

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**Department of Agriculture  
Market and Warren Streets  
1<sup>st</sup> Floor Auditorium  
Trenton, NJ 08625**

**REGULAR MEETING**

**July 23, 2015**

Chairman Fisher called the meeting to order at 9:05 a.m. SADC staff person Patricia Riccitello read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

Roll call indicated the following:

**Members Present**

Douglas H. Fisher, Chairman  
James Requa (rep. DCA Commissioner Richman)  
Brian Schilling (rep. Executive Dean Goodman)  
Cecile Murphy (rep. DEP Commissioner Martin)  
Alan Danser, Vice Chairman  
Ralph Siegel (rep. Acting State Treasurer Romano) (Arrived at 9:15 a.m.)  
James Waltman  
Jane Brodhecker

**Members Absent**

Peter Johnson  
Denis C. Germano, Esq.

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Ms. Payne is absent at today's meeting  
John Doyle, Deputy Attorney General

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**Others present as recorded on the attendance sheet:** Heidi Winzinger, Cindy Roberts, Stefanie Miller, Paul Burns, Dan Knox, Jeffrey Everett, Hope Gruzlovic, Brian Smith, Esq., David Kimmel, Charles Roohr, Alison Reynolds, Esq., David Clapp, Pat O'Connell, Sandy Giambrone and Patricia Riccitello, SADC staff;

Michael Collins, Esq., Governor's Authorities Unit; Harriet Honigfeld and Michaela Kramer, Monmouth County Agriculture Development Board; Daniel Pace, Mercer County Agriculture Development Board; Brian Wilson, Burlington County Agriculture Development Board; Tom Beaver, New Jersey Farm Bureau; Katherine Coyle, Morris County Agriculture Development Board; Scott Hunter, N.J. Board of Public Utilities; and Lori Rue, Rue Brothers Farm, Monmouth County.

### **Minutes**

#### A. SADC Regular Meeting of June 25, 2015 (Open and Closed Sessions)

It was moved by Mr. Requa and seconded by Mr. Danser to approve the Open Session and Closed Session minutes of the SADC regular meeting of June 25, 2015. The motion was approved. (Ms. Brodhecker abstained from the vote.)

### **REPORT OF THE CHAIRPERSON**

Chairman Fisher noted that SADC Executive Director Payne is not present today as she had a death in the family.

Chairman Fisher stated that last month there was a lot of discussion on the delegation of approval for special occasion events that take place Monday through Thursday at wineries on preserved farmland. Chairman Fisher asked that this issue be tabled for a month to allow for additional discussion, at the request of the Governor's Counsel's office. Hopefully, the Committee can move on this item at its next meeting.

Chairman Fisher indicated that SADC Chief Fiscal Officer Pat O'Connell will present the Executive Director's report in Ms. Payne's absence.

### **REPORT OF THE EXECUTIVE DIRECTOR**

Mr. O'Connell made the following comments:

- Fiscal Year 2015 Status Report

Mr. O'Connell stated that Fiscal Year 2015 was the best year for acquisitions in five years. The SADC closed on 95 transactions for a total of 7,500 acres



preserved. The total cost was nearly \$50 million, of which almost \$35 million was State money. The rest came from local partners and the Federal government. Ms. Payne will provide more detailed information next month, including where we take this going forward.

- Corporation Business Tax (CBT)

Mr. O'Connell stated that regarding our CBT appropriation for this year, the Governor proposed a budget that allocated CBT money among the various preservation programs. The Legislature approved a FY16 budget but excluded the CBT money appropriation with the apparent intention of coming back and appropriating it in the same way as they have done with 2007 and 2009 GSPT bond monies. That leaves the SADC, at the start of the fiscal year and some indeterminate time into the fiscal year, with no new money. That is particularly significant to us because one of the reasons we did so well in fiscal year 2015 was that some of our county partners went like gangbusters in preserving farms. When we enter into a new year with no money it means that those programs basically cannot access us as a source of funding because they have spent down all of the money that was appropriated or allocated to them. If you look back at previous appropriations that the SADC has sought, one of the normal parts of the process is looking at existing programs and projects, identifying money that is not being spent for various reasons and, as part of the appropriations process, re-appropriating those old funds to new uses in order to get money spent. Our thought at this point to fill the gap before the Legislature approves our CBT appropriation, is to go the Joint Budget Oversight Committee (JBOC) and ask them to approve re-appropriation of funds from certain defined projects and programs so we have some funds to allocate to our partners at the beginning of the year until our full funding becomes available. We have done this in the past and we already have some thoughts about what programs and projects are likely candidates for this. Staff would like to hold a meeting next month to review those projects with the Committee and seek its approval, with the hope that we can then go to JBOC in September to do the re-appropriation. Chairman Fisher stated that JBOC will basically review and make its decision based on the facts that are presented to it. Mr. O'Connell stated that we have done this a couple of times in the past but he has heard that it is a relatively routine process for a number of agencies that need actions to change appropriations. It doesn't increase spending; it just reallocates it to other uses.

- Urban Farming

Mr. O'Connell stated that at the beginning of the summer SADC staff undertook an effort to have our own urban agriculture project. We were looking at the planters outside of the building here and thought that they needed some work to be representative of the Department of Agriculture. Staff took some time at the end of a work day, changed clothes and went out and replanted them in various crops. He reviewed various slides of staff's efforts for the Committee.

Mr. O'Connell stated that the seeds came courtesy of Charles Roohr and from our partners from Isles, Inc., which is a nonprofit organization that works to foster community gardens in Trenton. He asked the Committee members as they leave today's meeting to take a look at some of the plants that are growing. We don't have anything that we could be serving right now but there is a pretty good growth out there. The plan is that we will use this to give away or for our own purposes, but he hopes it is a start of a much more extensive planting program around the Department of Agriculture. This year it was just the SADC involved but possibly next year we can expand it to all of the Department of Agriculture.

Chairman Fisher stated that he is expecting that there will be a good harvest because there has been a lot of care and attention given by staff. He noted it was the SADC that came to the Department and said they would like to do this. He thinks it is great and he hopes it will extend beyond the Department of Agriculture to other departments across the state. He commends the SADC for volunteering to do this to represent the workings of agriculture and also to beautify the surroundings.

### **COMMUNICATIONS**

Ms. Gruzlovic reminded the Committee to take home the various articles provided in the meeting binders. Ms. Gruzlovic stated there is some correspondence regarding pipeline matters. Last week staff emailed the Committee a series of letters to the editor of the Hunterdon County Democrat. A couple of people wrote letters questioning the SADC's role in the pipeline and wrongly suggesting that the SADC is advising landowners on whether or not they should allow the pipeline company to access their land for surveys. There also was some misunderstanding about the process of how the land would be appraised. The SADC sent a letter in response, which prompted one of the original letter writers to send one more letter to the Democrat. Ms. Gruzlovic stated that the SADC also directly received three identical letters from landowners raising similar concerns and we have responded to those as well.

Mr. Siegel asked that when staff emailed these letters to the Committee, are we assuming that these letters have been shared with PennEast. Is there a chance that they have not seen this exchange of mail? Ms. Gruzlovic stated that we don't know that. Mr. Siegel felt it might be an idea because he always thought that these pipeline companies have a responsibility of explaining the Federal regulations that they are dealing with and evidently they are not doing that. He thinks that these letters stand as evidence that people do not understand the Federal regulations that control pipelines, just from reading some of the text of the comments. It was good that we responded but he thinks we should not assume that PennEast is up to speed on this. Chairman Fisher stated that we can send the letters to PennEast. He suggested that members hold on to the SADC's response letter and use it as a template. Mr. Waltman stated that he received quite a few angry emails sent to him about perception and it was very helpful when he got these letters.

### **PUBLIC COMMENT**

None

### **NEW BUSINESS**

#### **A. Reorganization**

##### **1. Appointment of Vice Chairman**

Chairman Fisher called for nominations for Vice Chair of the Committee. Ms. Brodhecker nominated Alan Danser to serve as Vice Chair of the Committee. There were no other nominations made.

Mr. Schilling moved to close the nominations. The motion was seconded by Ms. Brodhecker and unanimously approved.

It was moved by Ms. Brodhecker and seconded by Mr. Schilling to approve Alan Danser to serve as Vice Chair of the Committee. The motion was unanimously approved.

##### **2. August 2015 to July 2016 Meeting Dates**

SADC staff person Patricia Riccitello referred the Committee to the Regular Meeting Dates for the SADC from August 2015 through July 2016. She stated



that the months of October and November are combined for meeting purposes, and that the Committee will meet the second Thursday in November and December due to the holiday season. Ms. Riccitello stated that typically the SADC does not hold a meeting in August. However, as Mr. O'Connell related earlier, the SADC will be scheduling an August meeting. It is also noted that the April 2016 meeting will be held on a Friday (the 22th), due to Take Your Child to Work Day on Thursday the 21<sup>th</sup>.

Ms. Gruzlovic stated that Ms. Payne wanted the Committee to be aware that in addition to looking at re-appropriation of funding at the August meeting, we will also have the wind agricultural management practice (AMP) rules on the agenda, specifically the noise portion. The SADC had contracted with the Rutgers Noise Technical Assistance Center to help research noise associated with wind turbines and to develop a standard. Mr. Zwerling, Director of the Rutgers Noise Technical Assistance Center, will be attending the August meeting.

It was moved by Mr. Requa and seconded by Mr. Danser to accept the 2015-2016 SADC meeting dates from August 2015 through July 2016. The motion was unanimously approved. (A copy of the SADC Meeting Dates – August 2015 through July 2016 is attached to and is a part of these minutes.)

### **3. Program Deadline Dates – 2015/16**

Ms. Winzinger referred the Committee to a list of County Planning Incentive Grant Program deadline dates for FY2016. She stated that this is being provided to the Committee for informational purposes only and that no action is required. She stated that when counties come in for final approval, the SADC has to set certain deadline dates for submission of all materials in order for an application to be considered on a subsequent SADC agenda. This information will be sent out to all of the SADC's program participants so they are well aware of the process.

#### **B. FY2016 Administrative Budgets**

- a. Farmland Preservation Program (FPP) Budget
- b. Right to Farm (RTF) Budget

Mr. O'Connell referred the Committee to the FY2016 Administrative Budgets Summary for the Farmland Preservation Program and the Right to Farm Program. He stated that the



summary compares this year's budget to what was both budgeted and actually expended for FY 2014 and 2015. The total numbers are set by the Legislature as part of the Department of Agriculture's appropriations so we had this number to work with and we basically have to live within that. You can see for the past two years we haven't actually spent the total that has been appropriated for us. That is largely a function of salaries or positions that are empty during the course of the year. For example, for this year, that budget number for salaries assumes that all of our 29 full-time equivalent positions are filled. We actually started the year with three positions empty. It takes a while to get empty positions filled so we probably will not hit that number but wanted to make sure we had the money in the budget just in case. If we don't spend the money, it is not as if it is lost; this is money that is funded currently from the 2007 and 2009 bond issues. There are enough funds to carry us through part of FY2017 in these bond funds, when we'll then be turning to CBT funds. If we don't use it, it will just stay in the pot and be available for the next year.

The Right to Farm (RTF) administrative budget is pretty stable at \$85,000. Again, it represents mostly salaries, both for people who work in RTF program as well as allocated time from a number of other SADC staff who spend time on RTF issues.

It was moved by Mr. Siegel and seconded by Mr. Waltman to approve the FY2016 Administrative Budgets (Farmland Preservation Program Budget and the Right to Farm Budget) as presented and discussed. The motion was unanimously approved. (A copy of the FY2016 Administrative Budgets Summary is attached to and is a part of these minutes.)

#### **C. Proposed New SADC Seal**

Mr. Everett referred the Committee to Resolution FY2016R7(1) for a request to redesign the SADC seal. Mr. Everett stated that he and his stewardship staff spend a lot of time in the field, going up driveways with no identifier either on our vehicles or any type of clothing. A seal is kind of an identification factor. So he asked what seal the SADC currently had and there were a number of seals to choose from. There were three that he could tell from the SADC's history. Staff thought it prudent that we use one identifier with the official name as per the Agriculture Retention and Development Act (ARDA). Staff also wants to put the seal on clothing, along with magnetized versions made for the vehicles. Staff wanted to get Committee input on the use of one identifier that incorporates the preserved farm sign, listing the SADC's establishment date of 1983, and identifying the two major programs that we administer – the Farmland Preservation Program and the Right to Farm program. The proposed seal would have the full name of

our agency, which is not on the preserved farm sign. If there is anything that you don't like about it, we do have a graphic designer we can utilize to make any necessary changes. But we wanted to make something that was more rounded so it would lend itself to actually putting it on clothing.

Mr. Siegel asked what the object of the seal was. We are not changing the sign, correct? Mr. Everett replied that the sign would remain the same. This would be incorporating the sign into a logo on a shirt or a magnet you would put on a car for when our stewardship staff goes on-site so people would know who they are. Chairman Fisher stated counties also have their own preserved farm signs. Some incorporate the State's design and some counties go alone.

Mr. Siegel suggested that he would put "New Jersey" written out someplace – the full name instead of having "NJ" in the front. Mr. Requa agreed. It would be easier to read that way. Mr. Siegel stated that he thinks that the wording "State Agriculture Development Committee" should be where it is and then New Jersey should be someplace else. Mr. Danser stated that you could spell New Jersey right outside that ring. Chairman Fisher stated that he would agree that New Jersey should be more prominent; possibly put it in the center someplace. Chairman Fisher asked if this would be the new official seal. Mr. Everett stated that is correct. It seems pretty formal but that is the way ARDA specifies it, that the Committee has the power to adopt the seal and revise it at its pleasure.

Mr. Danser stated he would make a motion with the changes discussed regarding spelling out New Jersey.

It was moved by Mr. Danser and seconded by Ms. Murphy to approve Resolution FY2016R7(1) finding that the adoption and use of a redesigned seal helps the public to identify the agency with the programs it administers and the signage deployed on preserved farms with the above-noted amendment to the draft seal. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. The motion was unanimously approved. (A copy of Resolution FY2016R7(1) is attached to and is a part of these minutes.)

#### **D. Resolutions for Final Approval – County PIG Program**

SADC staff referred the Committee to two requests for final approval under the County Planning Incentive Grant Program. Staff reviewed the specifics with the Committee and stated that the recommendation is to grant final approval.



It was moved by Mr. Siegel and seconded by Mr. Danser to approve Resolution FY2016R7(2) granting final approval to the following application under the County Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolution:

1. Estate of Gabriella Klimas, SADC # 21-0543-PG (Resolution FY2016R7(2))  
Block 14, Lots 10, 12.01; Independence Township  
Block 101.02, Lots 43, 44; Mansfield Township  
Warren County 191 Gross Acres  
State cost share of \$2,620 per acre (70.81% of the certified easement value and purchase price), for a total grant need of \$512,734.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property has a 1-acre nonseverable exception area for and limited to one single-family residence. The property includes zero single-family residential units, one existing building used for recreational hunting purposes, zero agricultural labor units, and no pre-existing nonagricultural uses on the portion of the property to be preserved outside of the exception area. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

The County has requested to encumber an additional 3 percent buffer above the net acreage to be preserved for possible final surveyed acreage increases; therefore, 195.7 acres will be utilized to calculate the grant need.

The motion was unanimously approved. (A copy of Resolution FY2016R7(2) is attached to and is a part of these minutes.)

It was moved by Mr. Siegel and seconded by Mr. Brodhecker to approve Resolution FY2016R7(3) granting final approval to the following application under the County Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolution:

2. Martha E. Hubschmidt et al (#1), SADC# 06-0161-PG (Resolution FY2016R7(3))  
Block 2301, Lot 13, Upper Deerfield Township, Cumberland County, 14 Acres  
State cost share of \$4,550 per acre (62.33% of the purchase price), for a total grant need of \$65,611, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C. The property includes one single-family residential unit, zero agricultural labor units and no pre-existing nonagricultural uses. This approval is considered a final agency decision appealable to the Appellate

Division of the Superior Court of New Jersey.

The County has requested to encumber an additional 3 percent buffer for possible final surveyed acreage increases; therefore, 14.42 acres will be utilized to calculate the grant need.

The motion was unanimously approved. (A copy of Resolution FY2016R7(3) is attached to and is a part of these minutes.)

**E. Resolution for Final Approval – State Acquisition Program**

Ms. Miller referred the Committee to Resolution FY2016R7(4) for a request for final approval for one application under the State Acquisition Program. Ms. Miller reviewed the specifics with the Committee and stated that the staff recommendation is to grant final approval.

