# STATE AGRICULTURE DEVELOPMENT COMMITTEE

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

# REGULAR MEETING

# December 1, 2016

Vice Chairman Danser called the meeting to order at 9:08 a.m. Ms. Payne read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

The flag salute was conducted at the start of the meeting.

Roll call indicated the following:

# **Members Present**

Chairperson Douglas H. Fisher (arrived at 9:09 a.m.)
Thomas Stanuikynas (rep. DCA Commissioner Richman)
Cecile Murphy (rep. NJDEP Commissioner Martin)
Ralph Siegel (rep. State Treasurer Scudder)
Brian Schilling (rep. Executive Dean Goodman)
Denis C. Germano, Esq. (Arrived at 9:14 a.m.)
Alan Danser, Vice Chairman
James Waltman
Jane Brodhecker
Peter Johnson
Scott Ellis

Susan Payne Jason Stypinski, Esq., Deputy Attorney General

Others present as recorded on the attendance sheet: Stefanie Miller, Richard Martin, Dan Knox, Heidi Winzinger, Jeffrey Everett, David Kimmel, Charles Roohr, David

Clapp, Pat O'Connell, Steven Bruder, Hope Gruzlovic, Brian D. Smith, Esq., Alison Reynolds, Esq., Cindy Roberts, Paul Burns and Sandy Giambrone, SADC staff; Labinot Beriajolli, Esq., Governor's Authorities Unit; Daniel Pace, Mercer County Agriculture Development Board; Eric Pierson, Monmouth County Agriculture Development Board; Brad Lanute, New Jersey Pinelands Commission; Brian Wilson, Burlington County Agriculture Development Board; Donna Rue, landowner, Monmouth County; Jenny Mance and Tom Thorsen, Ocean County Agriculture Development Board; Adam Bradford and Melanie Mason, Hunterdon County Agriculture Development Board; Ashley Kerr, New Jersey Farm Bureau; and Kevin Celli, Willow Creek Farm and Winery, Cape May.

# **Minutes**

A. SADC Regular Meeting of November 3, 2016 (Open and Closed Sessions)

It was moved by Mr. Schilling and seconded by Ms. Murphy to approve the Open Session and Closed Session minutes of the SADC regular meeting of November 3, 2016. The motion was approved. (Mr. Waltman and Mr. Ellis abstained from the vote. Mr. Germano was not present for the vote.)

# REPORT OF THE CHAIRPERSON

Chairman Fisher stated that he thinks the action the Committee took last month concerning the den Hollander case is the most pressing issue to the agricultural interests of this state. Depending on how it plays out, it will have enormous impacts for landowners and farmers who want to preserve their properties in the future, as well as for those who have already preserved their land.

# REPORT OF THE EXECUTIVE DIRECTOR

Staffing

Ms. Payne stated that Patty Riccitello's position has been successfully backfilled so her replacement will be at the next SADC meeting.

• Agricultural Land Easement (ALE) Program Deed of Easement

Ms. Payne stated that staff has spent considerable time trying to develop a workable deed of easement for farms preserved with federal funding through the

ALE program. The SADC sent its comments back to the Natural Resources Conservation Service (NRCS) three months ago. She stated that a conference call has been scheduled with NRCS and she is hopeful it will yield deed terms that staff can agree on. Staff will provide an update to the Committee at the next meeting.

# **COMMUNICATIONS**

Ms. Payne directed Committee members to a resolution by the Warren County Agriculture Development Board (CADB) regarding the Pohatcong Valley contamination issue that the SADC had to deal with as it related to certifications of value. The CADB has sent a resolution asking the State agencies involved in this issue – the Department of Environmental Protection (DEP), SADC and Highlands Council – to provide assistance in trying to solve this problem, which is basically a valuation problem due to the contamination plume. She reached out and spoke to one of the freeholders and DEP about this, so staff is trying to get the right people in a room to talk about this issue.

