</b>						<b>SIZE SCORE: 1.87</b>
<b>IMMIMENCE OF CHANGE:</b>	SADC Impact factor = 4.47					
						<b>IMMINENCE OF CHANGE SCORE: 4.47</b>
<b>COUNTY RANKING:</b>						
<b>EXCEPTIONS:</b>						<b>EXCEPTION SCORE: .00</b>
						<b>TOTAL SCORE: 56.00</b>



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2025R6(24)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM on the Property of  
Stipes, Douglas - SADC ID#: 06-0097-DE

JUNE 26, 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 2, 2025, the SADC received a development easement sale application from Douglas Stipes, hereinafter "Owner," for the property identified as Block 20, Lots 10 and 10.03, Stow Creek Township, Cumberland County, hereinafter "the Property," totaling approximately 42.38 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 1-acre non-severable exception area for and limited to 1 future/existing single family residential unit(s) and to afford future flexibility of uses resulting in approximately 41.38 net acres to be preserved; and

WHEREAS, at the time of application, the Property was in ornamental shrub and plant 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 May 27, 2025, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 59.71 and contains approximately 41.38 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Cumberland County minimum score criteria for the "Priority" category which requires a quality score of at least 55, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 95 and 69 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 59.71, which is above minimum ranking criteria for a "Priority" farm in Cumberland County and is within the County Agriculture Development Area.
  - b. has approximately 64% Prime soils and 36% Statewide Important soils; and
  - c. received 74% of the Agricultural Resource Factors and 45% of the Natural

- Resource Factors pursuant to the Statewide Formula.
- d. is a buffer to critical infrastructure pursuant to the Statewide Formula
  - e. is located adjacent to another preserved farm and is in a community with a significant investment in farmland preservation.
  - f. 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.

6/26/2025  
Date

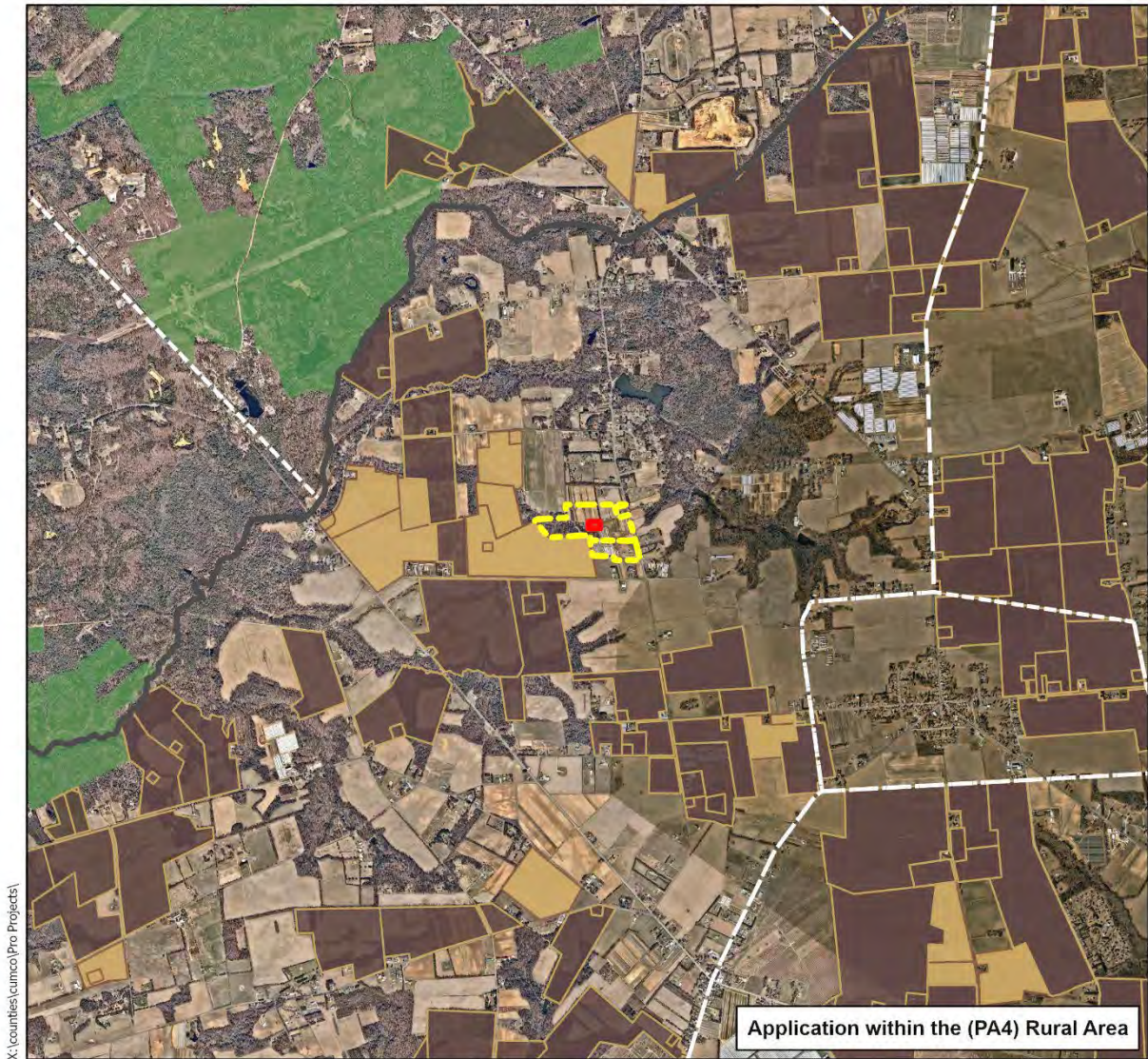
\_\_\_\_\_  
Charles Roohr, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