It was moved by Mr. Siegel and seconded by Mr. Danser to approved Resolution FY2016R7(4) granting final approval to the following application under the State Acquisition Program, as presented and discussed, subject to any conditions of said Resolution:

1. Jack Oberly, SADC # 21-0548-DE  
Block 97, Lot 5, Alpha Borough  
Block 95, Lots 2, 2.06, Pohatcong Township  
Warren County, 92.269 Gross Acres  
Acquisition of the development easement at a value of \$4,000 per acre for a total of approximately \$356,000, subject to the conditions contained in Schedule B. The property includes a 1-acre nonseverable exception area limited to one single-family residential unit and a 2.269-acre unrestricted severable exception containing a residence and barns, resulting in approximately 89 net acres to be preserved. SADC staff will work with the Owners to further explain the drainage issues on the property in order to ensure that conflicts between the preserved farm and neighboring properties can be addressed prior to closing if necessary. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

SADC staff has become aware of potential drainage issues involving the property, wherein runoff from Route 78 runs across the south edge of the property from west to east and may cause flooding to adjoining properties during large rain events.



The motion was unanimously approved. (A copy of Resolution FY2016R7(4) is attached to and is a part of these minutes.)

**F. Stewardship**

1. Division of the Premises (Discussion)  
Gibbs Farm, Allamuchy Township, Warren County

Mr. Roohr stated this involves the Keith and Maryann Gibbs Farm, known as Block 304, Lot 8; Block 401, Lot 3, and Block 501, Lot 4, in Allamuchy Township, Warren County, comprising approximately 245 acres. Staff has received an application for a division of the premises on this property, which is preserved. The property comprises 237 acres and was preserved as a Direct Easement application in 1999 by the former owners Frank and Joan Gibbs. The property consists of three lots, each separated by a road. In April 2015, the owners transferred title to Block 401, Lot 3 to Lavanta Stables, LLC. This division was discovered during a conversation with staff and the engineer for Lavanta Stables LLC in June 2015. Staff determined that the division was done without SADC approval. During a subsequent conversation with the owner of Lavanta Stables LLC (Mark Willekes), staff informed the buyer that a division application would need to be submitted and reviewed by the Committee in order to permit the transfer of any portion of the lot to a separate entity. An application then was submitted for the division.

Mr. Roohr stated that this request would sever Block 401, Lot 3, consisting of approximately 52 acres (47 acres of preserved ground and a 5-acre nonseverable exception area), from the remaining 185 acres. Lavanta Stables LLC proposes to construct a home on the exception area and the equine facility would actually go into a wooded area, which is listed as rock outcrop. They would like to have a stable, an indoor and outdoor riding arena and some accessory barns. Their proposal is to bring in young horses from Europe and train them in the U.S. style of horse training. The issue for this farm is that in order for a division of the premises to be approved, the Committee must find that it is for an agricultural purpose and that the parcels would be viable for a variety of uses on their own. Parcel A is going to be 189 acres, 145 of which is tillable, 63 acres are prime and it will have three single-family houses on it. As far as being a stand-alone entity, Parcel A should be fine. Parcel B gives staff pause because 1) about half of this farm or about 25 acres is tillable and of that 5.6 acres are prime and the rest are unrated soils. They are a combination of Halsey silt loam and Fredon soils, which are classified as very stony, poorly drained soils with a shallow depth to seasonal high water table and typically not well drained and sometimes with the water table being at the surface. It is a grain farm now and Mr. Willekes would propose to make that into a pasture area for the

horses. However, from staff's perspective 25 tillable acres is on the small side of what we have approved previously, but 5.6 acres of prime and the rest being unrated soil is well below what we have approved in the past.

Mr. Roohr stated that Mr. Willekes' view on this is that right now the rock outcrop serves no agricultural purpose so by building his infrastructure there he will actually not be taking any land out of production but in fact be putting land into agricultural production, thereby intensifying the operation. Mr. Siegel asked when we give an approval like this do we specify where those facilities go. Mr. Roohr stated no, we don't. They have actually done engineering work, which does show in that location. We have never in the past, to his knowledge, conditioned an approval on someone putting their infrastructure in a certain location. Mr. Roohr stated that Parcel B has no infrastructure on it today but there is a 5-acre nonseverable exception area and that is where a future home is proposed.

Mr. Willekes addressed the Committee. He stated that the intent of the property is indeed to build on that island of trees. He provided the Committee with a sketch where it shows on Page 2 the intent. They will be importing horses from primarily Europe, raising them and then selling them basically to the American equine industry for jumping primarily, as well as hunters. In addition to the left side of the residential proposed driveway, they would be looking to do a combination of having some broodmares there for reproductive purposes, as well as utilize some of that for hay. That is all depending on basically the land use and the division determining what they can and cannot do to that portion of the land. Also on Page 2 they have illustrated both structures for this island. The highlighted portion is to give you an idea of what the paddock would look like. You can see the structures and the highlighted area is basically the paddocks for the horses. Being that these horses would be in training, it is not a 24-hour paddock like some typical livestock would have. It would be more along the lines of a couple of hours per day, allowing rotational grazing up between the different paddocks as well. He knows that in the past the lands have been utilized for a variety of different crops, corn being the most recent. Mr. Gibbs is also present today to provide any historic crops that were grown on the property, as well as what is grown in the surrounding area to show viability for other uses of the land in the future. However, they are building approximately 70,000 square feet of equine structures plus, if the land use approves it, at least about 2 miles of fencing. For the foreseeable future he doesn't see a crop being grown on this property, which he thinks would give them the capability of having somewhat a conditional passing or approval to in essence make the land for its current equine status, but then get your input and your expertise to make it more viable for the next crop in 120 years or so when basically the structures would be almost at an expiring rate.



Mr. Siegel commented that you understand the concern of the Committee is the viability of the subject remaining parcel and you would accept the conditional requirement that you build as you illustrated that you intend to? Mr. Willekes said yes, and more so from a land use perspective, that is really the only feasible place that we can put the structures on the property. You will see on Page 1 of the sketch, their engineer shows that the wetland barrier is actually here, where the previous farmers dug trenches going all the way out. This is a more conservative perspective and the land use office is viewing that delineation currently as well and confirming that is where our engineer says wetlands officially are located. But as it stands right now with wetlands buffer zones here (specific area on sketch), to the right of the island and this currently being all wetlands, the only place they can erect any structures would be in the area they stated they would put them. The percentage of prime soils now he believes is around 18-20 percent. Once they eliminate 90 percent of the island the percent will increase to almost 30 percent. Although the acreage is not that high compared to what you previously approved in the past, they feel it is a suitable property for any livestock. They would do anything that the Committee would require to move ahead.

Chairman Fisher stated that right now this is just for discussion purposes and Mr. Willekes is trying to get a line from the Committee how it feels about this subject of a smaller subdivision than normal or what is normally approved. Mr. Roohr stated correct, smaller but the soil quality was the bigger issue.

Ms. Murphy asked about the agricultural purpose test – if breeding is not going to be the purpose and it is going to be more of a training than a breeding facility. Mr. Roohr stated that it would be bringing in the young horses and raising them. Ms. Murphy commented that then we consider that an equine agricultural purpose. Mr. Roohr stated we do. Normally, the training goes along with the raising of horses. If they were only going to be there for 30 days, learn some skill and be gone then that wouldn't count. However, these horses are going to be there for quite a while and in the past we have considered that a production activity.

Mr. Gibbs stated that they have farmed corn, soybeans and hay for the past 20 years or more. The variety of different crops changed around and they have done different things. It's 150-plus bushel corn and 70-80 bushel beans and produced good crops of hay and they are changing it to a pasture so it is the same difference; it is all farmable.

Mr. Roohr stated that if this were an easy yes, staff would have brought a draft resolution to the Committee. The reason staff brought it today as a discussion is because if we look at the list of the divisions we have approved and denied in the past, this one doesn't

calculate like the ones we have approved in the past. It is relatively small in tillable acres but we have approved smaller ones, an 18-acre and a 15-acre farm, but both of those were in the Vineland area with 100 percent prime soils and in one case triple cropping had to be proved. Those were highly productive soils. If tillable soils and quality soils are the only two mathematical things staff looks at, it didn't quite add up. But if the Committee is comfortable looking at other aspects, like this is common Warren County ground and that is what you have up there to work with and it is what it is, it's just that staff wasn't comfortable bringing it to the Committee based on past decisions that were made. Mr. Siegel asked that staff doesn't think that having additional building requirements, which the prospective landowner seems willing to accept by his maps, sets some type of a troublesome precedent for the Committee? Mr. Roohr stated he didn't think that presents a troublesome precedent. Mr. Siegel stated it seems like a good precedent to him. Mr. Roohr agreed, especially in this case where you have some totally unusable agricultural soils and to place infrastructure there, it is actually similar to one we did down in Vineland where we required that the buildings be maintained in the exception area along the road, so that would be a positive. Then it gets into someone having to enforce as the builders go.

Mr. Waltman stated that it is unfortunate that we are dealing with this after the fact. Typically we would have this conversation and then there would be a recommendation back to the landowner to try to move the line a little bit to create two parcels that meet our specifications. He was wondering is it too late to go back and change that line? It is still within the same family, is there a way to move that line? That is one question for the applicant to consider. The other one is he is interested in is the building plans. As the applicant/owner may or may not know, the Committee has been spending a lot of time thinking about whether or not it should put limits on the total amount or percentage of a farm that is disturbed with buildings or roadways, etc. His quick calculations are that their proposal is well under the limit that we have been talking about so if the applicant would agree to that .... Chairman Fisher stated that those were discussions that did not turn into anything. Mr. Waltman stated he understands that it is not a policy or a proposed policy but as a member of this Committee his opinion on this proposal would be influenced by whether or not the applicant would be willing to accept a limitation, which again, the numbers that we were talking about were well above what you proposed here. Chairman Fisher felt that the applicant shouldn't be put into a position to answer that question. Mr. Waltman stated he is putting two questions on the table and indicating to the applicant that if he were to have to vote on this, those two questions would be of interest to him. Mr. Willekes stated to somewhat answer the question is that what you see as far as equine infrastructures is what they are intending to build. They have put everything on there and they are not going to build anything additional besides what is on



those plans. Obviously, it is not all going to happen in one month but those are the final equine plans.

Mr. Siegel stated that one of things we have to take into account, and he doesn't see this as a negative, is our program, for the property to be available for agriculture. It is a violation of the Deed of Easement to limit the availability of the property for agriculture. That being said, with lower than average soil quality, with facilities being built, this will be an equine farm forever because no one is going to buy this with all the costs of those facilities unless that is what they are going to do. A farmer who is going to crop out these fields is not going to buy that parcel once these facilities are built because that is going to be a huge purchase price. Mr. Roohr stated it probably will not be grain again. Chairman Fisher stated that he wouldn't say never. In the future in a shrinking land base and markets being what they are, there are still those opportunities in those areas. Equine is a big industry in this state. Mr. Siegel stated that he would like to see staff come back with more on the viability but we seem comfortable that we can make it conditional that the buildings have to be where the landowner says they are going to be.

Mr. Danser stated that the concerning thing is that the transaction went through back in April when it should have come here first. We have had only a handful of these but every time it happens we should try to see what we can do to make it the last one. Chairman Fisher stated on the flip side of that is that every landowner and every buyer run the risk that the Committee may not approve it. You cannot stop folks from buying and selling land to each other. Mr. Danser stated that yes we can because the Deed of Easement says that it may be three tax parcels but it is all one parcel as far as farmland preservation goes and it is not legal to sell one parcel. Ms. Murphy asked if there was a title company involved in this transaction. Mr. Willekes stated yes, and depending on how he walks out of this will determine what type of phone call he makes. He stated that this is his first agricultural purchase and it is all new to him and he appreciates the assistance he has received thus far. Ms. Murphy felt that one thing that could be explored by the staff is the possibility of reaching out to title companies. They have these types of things at Green Acres but this is a bigger risk because there are so many private landowners and a lot of the towns have a thought that they can't sell their own property and owners after preservation may not know so reaching out to the title companies may be a better way to prevent this than reaching out to landowners. Mr. Siegel stated that the point of the title issue is that someone who is being paid to do a title search didn't go to the county and look it up to see what was attached to the deed and then charged thousands of dollars for a title search. It has been a huge issue in Treasury and they have proposed several pieces of legislation that haven't gotten far mandating that title companies do a title search; that should be a given.

Chairman Fisher stated that staff is trying to get a sense of what the Committee thinks in terms of this operation based on what has been presented today. Mr. Roohr stated that he can come back with a resolution next month that gives a staff recommendation one way or the other but the soils and the tillable are not going to change for next month so he is feeling like there are other things that the Committee would like him to investigate such as keeping the infrastructure limited to the proposed area, perhaps finding out if the landowner is interested in limiting infrastructure overall. One of the things we have done in the past is we had a small farm and as part of a division made a "no further division" clause part of that approval. So are those things the Committee would like him to pursue? Mr. Siegel stated that conditions of construction where they say they are going to build on that rocky outcropping in the woods and not on open land would be good. He would be interested in seeing a recommendation with those conditions in it.

Chairman Fisher thanked Mr. Gibbs and Mr. Willekes for attending today and providing information for the Committee.

2. Request for Agricultural Labor Housing  
Clark Farm, Town of Hammonton, Atlantic County

Mr. Roohr referred the Committee to Resolution FY2016R7(5) for a request for agricultural labor housing on the Russell and Patricia Clark Farm in the Town of Hammonton, Atlantic County, comprising 62.39 acres. The property was preserved in 2008. The agricultural labor units that existed at the time of preservation consisted of three pole barns, three concrete block barns and a mobile home trailer that provided housing for approximately 80 seasonal laborers. When staff went out to do this year's monitoring there were two additional trailers onsite. Mr. Clark stated that he had more acreage in production this year and needed additional help, so he brought in two more trailers and didn't realize that since he could wheel them in that he would need approval. Staff advised him that he would need that approval. Mr. Roohr stated that on June 9<sup>th</sup> staff received a letter from the owners apologizing for not seeking prior approval and also requesting to utilize two additional mobile home trailers, consisting of approximately 650 square feet each, that have been brought on-site to house additional laborers to harvest additional acreage of blueberries that are coming into production in the location shown on Schedule A. The owner currently employs up to 120 laborers during the season of June through August and staff finds that having farm workers on-site is essential to the continuation and expansion of his operation. The farm workers will be full-time employees of the farm directly involved with the day-to-day production activities of planting, crop maintenance, irrigation, cultivation, harvest and packing of the blueberry



crop. The owners have utilized off-site labor housing in the past and believe that having on-farm housing would allow them to hire and retain a more consistent work force, which is needed to produce and harvest this time-sensitive crop.

Mr. Roohr stated that there are several relatively small buildings that are not housing, but are used as part of the agricultural labor residential complex. That would be a communal kitchen and communal bathroom/shower areas. They were listed on the survey but not included as agricultural labor housing because technically they are not housing. Staff wanted to acknowledge them as part of the overall complex so there is no discrepancy in the future. Mr. Roohr stated that another issue is, similar to last month when the Committee wanted to streamline the process for cell towers, and staff is just mentioning it to the Committee as it would be new to staff as well, Mr. Clark has indicated that over the next couple of years he may need one additional trailer for more blueberries that are coming, ready to be picked, as well as he may want to renovate the shower facility and make it more modern. The shower facility he may not need our approval for but the additional trailer, we would like to, if the Committee is willing, give staff the authority to approve that when he comes in with that request, if it meets all the criteria and if the residents of that unit would be just for this farm management unit, to make it more efficient if the Committee is comfortable with that. The resolution is to give staff that authority for the one additional trailer and to approve these two already there. Mr. Roohr stated that it is 100 percent agricultural labor housing and it is also seasonal. His season is only 8 weeks. He grows some varieties of blueberries that are in early and are out early.

Mr. Danser stated he would move the resolution as presented, including the potential staff approval of one additional unit.

It was moved by Mr. Danser and seconded by Mr. Siegel to approve Resolution FY2016R7(5) granting approval to the request to utilize two new mobile home trailers on the Premises as seasonal agricultural labor units, consisting of approximately 650 square feet each in size, as depicted on Schedule A, subject to municipal, State and Federal requirements. Only seasonal agricultural labor employed on the Premises, in production aspects of the operation, and their immediate family, may live in the agricultural labor units. The seasonal agricultural laborers shall be engaged in the day-to-day production activities on the Premises, which at this time include the planting, crop maintenance, irrigation, cultivation, harvest and packing of blueberry crops grown on the Premises. This approval is valid for a period of three years from the date of approval and this approval is not transferrable. The owner's use of any structures for housing seasonal agricultural laborers shall be in compliance with all applicable Federal, State, County and local regulations. In order to avoid the Owners needing to obtain a separate approval of

the additional unit or consolidated shower facility in the near future, the SADC approves the use of one additional trailer and a consolidated shower facility, if needed, to accommodate additional agricultural laborers who meet all of the same conditions contained herein, and which shall be located within the farm complex area as identified on Schedule A. If an additional trailer or shower facility is needed, the owners shall notify SADC staff and provide the details of size, location and number of seasonal agricultural laborers who will occupy the unit. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. The motion was unanimously approved. (A copy of Resolution FY2016R7(5) is attached to and is a part of these minutes.)