She also pointed out in the Communications packet a Fairleigh Dickinson Public Mind poll by New Jersey Farm Bureau. It asked the public questions about the importance of farmland, agriculture and Jersey Fresh, agrourism activities and the minimum wage. She stated it's worth reviewing to see how the public views those issues.

# **PUBLIC COMMENT**

There was no public comment.

## **OLD BUSINESS**

- A. Agriculture Development
  - 1. Farmland Stewardship Deer Fencing Policy

Mr. Everett stated that the Committee reviewed a draft deer fencing policy at last month's meeting for the purpose of providing 50 percent cost-sharing grants to eligible owners of preserved farms under a new deer fencing program the SADC is establishing pursuant to stewardship rules adopted in 2003. He noted that the Committee had seemed comfortable with the concept but had concerns there may be many tie scores because of a simplified ranking system. He wanted to review with the Committee the addition of a few more categories to try to avoid tie scores. He stated that under the revised policy, staff has added additional ranges for the awarding of points under the deer density criterion;

established a tiered system for crop type to be fenced; added a criterion on whether the premises is located adjacent to open space with no hunting, and added points for military veteran farmers. The Farm Service Agency has tried to incorporate veterans into farming since 9/11 so staff thought it would be prudent to have that category – again, creating an increased ranking system by which tie scores can be avoided. He stated that New Jersey Farm Bureau seemed to be appreciative that this program would have dedicated funding potentially and serve the farming community through the years rather than being a grant dependent program like the original farmland stewardship grant funds that were more of a one-time opportunity.

Ms. Payne stated that if the Committee thinks the policy makes sense and likes the ranking system, staff will prepare application forms. She stated that she was hoping to have a Garden State Preservation Trust meeting date for approval of the funding before the program is formally announced. Staff doesn't want to raise the expectations of the agricultural community and then not have the money. She thinks it would be best to get the policy finalized and once funding is available then actually put the word out. The Committee discussed the merits of the various criteria. Mr. Siegel questioned the subcategories for awarding points based on type of crop to be fenced because a grain farmer, for example, may be thinking about putting in vegetables but doesn't to avoid deer damage. Ms. Murphy stated that maybe applicants could be asked if they have some kind of documentation that they're going to switch their crop if the area's fenced and maybe that will take them up to the higher point level.

Mr. Schilling asked if there is any ability to evaluate actual damage that's being suffered - even though the applicant may be in a lower deer density area - because ideally that is one of the better metrics that would show the need for fencing. Mr. Everett stated that staff talked to some people about crop insurance and he spoke with Paul Hlubik, and it's difficult to get insurance for deer damage. Even if you can it's difficult to document that the damage is above and beyond normal damage. Although that's a criterion the Department originally had in its deer fencing program, he doesn't want to create a paperwork burden where people couldn't prove it definitively. Mr. Waltman noted that there has been a concerted effort in some municipalities, like Hopewell Township, to control deer herd numbers and questioned whether the deer density criterion would make farmers in those towns less likely to receive funding. Mr. Siegel stated that if some areas of the state don't have this problem then they won't get a grant. Mr. Ellis questioned why the SADC would want to put a fence around woodland. Ms. Payne stated that the thinking was that some farm operations are predominantly woodland management operations. They qualify for farmland assessment, they're part of the agricultural industry, so staff was trying to include that sector. Ms. Payne noted that woodland is the

third category after fruits/vegetables/nursery and grain in terms of the point structure. Mr. Danser stated that he thinks the cost share will help shape the hierarchy of applications – the people with the high-value crop are more likely to contribute the 50 percent cost-share than someone who just has a woodland management plan. Mr. Fisher said this is the first year – if changes need to be made the Committee can adjust it in the future.