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

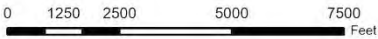


Preserved Farms and Active Applications Within Two Miles

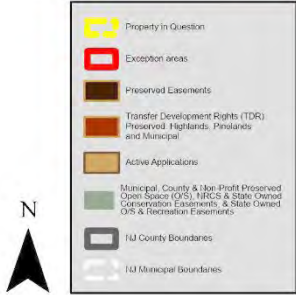


**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Stipes, Douglas  
Block 20 Lots P/O 10 (31.05 ac); &  
P/O 10-EN (non-severable exception - 1.0 ac); &  
Block 20 Lot 10.03 (10.33 ac)  
Gross Total = 42.38 ac  
Stow Creek Twp., Cumberland County



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**Sources:**  
NJ Farmland Preservation Program  
NJDOT "Parcels and MOD/IV Composite of New Jersey"-  
parcel edited from deed  
Green Acres Conservation Easement Data  
NJDEP Open Space (Various Layers)  
Near Map "Vertical Aerial Imagery 2024"



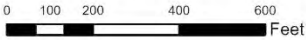
Soils



X:\counties\cumco\Pro Projects\Stipes\_Douglas\_2.aprx

FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Stipes, Douglas  
Block 20 Lots P/O 10 (31.05 ac); &  
P/O 10-EN (non-severable exception - 1.0 ac); &  
Block 20 Lot 10.03 (10.33 ac)  
Gross Total = 42.38 ac  
Stow Creek Twp., Cumberland County



Sources:  
NJ Farmland Preservation Program  
NJDOT "Parcels and MOD-IV Composite of New Jersey"  
parcels edited to deed  
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	61	62
Local	0	0
Statewide	39	38
Statewide if Drained	0	0
Unique	0	0
Not Prime	0	0
Not Rated	0	0



6/16/2025

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

**GENERAL INFORMATION**

COUNTY OF Cumberland Stow Creek Twp. 0612

APPLICANT Stipes, Douglas

**PRIORITIZATION SCORE****SOILS:**

Prime	62% *	.15	=	9.30
Statewide	38% *	.1	=	3.80

**SOIL SCORE: 13.10****TILLABLE SOILS:**

Cropland Harvested	62% *	.15	=	9.30
Woodlands	38% *	0	=	.00

**TILLABLE SOILS SCORE: 9.30****BOUNDARIES**

EP Applications 26% \* .13 = 3.38

**AND BUFFERS:**

Farmland (Unrestricted) 54% \* .06 = 3.24

Residential Development 17% \* 0 = .00

Streams and Wetlands 1% \* .18 = .18

Woodlands 2% \* .06 = .12

**BOUNDARIES AND BUFFERS SCORE: 6.92****CONTIGUOUS**

Stipes Restricted Farm or Current Application 2

**PROPERTIES**

Hampton Restricted Farm or Current Application 2

**/ DENSITY:**

Hasher Restricted Farm or Current Application 2

Mecouch Restricted Farm or Current Application 2

Dickinson Restricted Farm or Current Application 2

**DENSITY SCORE: 10.00****LOCAL COMMITMENT:**

100% \* 18 = 18.00

**LOCAL COMMITMENT SCORE: 18.00****SIZE:****SIZE SCORE: 1.63****IMMIMENCE OF CHANGE:** SADC Impact factor = .76**IMMINENCE OF CHANGE SCORE: .76****COUNTY RANKING:****EXCEPTIONS:****EXCEPTION SCORE: .00****TOTAL SCORE: 59.71**