3. Installation of Roof-Mounted Solar Energy Generation Facility  
Melchert Farm, Upper Pittsgrove Township, Salem County

Mr. Roohr referred the Committee to Resolution FY2016R7(6) for a request by Richard and Michele Melchert, owners of Block 76, Lot 11, in Upper Pittsgrove Township, Salem County, comprising approximately 78 acres, for the installation of a roof-mounted solar energy generation facility, structures and equipment on their preserved property. The applicant had installed the roof-mounted array in the fall of 2014. There was a miscommunication. Mr. Melchert called last year when he was applying for an NRCS grant to perhaps pay for some of the solar installation. He called and said this is my design. If I got the grant and put these up, would it be something that the SADC could approve? Staff looked at it and said yes, a roof-mounted system - that looks totally approvable by us. Staff didn't hear back from him. Mr. Roohr reached out to him last month and inquired about his progress with that and he said it went great, he got the grant and put the system up.

Mr. Roohr stated that the panels are located on the rooftops of two barns on the property with an occupied area totaling approximately 6,600 square feet as identified on Schedule A. Mr. Roohr reviewed the specifics of this request as outlined in said Resolution. On July 14<sup>th</sup> the Salem CADB advised the SADC that it has no objections to the Melchert Farm solar application. Staff recommendation is approval.

It was moved by Mr. Waltman and seconded by Mr. Requa to approve Resolution FY2016R7(6) finding that the owners have complied with all of the provisions of N.J.S.A. 4:1C-32.4 concerning the installation of a photovoltaic solar energy generation facility, structures and equipment on the Premises. The SADC approves the construction, installation, operation and maintenance of the photovoltaic energy generation facilities, structures and equipment consisting of approximately 6,600 square feet of space located



on the rooftops of two barns having a rated capacity of 65,636 kWh's of energy as identified in Schedule A and as described further herein. The total electrical energy demand of the farm is 111,240 kWh's annually. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. The motion was unanimously approved. (A copy of Resolution FY2016R7(6) is attached to and is a part of these minutes.)

4. Delegation of Approval of Certain Applications for Personal Wireless Service Facilities to the Executive Director

Mr. Everett referred the Committee to Resolution FY2016R7(7) pertaining to the delegation of approval of certain applications for additional antennas co-located on personal wireless service facilities previously approved by the Committee on preserved farmland. During a discussion at the June meeting, it was recommended and moved by the Committee to delegate to staff approval of future additions of cellular devices to the same already approved tower as long as the regulations are not violated. Staff would get the request and the SADC staff can sign off on that. The resolution before the Committee today is to memorialize that approval.

It was moved by Mr. Siegel and seconded by Ms. Brodhecker to approve Resolution FY2016R7(7) memorializing the Committee's June 25, 2015 approval delegating approval of certain applications for additional antennas co-located on personal wireless service facilities previously approved by the Committee on preserved farmland. The motion was unanimously approved. (A copy of Resolution FY2016R7(7) is attached to and is a part of these minutes.)

**G. Minimum Standards for Acquisitions**

1. County PIG Program
2. State Acquisition Program

Mr. Knox referred the Committee to two resolutions for minimum standards for acquisitions under 1) the County Planning Incentive Grant Program (Resolution FY2016R7(8) and 2) the State Acquisition Program (Resolution FY2016R7(9)). Mr. Knox reviewed the specifics of each resolution with the Committee and stated that staff recommendation is to adopt the minimum standards for each program as presented and discussed.

It was moved by Mr. Siegel and seconded by Mr. Danser to approve Resolution FY2016R7(8) adopting the Average Quality Scores for each county and the 70 percent

average quality score values for determining an “eligible farm” pursuant to N.J.A.C. 2:76-17.2 for the County Planning Incentive Grant Program, as identified on the attached Schedule A. The 70 percent of average quality scores for determining an “eligible farm” pursuant to N.J.A.C. 2:76-17.2 shall be effective as of January 1, 2016, and shall apply to an application for the sale of a development easement that is received by the SADC pursuant to N.J.A.C. 2:76-17.9 prior to December 31, 2016. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. The motion was unanimously approved. (A copy of Resolution FY2016R7(8) is attached to and is a part of these minutes.)

It was moved by Mr. Siegel and seconded by Mr. Danser to approve Resolution FY2016R7(9) adopting the Average Quality Scores for each county as identified on the attached Schedule A for State acquisitions. The SADC adopts the Average Acres for each county as identified on the attached Schedule A. The SADC adopts the individual scores for determining a “priority farm” and an “alternate farm” as identified on the attached Schedule A for State Acquisition programs pursuant to N.J.A.C. 2:76-8 and 11. The individual scores pursuant to N.J.A.C. 2:76-8 and 11 shall be effective as of July 1, 2015, for all applications that have not had option agreements authorized by that date. The standards established in this resolution and Schedule A shall remain in effect through June 30, 2016. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. The motion was unanimously approved. (A copy of Resolution FY2016R7(9) is attached to and is a part of these minutes.)

#### **H. FY2016 Updated List of Approved Appraisers**

Mr. Burns referred the Committee to Resolution FY2016R7(10) regarding a request to add one new appraiser to the list of Approved Appraisers. At the June meeting, the Committee recertified those appraisers who satisfied all the requirements for recertification and removed those appraisers who did not meet the requirements for recertification due to not attending at least one of the SADC’s annual appraiser seminars in the past two years. Any new appraiser who requests inclusion would need to satisfy the requirements of N.J.A.C. 2:76-6.21. Staff has reviewed the qualifications, experience and mandatory attendance at the June 3, 2015 Appraiser Conference of Thomas P. Lenahan and has determined that Mr. Lenahan satisfies all of the requirements for certification. Staff recommendation is to add Mr. Lenahan to the list of approved appraisers.

It was moved by Mr. Siegel and seconded by Mr. Danser to approve Resolution



FY2016R7(10) certifying the addition of Thomas P. Lenahan to the list of Approved Appraisers. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. The motion was unanimously approved. (A copy of Resolution FY2016R7(10) is attached to and is a part of these minutes.)

## **PUBLIC COMMENT**

Note. Mr. Siegel arrived at the meeting after the vote was taken on the June 25, 2015 minutes. Mr. Siegel requested that the record reflect a yes vote for him.

Chairman Fisher stated that he finds the previously discussed issue regarding title very disturbing and extraordinary. He stated that he was a Realtor and you expect when the title company tells you there is clear title and the property can be sold that this is the case.

## **TIME AND PLACE OF NEXT MEETING**

SADC Regular Meeting: Thursday, **August 27, 2015**, beginning at 9 a.m. Location: Health/Agriculture Building, First Floor Auditorium.

## **CLOSED SESSION**

At 10:20 a.m., Ms. Murphy moved the following resolution to go into Closed Session. The motion was seconded by Mr. Danser and unanimously approved.

“Be it resolved, in order to protect the public interest in matters involving minutes, real estate, and attorney-client matters, pursuant to N.J.S.A. 10:4-12, the N.J. State Agriculture Development Committee declares the next one-half hour to be private to discuss these matters. The minutes will be available one year from the date of this meeting.”

## **ACTION AS A RESULT OF CLOSED SESSION**

Mr. Waltman stated that he had a general question for his own personal education. He understands that the provision from the Highlands has been extended and is still in effect so that when we purchase properties in the Highlands area we pay the value prior to the Highlands Act, the date of which is January 1, 2004. The question he had is, what happens if someone purchases the farm/property after 2004? They pay presumably the value that would have been appropriate with the new restrictions from the Highlands Act.

Are we still required to pay just the 2004 value or does that provision go away? If someone were to buy a property within the Highlands area today and pay the market value that you get for the land today, and then a couple of years down the road wanted to preserve the farm – would the 2004 provision still be in effect? Mr. Siegel stated that as long as he is a qualified farmer under the Highlands Act, Mr. Burns stated that is not true. Mr. Waltman stated that it would seem like you could rig the game to get a windfall if you bought land at 2015 values and then sold it to the SADC at 2004 values. Mr. Burns stated that back in 2004 the Highlands Act was put into place. There were ways to qualify. You either had to own the property prior to the Act, be a descendant or a direct relation to the owner, you could be a governmental or nonprofit entity who bought the property from someone or if you met the definition of a farmer, where you would have to have \$2,500 in sales in your prior year, then you could qualify. Mr. Burns stated that the SADC had a number, not an overwhelming number, but a number of those people qualifying under the definition of farmer, so people between 2004 and 2009 were able to qualify. Then in 2009 when the Act was renewed it was only for the Highlands and the definition of farmer still applied for them. In the last renewal in 2014, the definition of farmer has been eliminated. The definition of a farmer is no longer a qualification.

Mr. Siegel stated that situations like we have with Mr. Jones cannot occur now. Mr. Burns stated that technically it cannot occur now. However, Mr. Jones' application was in prior to June 30 2014. Mr. Waltman stated that it is odd to him that whether you are a qualified farmer or not the rules might have allowed someone to buy property for a lower value and then sell it for a higher value than what they paid for it.

#### **A. Real Estate Matters - Certification of Values**

##### **County Planning Incentive Grant Program**

**Chairman Fisher recused himself from any discussion/action pertaining to the following certification of value report (Mitchell Jones) to avoid the appearance of a conflict of interest. Mr. Jones is a member of the New Jersey State Board of Agriculture and Chairman Fisher is the Secretary of Agriculture. Vice Chairman Danser presided over the meeting.**

It was moved by Mr. Siegel and seconded by Mr. Schilling to approve the Certification of Values as discussed in Closed Session for the following applicant:



2. Mitchell Jones, SADC # 21-0563-PG  
Block 12, Lot 7, Franklin Township  
Block 16, Lot 1, Harmony Township  
Warren County, 27 Total Acres

The motion was approved. (Chairman Fisher recused himself from the vote.) (A copy of the Certification of Value Report is attached to and is a part of the Closed Session minutes.)

It was moved by Mr. Danser and seconded by Mr. Waltman to approve the Certification of Values as discussed in Closed Session for the following applicant:

1. Todd and Margaret Casper, SADC # 06-0149-DE  
Block 501, Lots 9.05 and 17, Upper Deerfield Township, Cumberland Co., 32  
Acres in Application – Gross Acres: 33

The motion was unanimously approved. (A copy of the Certification of Value Report is attached to and is a part of the Closed Session minutes.)

#### **Municipal Planning Incentive Grant Program**

**Ms. Brodhecker recused herself from any discussion/action pertaining to the following certification of value report (The Sussex Co. Farm & Horse Show Assoc., Inc./Bert Smith Farm) to avoid the appearance of a conflict of interest. Ms. Brodhecker is the Chairperson of the Sussex County Agriculture Development Board.**

It was moved by Mr. Siegel and seconded by Mr. Danser to approve the Certification of Values as discussed in Closed Session for the following applicant:

1. The Sussex Co. Farm & Horse Show Assoc., Inc. (Bert Smith Farm/The Sussex Co. Farm & Horse Show Assoc., Inc.), SADC # 19-0044-PG  
Block 10, Lot 3, Frankford Township, Sussex County, 44.10 Net Acres  
(Appraisal Order Checklist)

The motion was approved. (Ms. Brodhecker recused herself from the vote.) (A copy of the Certification of Value Report is attached to and is a part of the Closed Session minutes.)

It was moved by Ms. Brodhecker and seconded by Mr. Siegel to approve the Certification of Values as discussed in Closed Session for the following applicant:

2. Joyce Lynette Berry and Patricia Berry (Shiloh), SADC # 21-0569-PG  
**(Amended)**  
Block 1803, Lot 8.01; Block 1804, Lot 5, Frelinghuysen Township, Warren Co.,  
104 Acres

The motion was unanimously approved. (A copy of the Certification of Value Report is attached to and is a part of the Closed Session minutes.)

#### **Direct Easement Purchase Program**

It was moved by Mr. Danser and seconded by Mr. Schilling to approve the Certification of Values as discussed in Closed Session for the following applicant:

1. Gaetano M. DeSapio (Brown), SADC # 10-0222-DE  
Block 5, Lot 6, Kingwood Township  
Block 17, Lot 1, Frenchtown Boro  
Hunterdon County, 84 Acres in Application; Gross Acres: 86

The motion was unanimously approved. (A copy of the Certification of Value Report is attached to and is a part of the Closed Session minutes.)

It was moved by Ms. Brodhecker and seconded by Mr. Waltman to approve the Certification of Values as discussed in Closed Session for the following applicant:

2. Perrotti Farm, LLC, SADC # 10-0232-DE  
Block 23, Lots 11 and 11.01, Kingwood Township, Hunterdon County, 131 acres

The motion was unanimously approved. (A copy of the Certification of Value Report is attached to and is a part of the Closed Session minutes.)

#### **SADC Fee Simple**

It was moved by Mr. Siegel and seconded by Mr. Danser to approve the Certification of Values as discussed in Closed Session for the following applicant:



1. State of New Jersey as of 12/2/2003, currently Princeton Show Jumping LLC,  
SADC # 18-0010-DN  
Block 26001, Lot 1.02, Montgomery Township, Somerset County, 103.5 Acres

The motion was unanimously approved. (A copy of the Certification of Value Report is attached to and is a part of the Closed Session minutes.)

**B. Attorney/Client Matters**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

There being no further business, it was moved by Mr. Danser and seconded by Mr. Requa and unanimously approved to adjourn the meeting at 10:50 a.m.

Respectfully Submitted,



Susan E. Payne, Executive Director  
State Agriculture Development Committee

Attachments

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STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2016R7(1)

Adoption of State Agriculture Development Committee Seal

July 23, 2015

WHEREAS, N.J.S.A. 4:1-C-5 et seq. enumerates the powers of the State Agriculture Development Committee (SADC), which includes the power to adopt and use a seal and alter the same at its pleasure; and

WHEREAS, a number of different seals have been utilized by the SADC throughout its thirty-two year history; and

WHEREAS, the SADC seal was last updated in approximately 2001; and

WHEREAS, the SADC seal has been redesigned to incorporate the iconic image that appears on preserved farm signs throughout the State and has become inextricably associated with the SADC; and

WHEREAS, the redesign of the seal also includes the establishment date of the SADC and the names of the two most prominent programs it has administered since its establishment -- Farmland Preservation and Right to Farm;

NOW THEREFORE BE IT RESOLVED, that the SADC finds that the adoption and use of a redesigned seal helps the public to identify the agency with the programs it administers and the signage deployed on preserved farms; and

BE IT FURTHER RESOLVED, that the SADC approves the redesigned seal, with the amendment to the design reflecting that "NJ" be spelled out "New Jersey" and placed in a location that would make it easier to read; and

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

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

7/23/15  
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee



## VOTE WAS RECORDED AS FOLLOWS

Douglas H. Fisher, Chairperson	Yes
Cecile Murphy (rep. DEP Commissioner Martin)	Yes
James Requa (rep. DCA Acting Commissioner Richman)	Yes
Ralph Siegel (rep. Acting State Treasurer Romano)	Yes
Brian Schilling (rep. Executive Dean Goodman)	Yes
Jane R. Brodhecker	Yes
Alan A. Danser, Vice Chair	Yes
James Waltman	Yes
Peter Johnson	Absent
Denis C. Germano	Absent

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*Preserving  
Our Growing Heritage*

**Current Seal**





**Proposed Seal**

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2016R7(2)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

WARREN COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Estate of Gabriella Klimas ("Owners")

Lone Pine Farm

Mansfield and Independence Townships, Warren County

N.J.A.C. 2:76-17 et seq.