Mr. Everett stated that the Burlington County Agriculture Development Board (CADB) was appreciative of the deer fencing effort but raised concern of whether this is enough and whether there's anything else the SADC can do beyond deer fencing. He reached out to DEP and they have a community-based deer management program with alternate methods – e.g., shooting, euthanization, fertility control. He's not sure whether people don't know about this program but he wanted to mention it in response to the CADB's concern. Mr. Ellis stated that it's extremely expensive. Mr. Stanuikynas stated that maybe if there are a lot of tie scores there could be an open-ended question at the end allowing the applicant to state his or her case, describe their hardship, and if there are a lot of scoring ties see if they have a plan in place or experienced more damage. Mr. Schilling stated that if there's an ability to consider a hardship case he thinks county agents could play a role in validating intense damage. If there could be some consideration when there's a special circumstance he would favor that. Otherwise, he wouldn't hold this up.

# **NEW BUSINESS**

# A. Readoption of SADC Rules

Ms. Payne stated that as part of normal administrative procedures related to State agencies, the SADC's rules at N.J.A.C. 2:76 expire seven years from the last date of adoption unless they are readopted by the agency. All of the SADC's rules are scheduled to expire on January 15, 2017. The SADC is proposing re-adoption of the rules without change and publishing a notice of re-adoption in the *New Jersey Register* in order for the rules to maintain their force and effect. The readoption does not impede the agency's ability to adopt any new or amended rules as it sees fit at any time in the future.

It was moved by Mr. Ellis and seconded by Ms. Brodhecker to approve the Notice of Readoption for State Agriculture Development Committee Rules (N.J.A.C. 2:76) as presented and discussed. The motion was unanimously approved.

# B. Eight-Year Farmland Preservation Program – Renewals, Terminations, Withdrawals

# 1. Renewal

Ms. Payne referred the Committee to the Farmland Preservation Eight-Year Program Summary showing one renewal of an eight-year program as follows:

a. Theodore H. Budd and Sons Inc., SADC #03-0035-8F, Southampton Township, Burlington County, 1,205 acres

### 2. Termination

Ms. Payne referred the Committee to the Eight-Year Program Summary showing one termination of an eight-year program as follows:

a. Vettese, Dorothy and Diane, SADC #0111-09F-01; 01-0045-8F, Galloway Township, Atlantic County, 242.7 acres
 Soil and Water Conservation Cost-Share Grant Eligibility: \$54,270 – \$0.00 Paid

Ms. Payne stated that this is for the Committee's information and no action is required.

# C. Resolutions of Final Approval: County PIG

SADC staff referred the Committee to four 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 as outlined in said Resolutions.

It was moved by Mr. Danser and seconded by Mr. Siegel to approve Resolution FY2017R12(1) through Resolution FY2017R12(4) granting final approval to the following applications under the County Planning Incentive Grant program, as presented and discussed, subject to any conditions of said Resolutions:

# COUNTY PLANNING INCENTIVE GRANT PROGRAM

Dana Burke and Barbara Dinsmore – Burke Dinsmore Farm #2, SADC #21-0561 PG (Resolution FY2017R12(1))
 AMENDED FINAL APPROVAL

- Block 9, Lot 51.02, Harmony Township, Warren County, approximately 18.7 Net Easement Acres
- Michael N. Brooks (Brooks farm), SADC #17-0166-PG (Resolution FY2017R12(2))
   Block 81, Lot 7, Upper Pittsgrove Township; Block 1301, Lot 5, Pittsgrove Township, Salem County, 65.441 Acres
- 3. Joseph C. and Betty P. Shoemaker (Shoemaker #1), SADC #06-0172-PG (Resolution FY2017R12(3))
  Block 17, Lot 5, Hopewell Township, Cumberland County, 27.998 Acres
- 4. Velan M. Russell, SADC #06-0174-PG (Resolution FY2017R12(4))
  Block 402, Lot 21.01, Upper Deerfield Township, Cumberland County, 10
  Gross Acres

The motion was unanimously approved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (Copies of Resolution FY2017R12(1) through Resolution FY2017R12(4) are attached to and are a part of these minutes.