SADC ID# 21-0543-PG

July 23, 2015

WHEREAS, on December 15, 2007 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Warren County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Warren County received SADC approval of its FY2016 PIG Plan application annual update on May 28, 2015; and

WHEREAS, on October 21, 2013 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as a Block 14, Lots 10, 12.01, Independence Township and Block 101.02, Lots 43 and 44, Mansfield Township, Warren County, totaling approximately 191 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the Property is located in Warren County's Central Project Area and the Highlands Preservation Area; and

WHEREAS, the Property includes a 1-acre non-severable exception area limited to one single family residential unit resulting in approximately 190 net acres to be preserved; and

WHEREAS, the portion of the Property to be preserved outside of the exception area includes zero (0) single family residential units, one (1) existing building used for recreational hunting purposes, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

WHEREAS, the Owner(s) has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and



WHEREAS, the Property has a quality score of 46.72 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC September 27, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 10, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 24, 2015 the SADC certified a development easement value of \$3,700 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$800 per acre based on zoning and environmental regulations in place as of the current valuation date 06/28/14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,700 per acre for the development easement; and

WHEREAS, on May 15, 2015 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 13, 2015 the Mansfield Township Committee approved the Owner's application for the sale of a development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on June 9, 2015 the Independence Township Committee approved the Owner's application for the sale of a development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on May 21, 2015 the Warren CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on May 27, 2015 the Board of Chosen Freeholders of the County of Warren passed a resolution granting final approval and a commitment of funding for \$1,080 per acre per acre to cover the entire local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer above the net acreage to be preserved for possible final surveyed acreage increases, therefore, 195.7 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 195.7 net easement acres); and

SADC	\$ 512,734.00 (\$2,620/acre)
Warren County	\$ 211,356.00 (\$1,080/acre)
Total Easement Purchase	\$ 724,090.00 (\$3,700/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Warren County Agriculture Development Board is requesting \$512,734.00 from their available competitive grant funding, which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 195.7 net easement acres, at a State cost share of \$2,620 per acre, (70.81% of certified easement value and purchase price), for a total grant need of \$512,734.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property has a 1-acre non-severable exception area for and limited to one single family residence; and

BE IT FURTHER RESOLVED, the Property includes zero (0) single family residential units, one (1) existing building used for recreational hunting purposes, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the portion of the Property to be preserved outside of the exception area; and

BE IT FURTHER RESOLVED, that if base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception area adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.



7/23/15

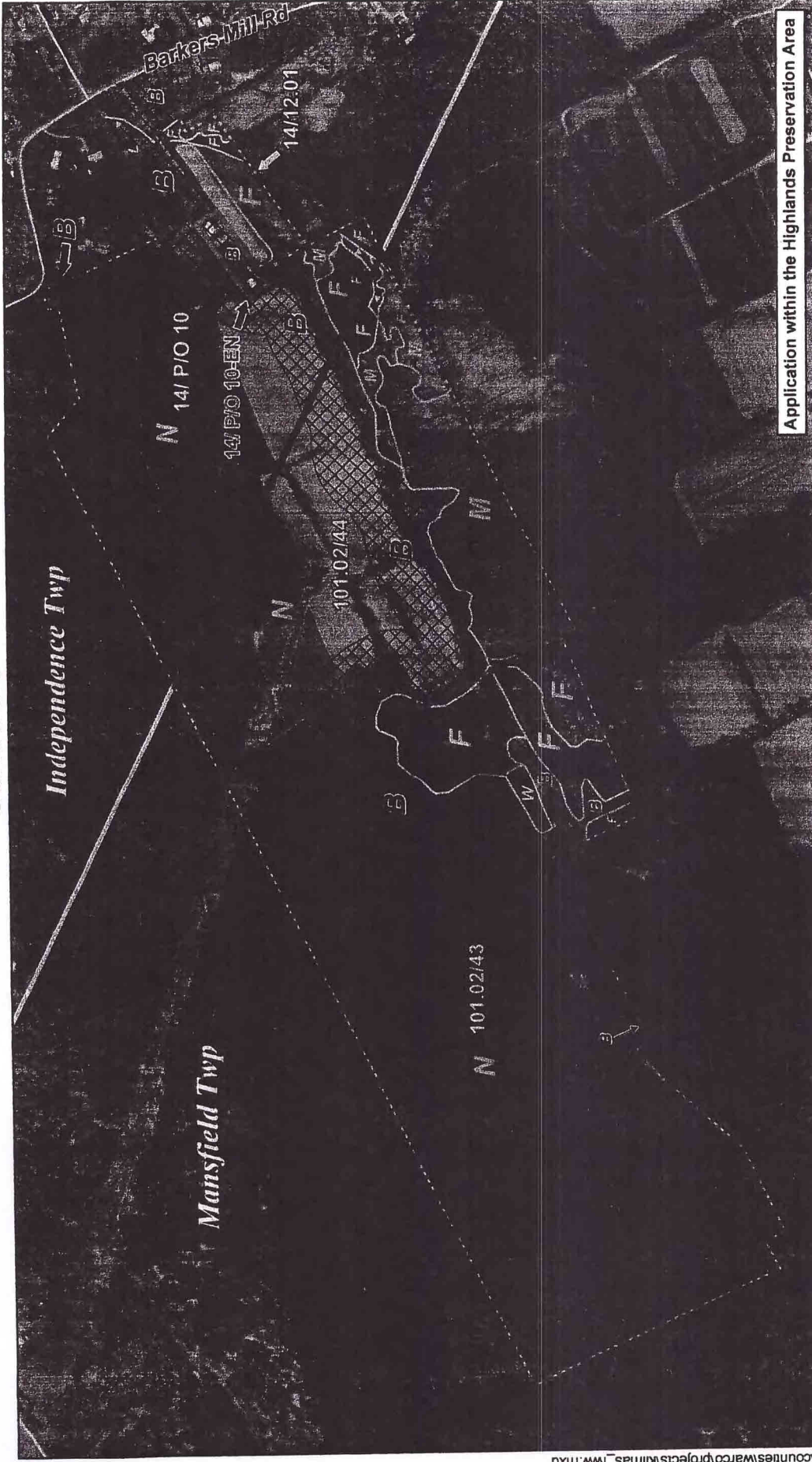
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS**

Douglas H. Fisher, Chairperson	Yes
Cecile Murphy (rep. DEP Commissioner Martin)	Yes
James Requa (rep. DCA Acting Commissioner Richman)	Yes
Ralph Siegel (rep. Acting State Treasurer Romano)	Yes
Brian Schilling (rep. Executive Dean Goodman)	Yes
Jane R. Brodhecker	Yes
Alan A. Danser, Vice Chair	Yes
James Waltman	Yes
Peter Johnson	Absent
Denis C. Germano	Absent



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

Gabrielle Klimas Estate/Lone Pine Farm  
 Independence Twp. - Block 14 Lots P/O 10 (42.9 ac); P/O 10-EN (nonseverable exception - 1.0 ac);  
 & 12.01 (5.0 ac)  
 Mansfield Twp. - Block 101.02 Lots 43 (100.78 ac) & 44 (47.3 ac)  
 Gross Total = 197.1 ac  
 Warren County



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

**Property in Question**

- BN - (Non-Severable) Exception
- BB - (Severable) Exception
- Wetlands Boundaries
- 100 ft Buffer Wetlands
- Primary - Limited Access
- Federal or State Highways
- County Roads
- Municipal Local Roads
- Preserved Open Space and Non-Private
- State Owned Conservation Easement
- State Owned Off & Recreation Easement

**Wetlands Legend:**

- F - Freshwater Wetlands
- L - Linear Wetlands
- T - Tidal Wetlands
- N - Non-Tidal Wetlands
- B - Buffer
- W - Water

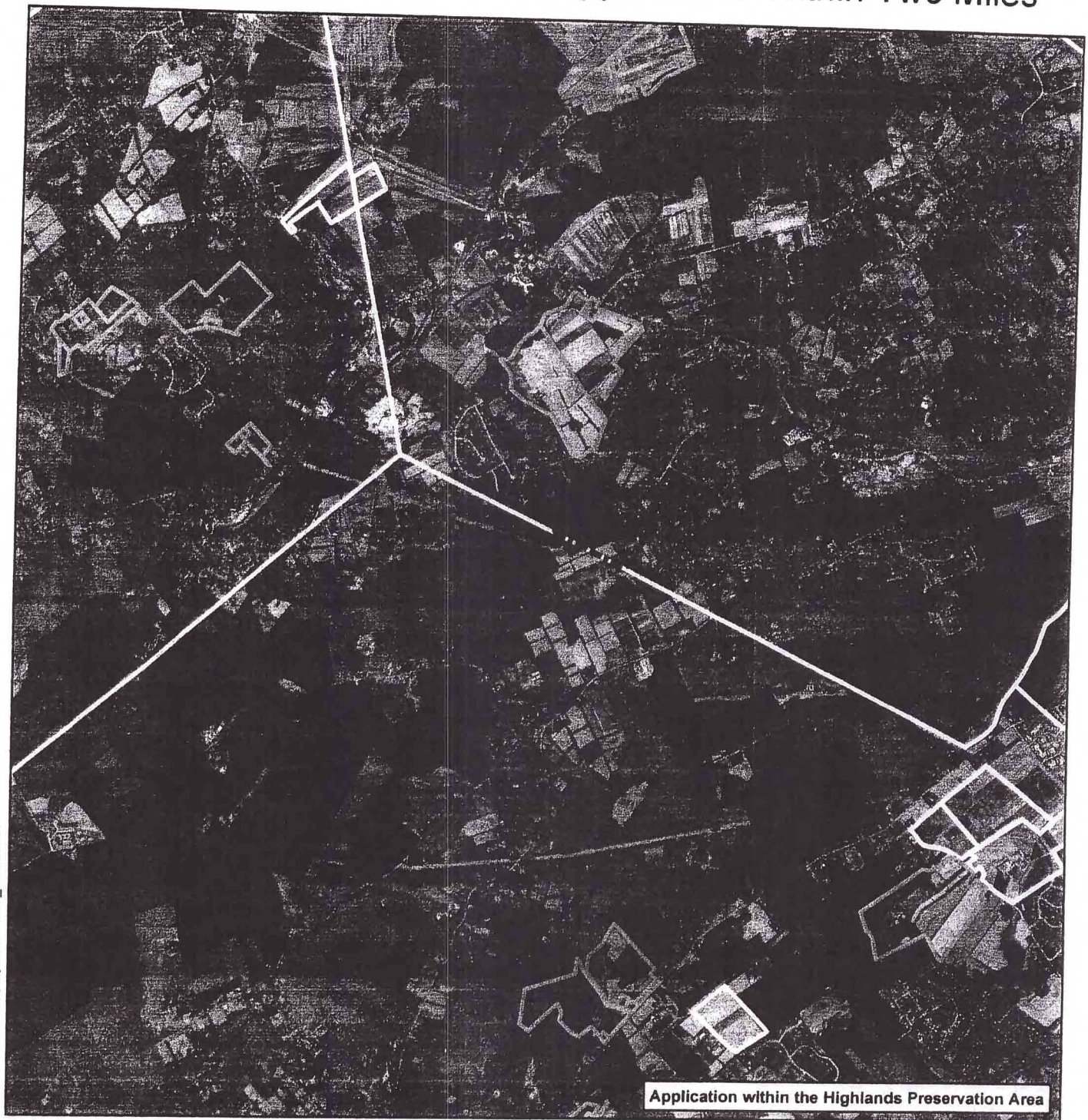
**Sources:**  
 NJDOT/OGIS 2012 Digital Aerial Image  
 November 1, 2013



# Preserved Farms and Active Applications Within Two Miles

Schedule A - continued

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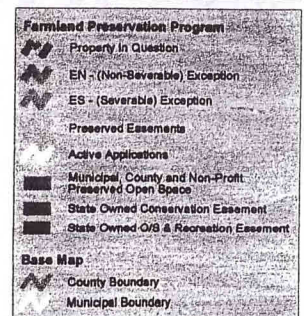


## **FARMLAND PRESERVATION PROGRAM** **NJ State Agriculture Development Committee**

Gabrielle Klimas Estate/Lone Pine Farm  
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 Gross Total = 197.1 ac  
 Warren County

2,500 1,250 0 2,500 5,000 7,500 Feet

**NOTE:**  
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**Sources:**  
 NJ Farmland Preservation Program  
 Green Acres Conservation Easement Data  
 NJOTOGIS 2012 Digital Aerial Image

November 1, 2013



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Schedule C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Estate of Gabriella Klimas  
21- 0543-PG  
County PIG Program  
190 Acres

Block 14	Lot 10	Independence Twp.	Warren County
Block 14	Lot 12.01	Independence Twp.	Warren County
Block 101.02	Lot 43	Mansfield Twp.	Warren County
Block 101.02	Lot 44	Mansfield Twp.	Warren County

<b>SOILS:</b>	Other	69% * 0	=	.00
	Prime	13% * .15	=	1.95
	Statewide	6% * .1	=	.60
	Unique zero	12% * 0	=	.00

**SOIL SCORE: 2.55**

<b>TILLABLE SOILS:</b>	Cropland Harvested	18% * .15	=	2.70
	Other	8% * 0	=	.00
	Wetlands	9% * 0	=	.00
	Woodlands	65% * 0	=	.00

**TILLABLE SOILS SCORE: 2.70**

<b>FARM USE:</b>	Corn-Cash Grain	78 acres	
	Other	136 acres	woodlands

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for Existing residence, garage & barn
    - Exception is not to be severed from Premises
    - Exception is to be limited to one existing single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    - One (1) un-improved hunting cabin located on Block 101.02, Lot 43.
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2016R7(3)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

Cumberland COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Martha E. Hubschmidt et al (#1) ("Owners")

Upper Deerfield Township, Cumberland County

N.J.A.C. 2:76-17 et seq.

SADC ID# 06-0161-PG

July 23, 2015

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its FY2015 PIG Plan application annual update on May 22, 2014; and

WHEREAS, on April 22, 2014 the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 2301, Lot 13, Upper Deerfield Township, Cumberland County, totaling approximately 14 acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Deerfield-Upper Deerfield North Project Area; and

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

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

WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a quality score of 64.17 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC July 25, 2013; and



WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on May 16, 2014 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 26, 2014 the SADC certified a development easement value of \$7,300 per acre based on zoning and environmental regulations in place as of the current valuation date 1/1/14 and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$7,300 per acre for the development easement; and

WHEREAS, on May 28, 2015 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on December 4, 2014 the Upper Deerfield Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on August 13, 2014 the Cumberland CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on December 23, 2014, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$2,750 per acre to cover the entire local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 14.42 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 14.42 acres); and

SADC	\$ 65,611.00	(\$4,550/acre)
Cumberland County	\$ 39,655.00	(\$2,750/acre)
Total Easement Purchase	<b>\$105,266.00</b>	<b>(\$7,300/acre)</b>

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 (d) (f), 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, the Cumberland County Agriculture Development Board is requesting \$65,611,00 in competitive grant funding which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 14.42 acres, at a State cost share of \$4,550 per acre, (62.33% of purchase price), for a total grant need of \$65,611.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

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

BE IT FURTHER RESOLVED, that if base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception area adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7-23-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

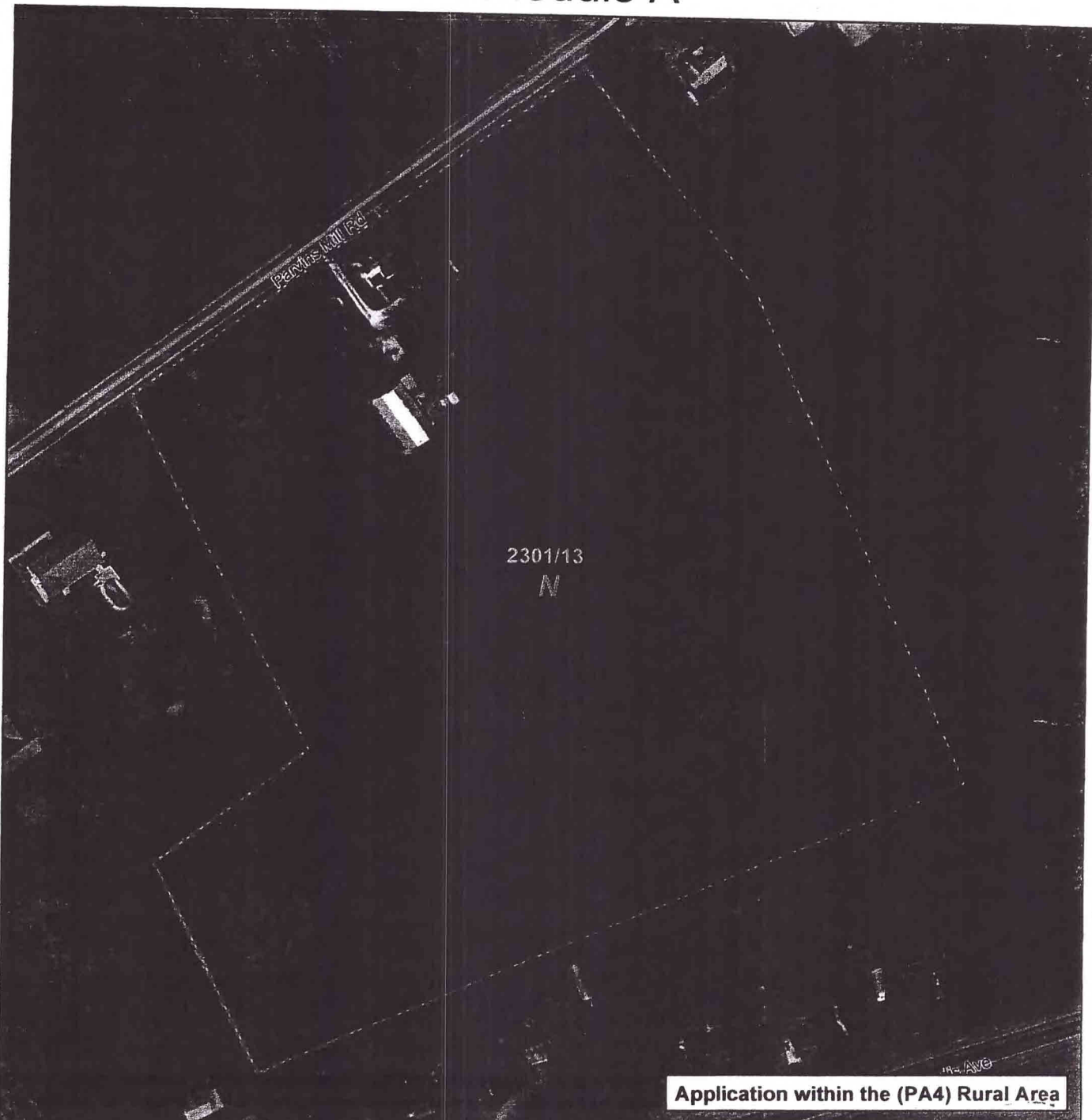
**VOTE WAS RECORDED AS FOLLOWS**

Douglas H. Fisher, Chairperson	Yes
Cecile Murphy (rep. DEP Commissioner Martin)	Yes
James Requa (rep. DCA Acting Commissioner Richman)	Yes
Ralph Siegel (rep. Acting State Treasurer Romano)	Yes
Brian Schilling (rep. Executive Dean Goodman)	Yes
Jane R. Brodhecker	Yes
Alan A. Danser, Vice Chair	Yes
James Waltman	Yes
Peter Johnson	Absent
Denis C. Germano	Absent



# Schedule A

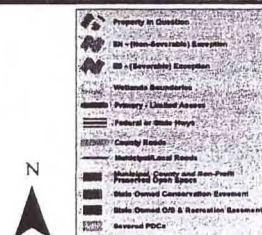
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Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Martha Hubschmidt, et al (#1)  
Block 2301 Lot 13 (13.1 ac)  
Gross Total = 13.1 ac  
Upper Deerfield Twp., Cumberland County



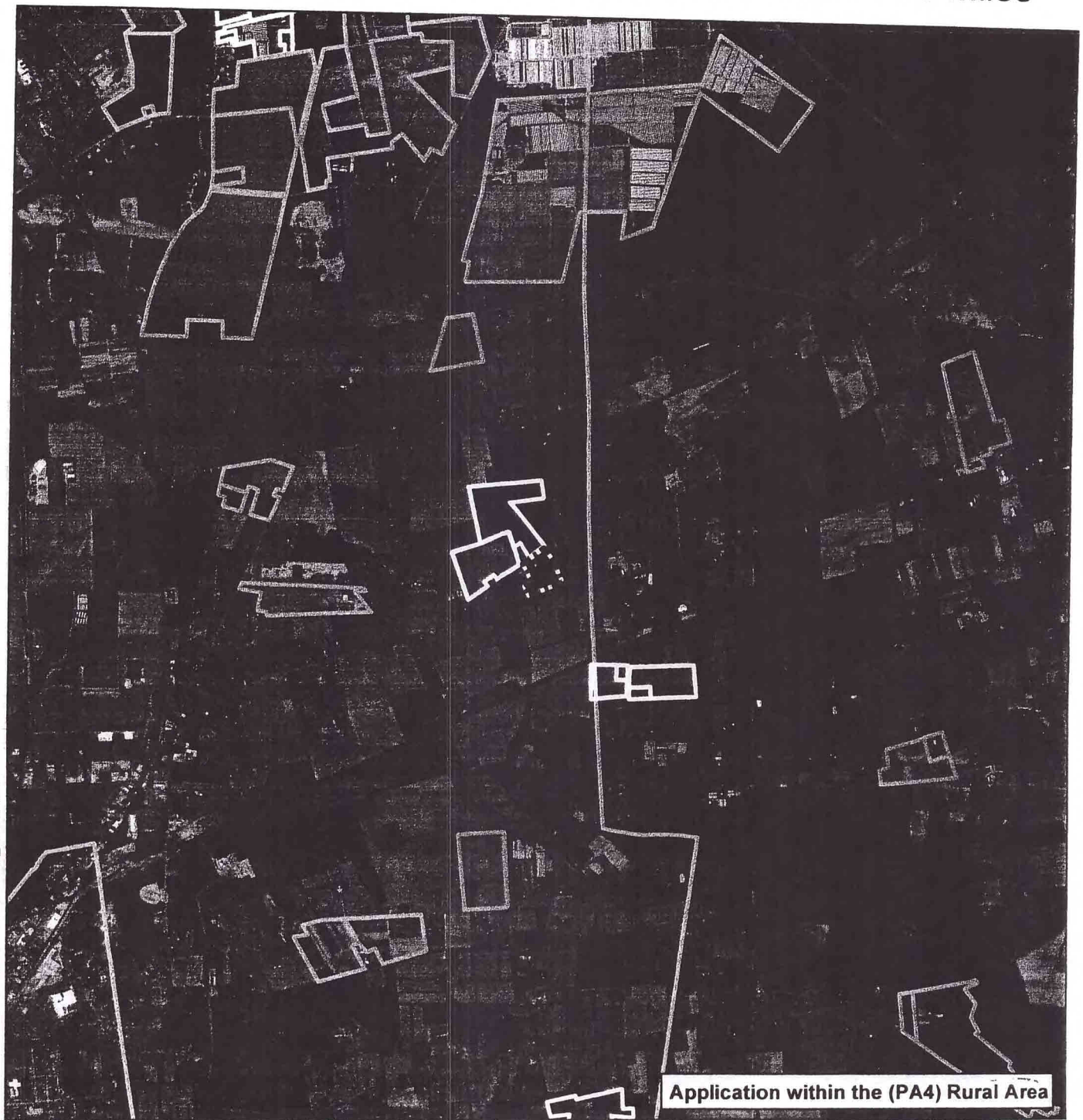
**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

**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:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJ/OIT/OGIS 2012 Digital Aerial Image

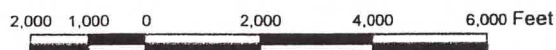
April 29, 2014

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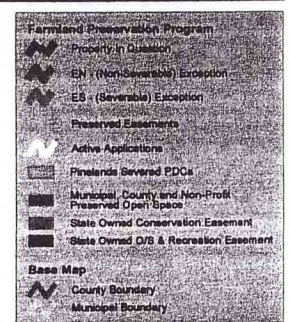


# **FARMLAND PRESERVATION PROGRAM** **NJ State Agriculture Development Committee**

Martha Hubschmidt, et al (#1)  
Block 2301 Lot 13 (13.1 ac)  
Gross Total = 13.1 ac  
Upper Deerfield Twp., Cumberland County



**NOTE:**  
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**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJGIT/OGIS 2012 Digital Aerial Image

April 29, 2014



New Jersey Farmland Preservation Program  
County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.  
Cumberland County

Schedule B

FY2011/F

Municipality	Farm	App Acres	Plus Percent Acres	SADC Certified Per Acre	SADC Approved Per Acre	SADC Grant Per Acre	Examination Consideration	Cost Basis	Cost Share	Encumbered at Final	BASE GRANT			COMPETITIVE GRANT		STATEWIDE TOTAL	COMPETITIVE GRANT ELIGIBILITY (subject to availability)	3,000,000
											Voucher	Expended	Balance	Encumbered at Final	YTD			
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
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Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50	458,617.50	315,934.50	252,868.00	\$15,596.99	315,934.50	2,194,003.5			7,004,525		
Shiloh Boro	Shiloh Boro	102	105.06	4,500.00	4,500.00	3,100.00	458,617.50											



Schedule C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase  
July 23, 2015

Hubschmidt #1  
06- 0161-PG  
County PIG Program  
13 Acres

Block 2301      Lot 13      Upper Deerfield Twp. Cumberland County

<b>SOILS:</b>	Prime	100% *	.15	=	15.00
					<b>SOIL SCORE: 15.00</b>

<b>TILLABLE SOILS:</b>	Cropland Harvested	95% *	.15	=	14.25
	Other	5% *	0	=	.00
					<b>TILLABLE SOILS SCORE: 14.25</b>

<b>FARM USE:</b>	Corn-Cash Grain	12 acres
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In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
Standard Single Family
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2016R7(4)

Final Approval and Authorization to Execute Closing Documents  
Authorization to Contract for Professional Services  
SADC Easement Purchase

On the Property of  
Jack Oberly ("Owners")

July 23, 2015

Subject Property: Jack Oberly ("Owners")  
Block 97, Lot 5 Alpha Borough  
Block 95, Lots 2, 2.06 Pohatcong Township, Warren County  
SADC ID#: 21-0548-DE

WHEREAS, on June 5, 2014, the State Agriculture Development Committee ("SADC") received a development easement sale application from Jack Oberly, hereinafter "Owners," identified as Block 97, Lot 5, Alpha Borough and Block 95, Lots 2 and 2.06, Pohatcong Township, Warren County, hereinafter "the Property," totaling approximately 92.269 Gross Acres (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 Property includes a 1-acre non-severable exception area limited to one (1) single family residential unit and a 2.269- acre unrestricted severable exception containing a residence and barns resulting in approximately 89 net acres to be preserved; and

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

WHEREAS, staff evaluated this application for the sale of development easement pursuant to 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 July 25, 2013, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Warren County (minimum acreage of 60 and minimum quality score of 53) because it is approximately 89 net easement acres and has a quality score of 70.29; and

WHEREAS, at the time of application, the Property was devoted to corn and soybean production; and

WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, on June 25, 2015, the SADC certified the development easement value at \$4,000 per acre based on current zoning and environmental conditions as of June 30, 2014; and

WHEREAS, SADC staff have become aware of potential drainage issues involving the Property wherein runoff from Route 78 runs across the south edge of the Property from west to east that may cause flooding to adjoining properties during large rain events; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$4,000 per acre; 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 that the SADC grants final approval for its acquisition of the development easement at a value of \$4,000 per acre for a total of approximately \$356,000 subject to the conditions contained in (Schedule B); and

BE IT FURTHER RESOLVED, the Property includes a 1-acre non-severable exception area limited to one (1) single family residential unit and a 2.269- acre unrestricted severable exception containing a residence and barns resulting in approximately 89 net acres to be preserved; and

BE IT FURTHER RESOLVED, that the SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception area adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, that contracts and closing documents shall be prepared subject to review by the Office of the Attorney General; and

BE IT FURTHER RESOLVED, SADC staff shall work with the Owners to further explore any drainage issues on the Property in order to ensure that conflicts between the preserved farm and neighboring properties can be addressed prior to closing if necessary; and

BE IT FURTHER RESOLVED, the SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, 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; and



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

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

7/23/15



Date

Susan E. Payne, Executive Director  
State Agriculture Development Committee

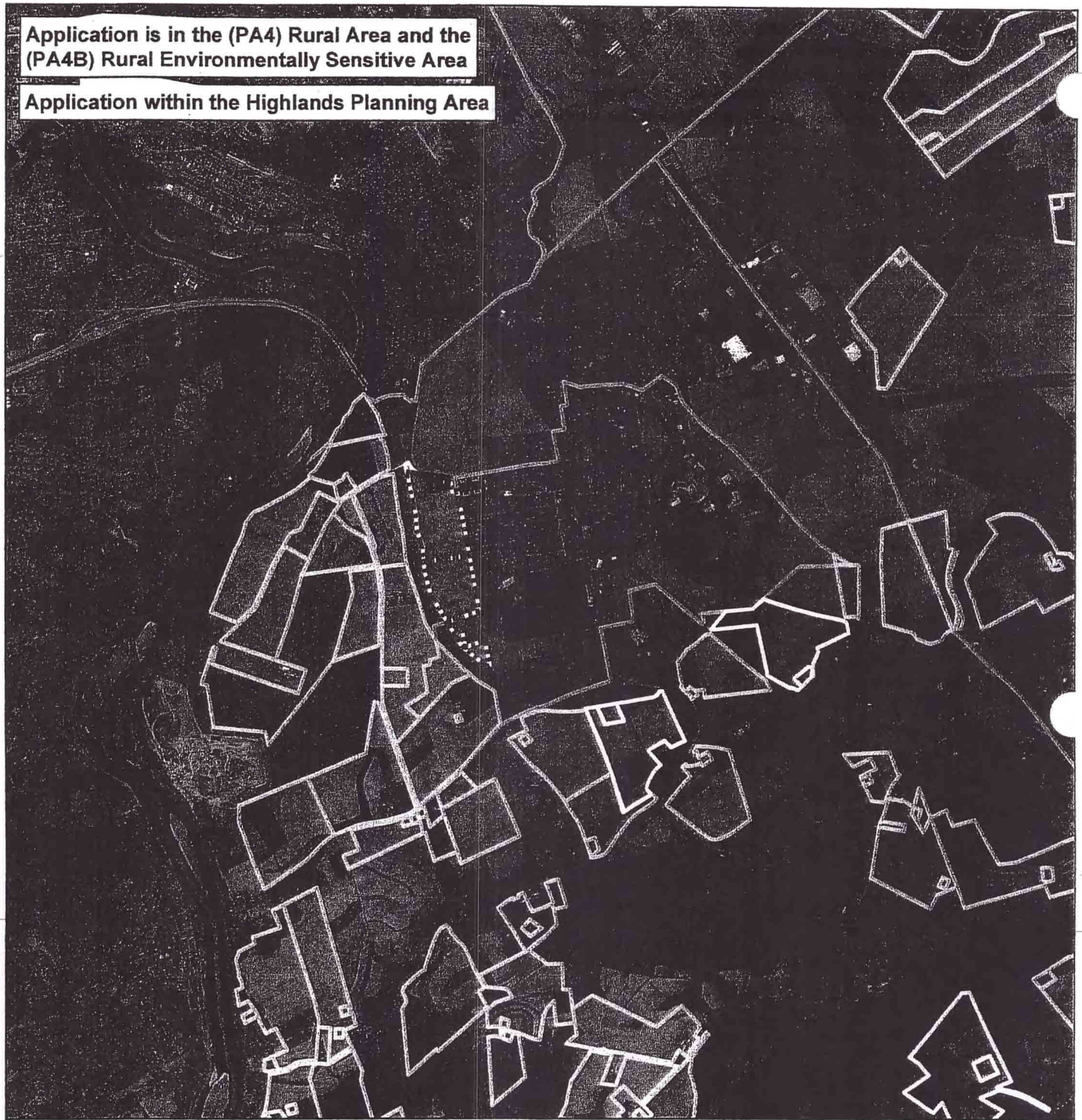
**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairman	YES
James Requa (rep. DCA Commissioner Richman)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	ABSENT
James Waltman	YES

Application is in the (PA4) Rural Area and the  
(PA4B) Rural Environmentally Sensitive Area

Application within the Highlands Planning Area

X:\counties\warco\projects\Oberly\_Jack\_2Mile.mxd



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Oberly, Jack  
Block 97 Lot 5 (7.69 ac), Alpha Boro  
Block 95 Lot 2.06 (35.53 ac), P/O Lot 2 (51.08 ac),  
P/O Lot 2-ES (non-severable exception – 1.0 ac) & P/O Lot 2-ES (severable exception – 2.34 ac)  
Pohatcong Twp.  
Gross Total = 94.71 ac  
Warren County

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



### NOTE:

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



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJOT/OGIS 2012 Digital Aerial Image

Date: 7/2/2015



X:\counties\warco\projects\Oberly Jack FWW.mxd



## Date: 7/2/2015



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Oberly, Jack & Betty (High St-PIG)  
State Acquisition  
Easement Purchase - SADC  
89 Acres

Block 95	Lot 2	Pohatcong Twp.	Warren County
Block 95	Lot 2.06	Pohatcong Twp.	Warren County
Block 97	Lot 5	Alpha Boro	Warren County

<b>SOILS:</b>	Other	4% *	0	=	.00
	Prime	91% *	.15	=	13.65
	Statewide	5% *	.1	=	.50

**SOIL SCORE: 14.15**

<b>TILLABLE SOILS:</b>	Cropland Harvested	98% *	.15	=	14.70
	Woodlands	2% *	0	=	.00