# D. Nonprofit Grant Program FY2018 Round Approval

Mr. Knox stated that staff is requesting Committee approval to publish in the *New Jersey Register* a Notice of Availability of Grant Funds and Application Deadline for the FY2018 round of the Nonprofit Program. The notice would be published in January and nonprofits would have 90 days to submit applications.

Mr. Waltman asked if there had been discussion of a planning incentive grant approach to the Nonprofit program and where that stood. Ms. Winzinger stated that some years ago New Jersey Conservation Foundation (NJCF) suggested that the Nonprofit program rules be changed and that the nonprofit community draft the rules. NJCF obtained a grant from the William Penn Foundation to rewrite the rules and recently submitted some ideas for staff review. Ms. Winzinger stated that staff is commenting on their initial ideas and hopes within a few months to see some draft concepts. Staff would be very supportive of the PIG concept.

It was moved by Mr. Siegel and seconded by Mr. Danser to approve publishing a Notice

of Availability of Grant Funds and Application Deadline for the FY2018 round of the Nonprofit program as presented and discussed. The motion was unanimously approved.

# E. Stewardship

# 1. Annual Report

Mr. Roohr referred the Committee to the annual monitoring report. He stated that FY2016 was the best year on record for monitoring and completion rates for counties and nonprofits. Approximately 2,200 preserved farms, or 90 percent, were monitored in FY2016. Mr. Roohr stated that SADC staff has tried to make the process more standardized and that has seemed to help. He believes that the agencies and organizations that hold easements recognize the value of monitoring and that has helped as well. The SADC has offered a web-based E-form for a couple of years and that has helped create efficiencies for the counties that use it. The vast majority of easements (78 percent) are held by the counties. Eleven high-performing counties had completion rates of 90 percent or better.

Mr. Roohr noted that at the nonprofit level, a number of nonprofits are assigning their easements to other groups, primarily the counties. A lot of the smaller nonprofits particularly are not equipped to do monitoring and enforcement so they're finding it easier to assign those easements to the county. The SADC holds the second highest total of easements (20 percent) and achieved a 99 percent compliance rate in FY2016. Of the four SADC-held easements not monitored in FY2016, one was an oversight, two were out of synch with the fiscal year schedule and the fourth was Bayside Prison, a Stateowned prison where the SADC was unable to obtain an appointment by the end of the fiscal year. Mr. Roohr stated that conservation issues, such as overgrown fields that need to be mowed and erosion, were the most common type of violation reported.

<u>It was moved by Mr. Siegel and seconded by Mr. Danser to accept the report. The motion was unanimously approved.</u>

# F. Agriculture Development

1. Rural Microenterprises Rules (Discussion Only)

Chairman Fisher provided background on the Rural Microenterprise Act (RME) bill, which was signed into law a year ago and intended to expand economic opportunity for certain landowners who may have been unaware of, or unable, to take an exception area at the time of preservation. The law also has the benefit of encouraging restoration and reuse of old dairy barns and other historic structures that are symbolic of New Jersey's

# agrarian heritage.

Mr. Reynolds stated that the Rural Microenterprise Act (P.L. 2015, c. 275) amended the previous Nonagricultural Use Permit Law to make it more workable, and reviewed with the Committee a chart showing the differences between the two laws, including a provision in the RME Act that allows greater than 2,500 square feet of a "heritage farm building" to be finished (new walls, insulation, flooring, lighting, HVAC, plumbing, associated wiring) in exchange for the landowner agreeing to a heritage preservation easement protecting the exterior of the building. She stated that Mr. Everett is drafting the heritage structure portion of the regulations and she is working on regulations to reflect the remainder of the amendments to the old law. Her piece is relatively straightforward but there were a couple of issues she wanted to bring to the Committee's attention.