**TILLABLE SOILS SCORE: 14.70**

<b>FARM USE:</b>	Corn-Cash Grain	60 acres
	Soybeans-Cash Grain	181 acres

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for future residence  
Exception is not to be severable from Premises  
Exception is to be limited to one future single family residential unit(s)
    - 2nd (2.269) acres for existing single family residence and farm buildings  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2016R7(5)

Construction of Agricultural Labor Housing  
Russell and Patricia Clark Farm

July 23, 2015

Subject Property:     Russell and Patricia Clark Farm  
                              Block 1102, Lots 1, 2, 5 & 6  
                              Town of Hammonton, Atlantic County  
                              62.39-Acres

WHEREAS, Russell and Patricia Clark, ("Owners") are the current record owners of Block 1102, Lots 1, 2, 5 & 6, as identified in the Town of Hammonton, County of Atlantic, by deed dated March 30, 1982 and recorded in the Atlantic County Clerk's office in Deed Book 3679, Page 232, totaling 62.39 acres, hereinafter referred to as "Premises", see attached Schedule "A"; and

WHEREAS, the development easement on the Premises was conveyed to the State Agriculture Development Committee on February 27, 2008 pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., as recorded in the Atlantic County Clerk's office in Instrument Number 2008029060; and

WHEREAS, the farmland preservation Deed of Easement identifies no residual dwelling site opportunities (RDSOs), no existing single family residential buildings, a one-acre non-severable exception area and seven residential units used for agricultural labor purposes; and

WHEREAS, the agricultural labor units that existed at the time of preservation consisted of three pole barns, three concrete block barns and a mobile home trailer which provided housing for approximately 80 seasonal laborers;

WHEREAS, two separate structures existed on-site at the time of preservation that are used as kitchen and restroom/shower facilities for all the laborers on-site; and

WHEREAS, on June 9, 2015, the SADC received a request from the Owners to utilize two additional mobile home trailers, consisting of approximately 650 sq./ft. each, that have been brought on-site to house additional laborers to harvest additional acreage of blueberries that are coming into production, in the location as shown on Schedule "A"; and

WHEREAS, the Owners operate a fresh market blueberry operation on the Premises and on other nearby farms consisting of approximately 120 acres in production; and

WHEREAS, the Owners have approximately 55 acres planted in blueberries on the Premises and 65 acres in blueberries on adjacent preserved farms; and



WHEREAS, the Owner currently employs up to 120 laborers during the season of June through August, and finds that having farm workers on-site is essential to the continuation and expansion of the operation; and

WHEREAS, paragraph 14 of the Deed of Easement allows for the construction of housing for agricultural labor employed on the Premises but only with the approval of the Committee; and

WHEREAS, the farm workers will be full-time employees of the farm directly involved with the day-to-day production activities of planting, crop maintenance, irrigation, cultivation, harvest and packing of the blueberry crop; and

WHEREAS, the Owners have utilized off-site labor housing in the past and believe that having on-farm housing for seasonal agricultural labor will allow them to hire and retain a more consistent work force which is needed to produce and harvest this time sensitive crop; and

WHEREAS, the SADC has reviewed the Owner's request to construct two agricultural labor units and has determined that the size and location of the proposed units minimizes adverse impacts on the agricultural operation; and

WHEREAS, the SADC finds that the proposed construction and use of the agricultural labor units is consistent with the requirements of the Deed of Easement; and

WHEREAS, the Owners have indicated that additional acreage of blueberries will be reaching harvest age over the next two years and that an additional trailer or shower facility may be necessary to accommodate additional agricultural laborers in the future;

NOW THEREFORE BE IT RESOLVED, that the SADC approves the request to utilize two new mobile home trailers on the Premises as seasonal agriculture labor units, consisting of approximately 650 square feet each in size, as depicted on Schedule "A", subject to municipal, state and federal requirements; and

BE IT FURTHER RESOLVED, that only seasonal agricultural labor employed on the Premises, in production aspects of the operation, and their immediate family, may live in the agricultural labor units; and

BE IT FURTHER RESOLVED, that the seasonal agricultural laborers shall be engaged in the day-to-day production activities on the Premises, which at this time include the planting, crop maintenance, irrigation, cultivation, harvest and packing of blueberry crops grown on the Premises; and

BE IT FURTHER RESOLVED, that this approval is valid for a period of three years from the date of approval; and

BE IT FURTHER RESOLVED, that this approval is not transferrable; and

BE IT FURTHER RESOLVED, that the Owner's use of any structures for housing seasonal agricultural laborers shall be in compliance with all applicable Federal, State, County and local regulations; and

BE IT FURTHER RESOLVED, that in order to avoid the Owners needing to obtain a separate approval of the additional unit or consolidated shower facility in the near future, the SADC approves the use of one additional trailer and a consolidated shower facility, if needed, to accommodate additional agricultural laborers who meet all of the same conditions contained herein, and which shall be located within the farm complex area as identified on Schedule "A"; and

BE IT FURTHER RESOLVED, that if the additional trailer or shower facility is needed, the Owners shall notify SADC staff and provide the details of size, location and number of seasonal agricultural laborers will occupy the unit; and

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

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

7-23-15

DATE



Susan E. Payne, Executive Director  
State Agriculture Development Committee

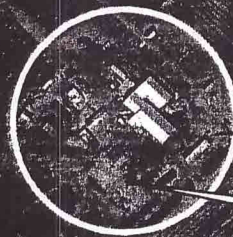
#### VOTE WAS RECORDED AS FOLLOWS

Douglas H. Fisher, Chairperson	Yes
Cecile Murphy (rep. DEP Commissioner Martin)	Yes
James Requa (rep. DCA Acting Commissioner Richman)	Yes
Ralph Siegel (rep. Acting State Treasurer Romano)	Yes
Brian Schilling (rep. Executive Dean Goodman)	Yes
Jane R. Brodhecker	Yes
Alan A. Danser, Vice Chair	Yes
James Waltman	Yes
Peter Johnson	Absent
Denis C. Germano	Absent



# Schedule "A"

## Clark Farm



Farmstead Complex Area

Location of Two New Ag Labor Trailers

X:\projects\farmview.mxd

### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Clark Farm  
Block 1102, Lots 1, 2, 5 & 6  
Town of Hammonton, Atlantic County  
62.39 - Acres



0 212.5 425 850 1,275 Feet

#### Farmland Preservation Program

	PRESERVED EASEMENT
	EXCEPTION AREA
	PRESERVED EASEMENT / NR
	EXCEPTION AREA / NR
	FINAL APPROVAL
	PRELIMINARY APPROVAL
	ACTIVE APPLICATION
	8 YEAR PRESERVED
	TARGETED FARM
	INACTIVE APPLICATION
	NO CORRESPONDING DATA

	State Planning Area
	(PA1) METRO
	(PA2) SUBURBAN
	(PA3) FRINGE
	(PA4) RURAL
	(PA4a) RURAL ENV SENS
	(PA5) ENV SENS
	(PA5a) ENV. SENSITIVE BARRIER IS
	(P10) PINELANDS
	PARK
	MILITARY
	NEW JERSEY MEADOWLANDS
	WATER
	ELLIS ISLAND- NJ
	ELLIS ISLAND- NY
	Base Map
	County Boundaries
	Municipal Boundaries
	Highlands Planning Area
	Highlands Preservation Area
	Pinelands Area
	Green Acres Preserved Easements

7/16/2015

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2016R7(6)**

**Installation of Roof Mounted Solar Energy Generation Facility, Structures and  
Equipment on a Preserved Farm**

**Richard and Michele Melchert Farm**

**July 23, 2015**

Subject Property: Richard and Michele Melchert Farm  
Block 76, Lot 11  
Upper Pittsgrove Township, Salem County  
78.35-Acres

WHEREAS, Richard and Michele Melchert, hereinafter "Owners", are the record owners of Block 76, Lot 11, in the Township of Upper Pittsgrove, County of Salem, by Deed dated February 19, 1999, and recorded in the Salem County Clerk's Office in Deed Book 1006, Page 200, totaling approximately 78 acres, hereinafter referred to as "Premises" (as shown on Schedule "A"); and

WHEREAS, the development easement on the original Premises, was conveyed to Salem County on March 24, 2006, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, as a Deed of Easement recorded in Deed Book 1233, Page 58; and

WHEREAS, P.L. 2009, c.213 signed into law on January 16, 2010, requires the State Agriculture Development Committee (SADC) approval before constructing, installing, and operating renewable energy generating facilities, structures and equipment on preserved farms, including areas excepted from the Premises; and

WHEREAS, on June 3, 2013, the regulations (N.J.A.C. 2:76-24.1 et seq.) implementing the legislation allowing owners of preserved farms to install solar energy systems on preserved farms became effective; and

WHEREAS, the regulations state that the owner of a preserved farm may construct, install and operate renewable energy generation facilities on preserved farms for the purpose of generating power or heat, provided



the systems:

- (1) do not interfere significantly with the use of the land for agricultural or horticultural production, as determined by the committee;
- (2) are owned by the landowner, or will be owned by the landowner upon the conclusion of the term of an agreement with the installer of the biomass, solar, or wind energy generation facilities, structures, or equipment by which the landowner uses the income or credits realized from the biomass, solar, or wind energy generation to purchase the facilities, structures, or equipment;
- (3) are used to provide power or heat to the farm, either directly or indirectly, or to reduce, through net metering or similar programs and systems, energy costs on the farm; and
- (4) are limited (a) in annual energy generation capacity to the previous calendar year's energy demand plus 10 percent, in addition to what is allowed under subsection b. of this section, or alternatively at the option of the landowner (b) to occupying no more than one percent of the area of the entire farm including both the preserved portion and any portion excluded from preservation.
- (5) The person who owns the farm and the energy generation facilities, structures, and equipment may only sell energy through net metering or as otherwise permitted under an agreement allowed pursuant to paragraph (2) of this subsection.

WHEREAS, the Applicant installed the roof mounted array in the fall of 2014;  
and

WHEREAS, the Applicant subsequently submitted an "Application for Energy Generation Facilities on Existing Buildings or Structures on Preserved Farmland" pursuant to N.J.S.A. 4:1C-32.4; and

WHEREAS, the panels are located on the rooftops of two barns on the Premises with an occupied area totaling approximately 6,600 sq./ft. (in size as identified on Schedule "A"; and

WHEREAS, the energy demand from this roof mounted unit is from the single family residence on the Premises and the grain drying system; and

WHEREAS, the energy demand for the previous calendar year for the farm is approximately 111,240 kWh's as confirmed by the Applicant's submission 12 months of utility bills; and

WHEREAS, the rated capacity of the proposed solar energy generation facility is 65,636 kWh's per year; and

WHEREAS, the impervious cover created by the system is limited to the surface area of the concrete pad used to support the inverter, which amounts to approximately 64 sq./ft. of impervious cover; and

WHEREAS, the site disturbance for the ground mounted array is limited to the underground trench across the driveway that connects the inverter next to the barn to the utility pole along the road, which totals approximately 125 sq./ft.; and

WHEREAS, there are no other renewable energy generation facilities existing on the Premises; or

WHEREAS, the solar energy generation facility is owned by the Owners; and

WHEREAS, the Applicant provided evidence confirming that the solar energy generation facility will provide power to the farm directly through net metering to reduce energy costs on the farm; and

WHEREAS, the Applicant provided evidence that the annual solar energy generation does not exceed 110% of the previous calendar year's energy demand; and

WHEREAS, pursuant to N.J.S.A. 4:1C-32.4, the SADC forwarded a copy of the Owner's application to the Salem County Agriculture Development Board, to provide comments concerning the installation, construction, operation and maintenance of the solar energy generation facility, structures and equipment; and

WHEREAS, on July 14, 2015, the Salem CADB advised the SADC that it has no objections to the Melchert Farm solar application;

NOW THEREFORE BE IT RESOLVED, that the SADC finds that the Owners have complied with all of the provisions of N.J.S.A. 4:1C-32.4 concerning the installation of a photovoltaic solar energy generation facility, structures and equipment on the Premises; and



BE IT FURTHER RESOLVED, that the SADC approves of the construction, installation, operation and maintenance of the photovoltaic energy generation facilities, structures and equipment consisting of approximately 6,600 square feet of space located on the rooftops of two barns having a rated capacity of 65,636 kWh's of energy as identified in Schedule "A", and as described further herein; and

BE IT FURTHER RESOLVED, that total electrical energy demand of the farm is 111,240 kWh's annually; and

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

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

7-23-15

DATE



Susan E. Payne, Executive Director  
State Agriculture Development Committee

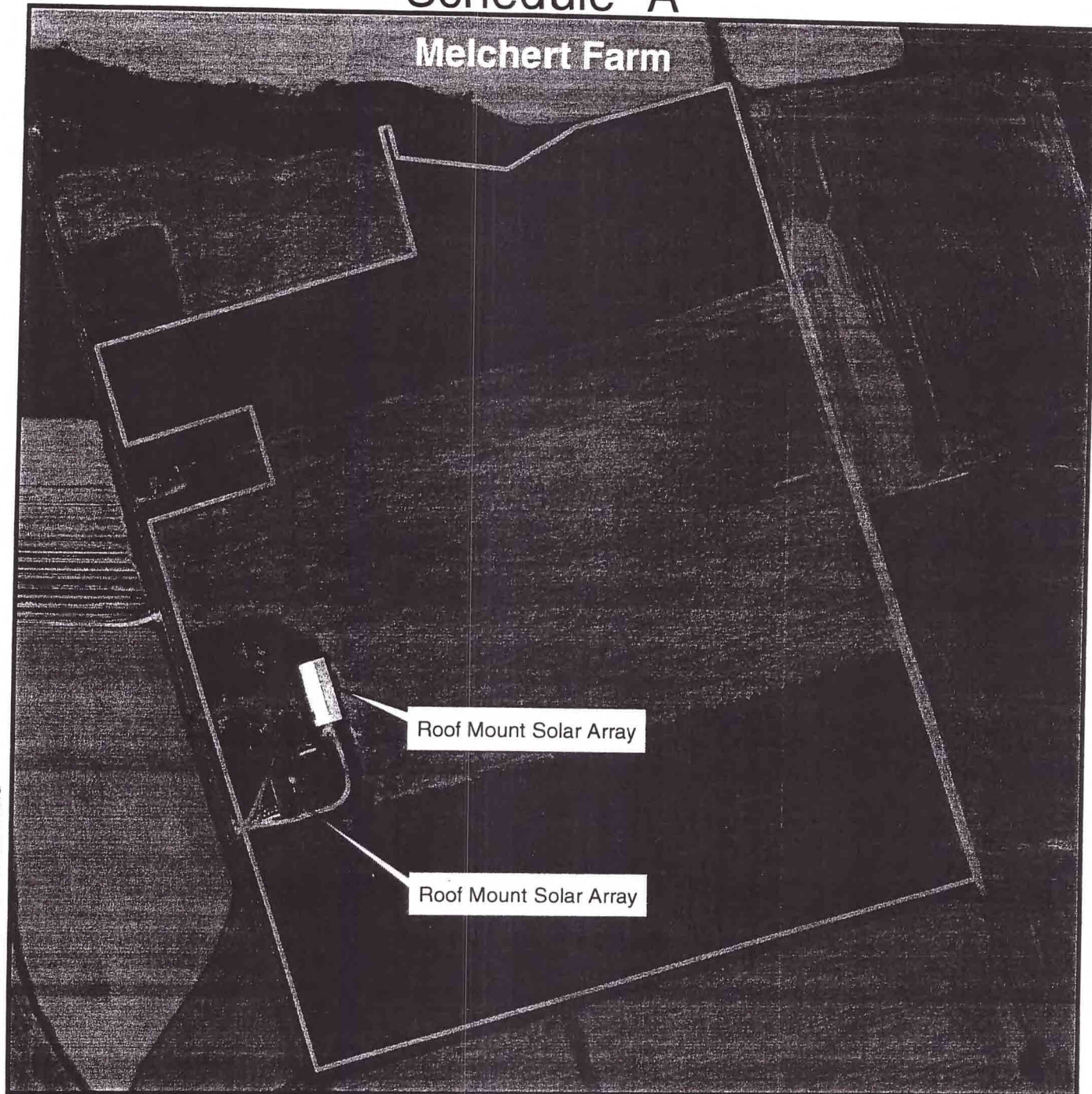
#### VOTE WAS RECORDED AS FOLLOWS

Douglas H. Fisher, Chairperson	Yes
Cecile Murphy (rep. DEP Commissioner Martin)	Yes
James Requa (rep. DCA Acting Commissioner Richman)	Yes
Ralph Siegel (rep. Acting State Treasurer Romano)	Yes
Brian Schilling (rep. Executive Dean Goodman)	Yes
Jane R. Brodhecker	Yes
Alan A. Danser, Vice Chair	Yes
James Waltman	Yes
Peter Johnson	Absent
Denis C. Germano	Absent

# Schedule "A"

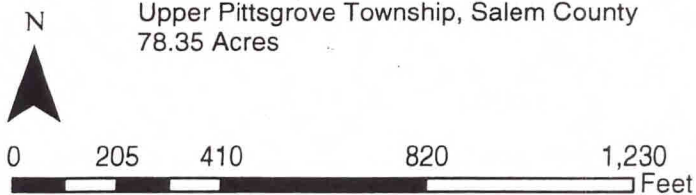
## Melchert Farm

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### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Melchert Farm  
Block 76, Lot 11  
Upper Pittsgrove Township, Salem County  
78.35 Acres



7/15/2015

#### Farmland Preservation Program

	PRESERVED EASEMENT
	EXCEPTION AREA
	PRESERVED EASEMENT / NR
	EXCEPTION AREA / NR
	FINAL APPROVAL
	PRELIMINARY APPROVAL
	ACTIVE APPLICATION
	8 YEAR PRESERVED
	TARGETED FARM
	INACTIVE APPLICATION
	NO CORRESPONDING DATA

State Planning Areas	
	(PA1) METRO
	(PA2) SUBURBAN
	(PA3) FRINGE
	(PA4) RURAL
	(PA4S) RURAL ENV SENS
	(PA5) ENV SENS
	(PA5S) ENV SENSITIVE BARRIER IS
	(P10) PINELANDS
	PARK
	MILITARY
	NEW JERSEY MEADOWLANDS
	WATER
	ELLIS ISLAND- NJ
	ELLIS ISLAND- NY
Base Map	
	County Boundaries
	Municipal Boundaries
	Highlands Planning Area
	Highlands Preservation Area
	Pinelands Area
Green Acres Preserved Easements	





# STATE AGRICULTURE DEVELOPMENT COMMITTEE

## RESOLUTION #FY2016R7(7)

### Delegation of Approval of Certain Applications for Additional Antennas Co-Located on Personal Wireless Service Facilities Previously Approved by the Committee on Preserved Farmland

July 23, 2015

WHEREAS, pursuant to N.J.A.C. 2:76-23, et. seq. the SADC has established a protocol for the review of Applications for Special Permits for Installation of Personal Wireless Service Facilities on Preserved Farmland as authorized pursuant to N.J.S.A. 4:1C-32.2; and

WHEREAS, pursuant to Article IV, Section 3 of the Bylaws adopted by the SADC on March 24, 1994, and revised in March 1995 and December 2002, the Committee may delegate review and approval authority to the Executive Director pursuant to N.J.S.A. 4:1C-5e. and 5f.; and

WHEREAS, N.J.A.C. 2:73-23.1, et seq. and N.J.S.A. 4:1C-32.2, authorize the Committee to issue a special permit approval to construct a personal wireless service facility on preserved farmland; and

WHEREAS, N.J.A.C. 2:76-23.1, et seq. defines a personal wireless service facility as a personal wireless service tower and any associated equipment and structures necessary to operate and maintain that tower; and

WHEREAS, N.J.A.C. 2:73-23.6(a)7 states that the new structure cannot exceed 500 square feet of footprint area; and

WHEREAS, N.J.S.A. 4:1C-32.2c(3) authorizes the sharing of a single, SADC-permitted personal wireless service facility by more than one personal wireless service company, or the use of the said facility for other compatible wireless communication uses, deemed by the SADC to not be violative of the intent or goals, purposes or requirements of the statute; and

WHEREAS, the Committee seeks to delegate authority to the Executive Director of the SADC to review and approve requests by personal wireless service companies to co-locate their equipment on a personal wireless service facility previously permitted by the SADC, provided the said equipment and all associated



infrastructure otherwise conform with the criteria set forth in N.J.A.C. 2:76-23.1, et seq.; and

WHEREAS, the Executive Director shall not be precluded from bringing any application before the Committee for review and approval, if deemed appropriate; and

WHEREAS, at the request of the applicant, the Committee shall review an application that has been denied by the Executive Director and approve, approve with conditions, or disapprove the application; and

NOW, THEREFORE, BE IT RESOLVED that the SADC has determined that circumstances warrant the delegation of, and it so delegates, authority to the Executive Director to review and approve, approve with conditions, or deny requests by personal wireless service companies to co-locate their equipment on a personal wireless service facility previously permitted by the SADC, provided the said equipment and all associated infrastructure otherwise conform with the criteria set forth in N.J.A.C. 2:76-23.1, et seq.; and

BE IT FURTHER RESOLVED, that such approvals may be issued without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director, and notification of all such approvals shall be provided to the SADC at its regular monthly meetings in the form of a written report submitted by the Executive Director; and

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

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

7-23-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS

Douglas H. Fisher, Chairperson  
Cecile Murphy (rep. DEP Commissioner Martin)

Yes  
Yes

James Requa (rep. DCA Acting Commissioner Richman)	Yes
Ralph Siegel (rep. Acting State Treasurer Romano)	Yes
Brian Schilling (rep. Executive Dean Goodman)	Yes
Jane R. Brodhecker	Yes
Alan A. Danser, Vice Chair	Yes
James Waltman	Yes
Peter Johnson	Absent
Denis C. Germano	Absent

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STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2016R7(8)

Memorializing Standards for determining Eligible Farms Pursuant  
to the County Planning Incentive Grant (PIG) Program

July 23, 2015

WHEREAS, pursuant to N.J.A.C. 2:76-1 et seq. (County Planning Incentive Grant Program) the SADC is responsible for establishing the standards for what constitutes an "eligible farm" by annually determining minimum score requirements, of the County Planning Incentive Grant program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the county easement purchase program and/or the county planning incentive grant program within the previous three fiscal years, as determined by the SADC ; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7, if a farm fails to meet the minimum score requirements and the County wishes to preserve the farm using Committee funds, the County may request a waiver of the minimum score criterion; and

NOW THEREFORE BE IT RESOLVED, that the SADC adopts the Average Quality Scores for each county and the 70 percent average quality score values for determining an "eligible farm" pursuant to N.J.A.C. 2:76-17.2 for the County Planning Incentive Grant Program, as identified on the attached Schedule "A"; and

BE IT FURTHER RESOLVED, that the 70 percent of average quality scores for determining an "eligible farm" pursuant to N.J.A.C. 2:76-17.2 shall be effective as of January 1, 2016, and shall apply to an application for the sale of a development easement that is received by the SADC pursuant to N.J.A.C. 2:76-17.9 prior to December 31, 2016.

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

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

7-23-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS**

Douglas H. Fisher, Chairperson	Yes
Cecile Murphy (rep. DEP Commissioner Martin)	Yes
James Requa (rep. DCA Acting Commissioner Richman)	Yes
Ralph Siegel (rep. Acting State Treasurer Romano)	Yes
Brian Schilling (rep. Executive Dean Goodman)	Yes
Jane R. Brodhecker	Yes
Alan A. Danser, Vice Chair	Yes
James Waltman	Yes
Peter Johnson	Absent
Denis C. Germano	Absent



S:\Minimum Standards for Programs\July 2015\minimum Standards January 2016.xls





STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2016R7(9)

Memorializing Standards for determining Priority and Alternate Farms  
Pursuant to the State Acquisition Programs

July 23, 2015

WHEREAS, pursuant to N.J.A.C. 2:76-8.5(c) and N.J.A.C. 2:76-11.5 (c) the SADC is responsible for prioritizing farms for purposes of acquiring lands in fee simple title or acquiring development easements on eligible farms as a "Priority farm", "Alternate farm" and "Other farm"; and

WHEREAS, a "priority farm" means a farm that meets or exceeds both 75 percent of the average farm size in the county in which it is located and its quality score is at least 90 percent of the average quality score in the county in which it is located; and

WHEREAS, an "alternate farm" means a farm that does not meet the criteria for "priority farm", but meets or exceeds both 55 percent of the average farm size in the county in which it is located and its quality score is at least 70 percent of the average quality score in the county in which it is located; and

WHEREAS an "other farm" means a farm that does not meet the criteria for "priority" or "alternate" farms (Schedule A); and

WHEREAS, the average quality score in a county shall be based on the average quality score determined pursuant to N.J.A.C. 2:76-6.16 for all farms granted preliminary approval by the SADC through the county easement purchase program and/or county planning incentive grant program within the previous three fiscal years, as determined by the SADC; and

WHEREAS, the average farm size in a county shall be based on the average farm size of farms using the 2012 US Census data;

NOW THEREFORE BE IT RESOLVED, that the SADC adopts the Average Quality Scores for each county as identified on the attached Schedule A for State acquisitions; and

BE IT FURTHER RESOLVED, that the SADC adopts the Average Acres for each county as identified on the attached Schedule A; and

BE IT FURTHER RESOLVED, that the SADC adopts the individual scores for determining a "priority farm" and an "alternate farm" as identified on the attached Schedule A for State acquisition programs pursuant to N.J.A.C. 2:76-8 and 11; and

BE IT FURTHER RESOLVED, the individual scores pursuant to N.J.A.C. 2:76-8 and 11 shall be effective as of July 1, 2015, for all applications which have not had option agreements authorized by that date; and

BE IT FURTHER RESOLVED, the standards established in this resolution and Schedule A shall remain in effect through June 30, 2016; and

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

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

7-23-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS

Douglas H. Fisher, Chairperson	Yes
Cecile Murphy (rep. DEP Commissioner Martin)	Yes
James Requa (rep. DCA Acting Commissioner Richman)	Yes
Ralph Siegel (rep. Acting State Treasurer Romano)	Yes
Brian Schilling (rep. Executive Dean Goodman)	Yes
Jane R. Brodhecker	Yes
Alan A. Danser, Vice Chair	Yes
James Waltman	Yes
Peter Johnson	Absent
Denis C. Germano	Absent

## Schedule A

S:\Minimum Standards for Programs\July 2015\minimum Standards January 2016.xls





STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2016R7(10)

CERTIFICATION OF APPRAISER  
TO THE SADC  
APPROVED APPRAISER LIST

JULY 23, 2015

WHEREAS, pursuant to N.J.A.C. 2:76-6.7, the State Agriculture Development Committee (SADC) shall adopt a list of appraisers who are designated as state certified general real estate appraisers (SCGREA) pursuant to N.J.A.C. 13:40A-1.2; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.22 the SADC shall conduct an annual review of all approved appraisers for the purpose of re-certification; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.22, at the June 25, 2015 meeting of the Committee, staff confirmed that the approved appraisers contained in Schedule "A" satisfied all the requirements for re-certification and the appraisers as identified in Schedule "B" did not meet the requirements for re-certification due to not attending at least one of the SADC's annual appraiser seminars in the last two years; and

WHEREAS, any new appraiser that requests inclusion on the approved appraiser list must satisfy the requirements of N.J.A.C. 2:76-6.21;

WHEREAS, SADC staff has reviewed the qualifications, experience and mandatory attendance at the June 3, 2015 Appraiser Conference of Thomas P. Lenahan, and has determined that Mr. Lenahan satisfies all of the requirements for certification.

NOW THEREFORE BE IT RESOLVED that pursuant to N.J.A.C. 2:76-6.21 and 22, the SADC certifies the addition of Thomas P. Lenahan to the list of Approved Appraisers.

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

BE IT FURTHER RESOLVED, that this approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

7-23-15

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

## VOTE WAS RECORDED AS FOLLOWS

Douglas H. Fisher, Chairperson	Yes
Cecile Murphy (rep. DEP Commissioner Martin)	Yes
James Requa (rep. DCA Acting Commissioner Richman)	Yes
Ralph Siegel (rep. Acting State Treasurer Romano)	Yes
Brian Schilling (rep. Executive Dean Goodman)	Yes
Jane R. Brodhecker	Yes
Alan A. Danser, Vice Chair	Yes
James Waltman	Yes
Peter Johnson	Absent
Denis C. Germano	Absent

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STATE AGRICULTURE DEVELOPMENT COMMITTEE

LIST OF APPRAISERS TO BE APPROVED

JULY 23, 2015

Thomas P. Lenahan, MAI, CMEA, CSBA  
Appraisal Capital Services, LLC  
231 Lorraine Drive  
Berkeley Heights, NJ 07922-2341  
908-508-0077  
Email - [tlenahan1@verison.net](mailto:tlenahan1@verison.net)

Schedule A

State Agriculture Development Committee  
Farmland Preservation Program  
Approved Appraisers  
As of June 25, 2015

Name	Address	City	State	Zip	County	Phone	Fax	Meetings Attended
Ms. Thelma K. Achenbach SFA Approved for Yellow Book	23 Sherwood Drive Achenbach & Associates, LLC	Horseshoe	NJ	07960	Morris	(973) 886-0181	(973) 656-0567	June 3rd 2015, Mercer
Mr. J. Paul Bainbridge Approved for Yellow Book	6 Woodland Road J. P. Bainbridge & Assoc., Inc.	Cape May Court House	NJ	08210	Cape May	(609) 465-9978	(609) 465-9969	June 4th 2014, Mercer
Mr. Steven W. Bartelt MAI, SRA Approved for Yellow Book	P O Box 8169 Bartelt Associates	Turnersville	NJ	08012	Gloucester	(856) 582-5892	(856) 582-3493	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Allen Black MAI Approved for Yellow Book	Todd & Black Inc. 1209 S. Union Ave.	Cherry Hill	NJ	08002-3333	Camden	(609) 662-7676	(856) 662-0188	June 4th 2014, Mercer
Ms. Pamela J. Brodowski	BRA Valuation & Consulting Service Eastampton 22 Windham Drive	Eastampton	NJ	08060-4362	Burlington	(609) 261-4220	(609) 261-4224	June 3rd 2015, Mercer
Mr. Richard J. Carabelli	123 Franklin Corner Rd., Ste 203 Martin Appraisal Associates	Lawrenceville	NJ	08648-2572	Mercer	(609) 896-2245	(609) 896-1533	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Bruce L. Carlin	One S. Finley Ave, P O Box 372 Carlin Appraisal Service	Basking Ridge	NJ	07920	Somerset	(908) 766-2600	(908) 766-7971	June 3rd 2015, Mercer
Ms. Lana D. Chiappetta Approved for Yellow Book	547 McKendin Road Aspen Valuation Group, LLC	Medford	NJ	08055	Burlington	(609) 714-7402	(609) 784-7899	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Patrick K. Conover Approved for Yellow Book	Conover Appraisal Assoc. 722 S. Second Ave.	Absecon	NJ	08205-9546	Atlantic	(609) 652-6553	(609) 748-0007	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Robert G. Cooper, Jr. Approved for Yellow Book	555 East Main St, P O Box 121 Landmark I Appraisal LLC	Chester	NJ	07930	Morris	(908) 879-2424	(908) 879-8014	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Albert Crosby	Colliers International Valuation 109 Appaloosa Way	Sewell	NJ	08080	Gloucester	(609) 922-4815	(856) 582-4711	June 4th 2014, Mercer
Ms. Susanne M Curran MAI, PP Approved for Yellow Book	Curran Realty Advisors 195 Nassau Street, Suite 17	Princeton	NJ	08542	Mercer	(609) 921-8778	(609) 921-8224	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Ernest R. Darpino Ph.D. ASA	137 Stokes Road	Medford Lakes	NJ	08055	Burlington	(609) 654-2125	(609) 953-7434	June 3rd 2015, Mercer
Mr. Kenneth R. Depew Approved for Yellow Book	Defew & Martin Real Estate Appr. 302 North Washington Avenue Ste 2	Moorestown	NJ	08057	Burlington	(856) 231-9300	(856) 231-7419	June 3rd 2015, Mercer June 4th 2014, Mercer

State Agriculture Development Committee  
Farmland Preservation Program  
Approved Appraisers  
As of June 25, 2015

Name	Address	City	State	Zip	County	Phone	Fax	Meetings Attended
Mr. Victor D. Disanto Approved for Yellow Book	145 West End Ave., P O Box 977 Sterling Disanto & Associates	Somerville	NJ	08876	Somerset	(908) 526-4244	(908) 526-3228	June 3rd 2015, Mercer
Mr. Daniel P. Donovan Approved for Yellow Book	19 Skytop Road	Cedar Grove	NJ	07009-1316	Essex	(973) 857-3120		June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Halvor J. Egeland MAI Approved for Yellow Book	1415 Hooper Ave., Suite 202 Integra Realty Resources	Toms River	NJ	08753-2887	Monmouth	(732) 244-7000	(732) 505-9498	June 4th 2014, Mercer
Mr. Michael Ehrnsberg	37 Beach Road	Monmouth Beach	NJ	07750	Monmouth	(732) 571-3900	(732) 571-7272	June 3rd 2015, Mercer
Mr. Carl Fleming	2 Ridge Lane Fleming White Appraisals, Inc.	Colonia	NJ	07067-3207	Middlesex	(732) 388-2177	(908) 499-7233	June 4th 2014, Mercer
Mr. Robert W. Frankenfield Approved for Yellow Book	521 Middle Road Robert W. Frankenfield Associate	Hamorton	NJ	08037	Atlantic	(609) 457-9570	(609) 704-8665	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Norman J. Goldberg Approved for Yellow Book	44 Leigh Street	Clinton	NJ	08809	Hunterdon	(908) 730-8808	(908) 730-6242	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Anthony S. Graziano Approved for Yellow Book	1415 Hooper Ave., St. 202 Integra Realty Res. Coastal NJ	Toms River	NJ	08753-2887	Ocean	(732) 244-7000	(732) 505-9498	June 4th 2014, Mercer
Mr. Andrew Gyelvan Jr.	91 Kennedy Drive	Fairless Hills	PA	19030		(856) 795-4042		June 3rd 2015, Mercer
Mr. Ronald A. Hagel MAI, SRA Approved for Yellow Book	605 Rostan Court P. A. Hagel & Associates	Vineland	NJ	08361	Cumberland	(856) 691-7055	(856) 691-7017	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Richard E. Hall MAI, CRE Approved for Yellow Book	29 Hadley Avenue Hall Realty Consultants, LLC	Toms River	NJ	08753	Ocean	(732) 503-4109	(856) 360-8596	June 4th 2014, Mercer
Mr. Mark J. Hanson MAI, SRA	809 Second Street The Hanson Group	Ocean City	NJ	08226-4117	Burlington	(609) 398-3189	(609) 398-6218	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Joseph V. Heenan	615 Ocean Avenue PO Box 1405	Ocean City	NJ	08226	Cape May	(609) 457-0852	(609) 456-3352	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Robert F. Heffernan Approved for Yellow Book	19 Upton Pine Rd PO Box 611	Oldwick	NJ	08858	Hunterdon	(908) 236-7098	(908) 236-7613	June 3rd 2015, Mercer June 4th 2014, Mercer

June 17, 2015



State Agriculture Development Committee  
Farmland Preservation Program  
Approved Appraisers  
As of June 25, 2015

Name	Address	City	State	Zip	County	Phone	Fax	Meetings Attended
Mr. Francis C. Heil III Approved for Yellow Book	750 Route 73, South, Suite 505 Willow Ridge Ec. Offices	Marlton	NJ	08053	Burlington	(856) 985-7799	(856) 985-1771	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Michael E. Holenstein Approved for Yellow Book	Holzhauser & Holenstein, LLC 70 Sparta Avenue-Knoll Pl Ste 20	Sparta	NJ	07871	Sussex	(973) 300-0121	(973) 300-0171	June 3rd 2015, Mercer
Mr. Michael D. Jones Approved for Yellow Book	Legore & Jones Appraisal, Suite 664 Washington Street, 1st Floor	Cape May	NJ	08204	Cape May	(609) 770-7146	(609) 770-7194	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Patrick Josephs Approved for Yellow Book	21 Crestview Drive PO Box 5055	Kendall Park	NJ	08824	Middlesex	(732) 297-5400	(732) 297-7220	June 4th 2014, Mercer
Mr. Edwin F. Kay Approved for Yellow Book	107 E. Commerce St. Edwin F. Kay & Associates	Bridgeton	NJ	08302	Cumberland	(856) 451-2000	(856) 451-2001	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Barry J. Krauser MAI, CRE Approved for Yellow Book	Integra Realty Resources 80 S. Jefferson Road	Whippany	NJ	07981-1038	Morris	(973) 538-3188	(973) 515-2999	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Matthew Krauser MAI, CRE Approved for Yellow Book	80 South Jefferson Road Integra Realty Resources Ste 204	Whippany	NJ	07981	Morris	(973) 538-3188	(973) 515-2999	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Samuel Levi MAI Approved for Yellow Book	603 W. County Line Road-Suite 2 Starmark Appraisals	Lakewood	NJ	08701	Ocean	(732) 886-6695	(732) 886-7115	June 3rd 2015, Mercer
Mr. Joshua D. Mackoff Approved for Yellow Book	44 Maple Avenue	Morristown	NJ	07960	Morris	(973) 539-0406	(973) 540-1499	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Henry J. Mancini Approved for Yellow Book	Henry J. Mancini & Associates, In Manahawkin 691 Mill Creek Rd, Unit 11	Manahawkin	NJ	08050	Ocean	(609) 978-9750	(609) 978-9180	June 4th 2014, Mercer
Mr. Richard J. Martin Approved for Yellow Book	DePew & Martin Real Estate Appr 302 North Washington Ave. Ste. 20	Morristown	NJ	08057	Burlington	(856) 231-9300	(856) 231-7419	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Joseph L. Mazotas Approved for Yellow Book	344 Nassau Street Joseph L. Mazotas, Inc.	Flinchton	NJ	08540	Mercer	(609) 924-5353	(609) 497-9325	June 4th 2014, Mercer
Mr. Thomas J. McCartney Approved for Yellow Book	James P. Casey Appraisal Assoc., Sea Girt 2164 Route 35 - Bldg. C, Ste. 12	Sea Girt	NJ	08750	Morristown	(732) 974-7744	(732) 974-7766	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Charles A. McCullough Approved for Yellow Book	Giuliano, Miller & Co. 307 Andrews Lane	Morristown	NJ	08057	Burlington	(856) 923-5879	(856) 767-3500	June 3rd 2015, Mercer June 4th 2014, Mercer

June 17, 2015

State Agriculture Development Committee  
Farmland Preservation Program  
Approved Appraisers  
As of June 25, 2015

Name	Address	City	State	Zip	County	Phone	Fax	Meetings Attended
Mr. Jerome J. McHale Approved for Yellow Book	J McHale & Associates Inc. 693 Main St. Bldg C 2nd Fl PO Box	Lumberton	NJ	08008	Burlington	(609) 914-4679	(609) 914-0079	June 4th 2014, Mercer
Mr. Edward T. Mollinari Approved for Yellow Book	14 Harrison St., Suite 202 Harrison Professional Building	Woodbury	NJ	08096	Gloucester	(856) 853-7622	(856) 853-7627	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Joseph Murray	469 Morris Avenue - PO Box 579 Professional Appraisal Associate	Summit	NJ	07902	Somerset	(908) 273-2412	(908) 273-9189	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. John J. Musnuff, MAI Approved for Yellow Book	Musnuff Group, LLC 17 E. Main Street - P.O. Box 517	Clinton	NJ	08809-0175	Hunterdon	(908) 735-0009	(908) 735-0067	June 3rd 2015, Mercer
Mr. Joseph F. Pino	572 Rt. 40	Elmer	NJ	08318	Salem	(856) 358-8049	(856) 358-8899	June 3rd 2015, Mercer
Mr. Ronald B. Redish Approved for Yellow Book	Appraisal Services of NJ, Inc. 13 Ginger Lane	Sparta	NJ	07871	Sussex	(973) 726-9304	(973) 726-9314	June 3rd 2015, Mercer
Mr. Harry F. Renwick Jr	1001 Lenola Road, Bldg 2, Ste. 10 Maple Shade Renwick & Associates		NJ	08052	Burlington	(856) 779-7050	(856) 608-8981	June 3rd 2015, Mercer June 4th 2014, Mercer
Ms. Tracy A. Reuter	44 Leigh Street	Clinton	NJ	08809	Hunterdon	(908) 730-8808	(888) 501-3398	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Thomas Rodriguez Approved for Yellow Book	74 Lambert Road Tom Rodriguez Associates	Stockton	NJ	08559	Hunterdon	(908) 788-5543	(908) 788-6881	June 3rd 2015, Mercer
Mr. Lee L. Romm Approved for Yellow Book	20 Westbury Drive	Cherry Hill	NJ	08003	Burlington	(856) 983-5500	(856) 983-9523	June 3rd 2015, Mercer
Mr. Ronald L. Rubinstein	Comprehensive Appraisal Corp. 15 Jefferson Ct.	Freehold	NJ	07728	Monmouth	(732) 308-0909	(732) 431-5031	June 4th 2014, Mercer
Mr. William J. Sapio MAI	North Star Appraisal Company 199 New Road, Suite 61, PMB 399	Linwood	NJ	08221	Camden	(856) 933-1272	(856) 933-1362	June 3rd 2015, Mercer
Mr. R. Michael Schaible MAI, SCRE	Vanguard Appraisal Services 7 Sandford Road	Stockton	NJ	08559	Hunterdon	(609) 460-4530	(609) 460-4776	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Robert G. Schwartz MAI	28-30 N. Sussex St., P O Box 100 Harry L. Schwartz & Co.	Dover	NJ	07802-1008	Morris	(973) 366-5600	(973) 366-6594	June 3rd 2015, Mercer June 4th 2014, Mercer

State Agriculture Development Committee  
Farmland Preservation Program  
Approved Appraisers  
As of June 25, 2015

Name	Address	City	State	Zip	County	Phone	Fax	Meetings Attended
Mr. Daniel C. Webb Approved for Yellow Book	Lasser Susman Associates, LLC 220 South Orange Avenue	Livingston	NJ	07039	Essex	(973) 535-9600	(973) 535-9611	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. John R. Weber Jr.	Curini Appraisal Inc. 1540 Kuser Road - Suite A-7	Hamilton	NJ	08619	Mercer	(609) 586-3500	(609) 586-3504	June 3rd 2015, Mercer June 4th 2014, Mercer
Ms. Barbara M. Wemmer	BWM Inc. Real Estate 108 Pixie Moss Trail	Hedford	NJ	08055	Burlington	(609) 654-7842	(609) 654-2672	June 3rd 2015, Mercer
Mr. Michael White	2 Ridge Lane Fleming White Appraisals, Inc.	Colonia	NJ	07067-3207	Middlesex	(732) 388-2177	(908) 499-7233	June 4th 2014, Mercer
Mr. William S. Yecke Approved for Yellow Book	1315 Walnut Street Suite 808	Philadelphia	PA	19107		(215) 546-3241	(215) 546-3879	June 3rd 2015, Mercer



State Agriculture Development Committee  
Farmland Preservation Program  
Approved Appraisers  
As of June 25, 2015

Name	Address	City	State	Zip	County	Phone	Fax	Meetings Attended
Mr. Timothy W. Sheehan MAI, SFA Approved for Yellow Book	T.W. Sheehan & Associates, LLC 312 Ninth Avenue	Haddon Heights	NJ	08035	Camden	(856) 662-0027	(856) 547-3559	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Richard S. Sheldon	420 Bradshaw Avenue	Haddonfield	NJ	08033	Camden	(856) 546-5992	(856) 546-6311	June 4th 2014, Mercer
Ms. Bettina Durmaskin Sholk Approved for Yellow Book	Solk Real Estate Appraisal & Consult 5 Rosemary Road	Brunswick	NJ	08816	Middlesex	(732) 254-4410	(732) 254-0451	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Peter E. Sockler MAI, CRE	299 Ward Street, Suite C Sockler Realty Services Group	Hightstown	NJ	08520	Mercer	(609) 918-1000	(609) 918-1006	June 3rd 2015, Mercer
Mr. Frank J. Stearle Jr.	Associates Appraisal Agency of NJ 1111 South Clinton Avenue	Trenton	NJ	08611	Mercer	(609) 695-4666	(609) 695-2427	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Russell K. Sterling Approved for Yellow Book	145 West End Ave. P O Box 977 Sterling Disanto & Associates	Somerville	NJ	08876	Somerset	(908) 526-4244	(908) 526-3228	June 4th 2014, Mercer
Mr. James Stuart	1904 Hampden Street Stuart Appraisal Company	Oakhurst	NJ	07755	Monmouth	(732) 801-9720	(732) 842-0115	June 4th 2014, Mercer
Mr. Christopher J. Sullivan MAI, SFA Approved for Yellow Book	136 Meadows Road Lafayette & Company	Lafayette	NJ	07848	Sussex	(973) 875-7430	(973) 875-7986	June 3rd 2015, Mercer
Mr. Mark W. Sussman Approved for Yellow Book	Lasser Sussman Assoc. 459 Morris Avenue	Summit	NJ	07901	Essex	(973) 535-9600	(973) 535-9811	June 3rd 2015, Mercer
Mr. Merrill Taub Approved for Yellow Book	PO Box 914 4 Benjamin Street	Somerset	NJ	08873	Somerset	(908) 229-5161	(908) 450-1181	June 3rd 2015, Mercer
Mr. Dustin Tenenbaum	205 Main Street	Chatham	NJ	07928	Morris	(973) 515-4700	(973) 515-4720	June 4th 2014, Mercer
Mr. Mark W. Tindler	Mark Tindler Appraisals, LLC 29 Somerset Street - 2nd Floor	Somerville	NJ	08876	Somerset	(908) 526-1226	(908) 526-6267	June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Damian Tryjankowski	General Appraisal Services 121 Inverness Drive	Moorestown	NJ	08057	Burlington	(856) 220-3182		June 3rd 2015, Mercer June 4th 2014, Mercer
Mr. Richard M. Ward	17 Balmoral Drive	Jackson	NJ	08527	Monmouth	(732) 253-7192	(732) 615-0337	June 4th 2014, Mercer

State Agriculture Development Committee  
 Farmland Preservation Program  
 Appraisers Which Will Be Removed  
 Effective June 25, 2015

Name	Address	City	State	Zip	County	Phone	Fax	Meetings Attended
Mr. Phillip L. Cassell SRA	Cassell's Appraisal Serv. 58 Flatbrook Rd	Branchville	NJ	07826	Monmouth	(973) 222-8564	(973) 242-4958	June 5th 2013, Mercer June 9th 2010, Mercer
Mr. Lynford L. Collins	302 Spruce St, Box 348 Approved for Yellow Book	Doylestown	PA	18901	Bucks	(908) 782-3900	(215) 348-5410	June 5th 2013, Mercer June 6th 2012, Mercer
Mr. George A. Copeland, Jr. MAI	971 US Route 202 Copeland Appraisal Associates, Inc.	Somerville	NJ	08876	Somerset	(908) 526-5520	(908) 526-5266	June 5th 2013, Mercer June 8th 2011, Mercer
Mr. Darryl Fanelli	Fanelli Real Estate, LLC 151 Fries Hill Road, Suite 306B	Turnersville	NJ	08012	Gloucester	(609) 313-1721	(856) 227-7226	June 5th 2013, Mercer June 8th 2011, Mercer
Mr. Robert Gagliano MAI	1129 Broad Street, Suite 104 Approved for Yellow Book	Shrewsbury	NJ	07702	Monmouth	(732) 380-0880	(732) 380-1521	June 5th 2013, Mercer June 8th 2011, Mercer
Mr. Jerome J. Gall SCGRE	10 Woodbridge Ctr Dr., P O Box 14 Woodbridge Jacobson, Goldfarb & Tanzman	Woodbridge	NJ	07095-1408	Middlesex	(732) 750-4000	(732) 750-1290	June 5th 2013, Mercer June 6th 2012, Mercer
Mr. Mohammad Imran	Imran Appraisals 479 Skyline Lake Drive	Ringwood	NJ	07456	Morris	(973) 835-0045	(973) 835-6238	June 5th 2013, Mercer June 6th 2012, Mercer
Mr. Paul R. Johnson	P O Box 434 Johnson Realty Services	Sea Girt	NJ	08750-0434	Monmouth	(732) 449-1400	(732) 449-1333	June 5th 2013, Mercer June 9th 2010, Mercer
Mr. John K. McChesney	Swift Real Estate Solutions 16 Church Street	Newton	NJ	07860	Sussex	(973) 300-0044	(973) 300-0079	June 5th 2013, Mercer June 8th 2011, Mercer
Mr. Jay R. Rucigliano	1410 State Highway 33 Independence Appraisal Service	Hamilton	NJ	08690	Mercer	(609) 890-7535	(609) 890-1182	June 5th 2013, Mercer June 6th 2012, Mercer
Mr. Robert Tighue MAI	Eastern Valuation Group 24 Buxton Road	Cherry Hill	NJ	08003	Mercer	(609) 792-0684	(856) 831-7199	June 5th 2013, Mercer June 8th 2011, Mercer
Mr. Robert M. Vance	13 Nottingham Rd Approved for Yellow Book	Annandale	NJ	08801	Somerset	(908) 541-5713	(908) 685-0956	June 5th 2013, Mercer June 8th 2011, Mercer

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