Under the law, the maximum permit duration term is 20 years, however under the SADC's rules as currently written the standard permit duration period is 5 years. She stated that what's odd about that is one of the amendments to the law states that the permit holder can apply to renew the permit within 10 years of the scheduled permit expiration date. If they have a 5-year permit, which is the SADC's current standard permit duration, they could apply to renew the permit right after a permit's issued to them, which does not make sense. To address that situation as well as to comply with the spirit of the statutory amendments – which is to make the permitting process less stringent on the landowner – staff suggests changing the standard permit duration to 20 years under the SADC's regulations if the Committee agrees. Ms. Payne stated that the Committee still has the right to revoke a permit if the permit holder isn't complying. Staff's thought is that 20 years is a reasonable investment horizon if someone has to make decisions to put money into the barn and do improvements. They need a long enough period of time to ensure that's a good investment. The consensus of the Committee was that it was comfortable with a 20-year standard duration for permits.

Mr. Germano asked how this would fit in with local zoning. Ms. Payne stated that any RME permit that's issued is still subject to local zoning. The law states that if the activity is not otherwise eligible for Right to Farm, the issuance of a permit does not make it eligible for Right to Farm protection. If someone wants to open a bakery, machine shop or vet clinic, they still need to obtain their municipal approvals.

Ms. Reynolds stated that under the old law, the SADC had joint approval authority with the easement holder. Under the new law, the SADC has sole discretion for issuing a permit when it or a county holds the easement. If the easement is held by a nonprofit, the law states that the SADC may issue the permit in consultation with the nonprofit. Under

the new amendments to the law, after the SADC receives a permit application it has to submit that application to the easement holder. The easement holder has 30 days to provide comments to the SADC. Staff suggests that how it interprets the "in consultation" provision with regard to nonprofit easement holders is a more intensified process during this 30-day period where staff has more of an interaction with the nonprofit, hears any concerns they have regarding the permit and works with them to try to resolve the issue if possible. Mr. Waltman stated that if an easement holder submits concerns or thoughts in writing, he thinks a response in writing should be provided. Ms. Payne stated that staff would share correspondence and comments with the Committee so members are fully aware of concerns that have been raised.

Mr. Everett stated that the language in the RME Act regarding the heritage preservation components is much less specified than other provisions and requires greater development by the SADC. The Act specifies that repairs and improvements to the exterior and interior of a structure used in conjunction with an RME "shall be compatible with the agricultural character of the premises, and shall not diminish the historic or cultural character of the structure." It sets up a design review process for both ordinary agricultural structures and those structures that the SADC designates as "heritage farm buildings" because they are significantly representative of New Jersey's agrarian history or culture. Staff recommends designating heritage farm structures according to a simplified process adapted from Delaware's farmland preservation program that looks at whether the building was constructed prior to 1960; represents a rare or unusual type or possesses a distinctive method of construction, or is associated with important persons or trends in New Jersey agriculture; and is substantially in its original form with its character-defining features largely intact and has not been subject to modern additions or alterations that obscure its original form or character-defining features.

Ms. Payne clarified for the Committee that a landowner doesn't have to locate an RME in a heritage farm building. The discussion of what constitutes a heritage farm building is only for the purpose of identifying those buildings where landowners could finish the entirety of the interior of the building to support an RME in exchange for a deed restriction on that building, as opposed to the 2,500 square foot limit on finishing the interior of an ordinary farm building with no deed restriction placed on the building.

Mr. Everett reviewed for the Committee examples of farm structures that he believes would or would not qualify as a heritage farm building based on the criteria staff is proposing. In terms of a review process, he envisions a tiered approach that would result in more limited reviews for non-heritage structures, a higher level for review for improvements of less than 2,500 square feet to heritage farm structures, and the highest

level of review for heritage farm structures where more than 2,500 square feet will be improved and an easement will be placed on the building's exterior.

Mr. Siegel noted that Mr. Everett is familiar with the National Register of Historic Places and questioned why he is not just relying on those criteria. Mr. Everett stated that you can put a farm complex on the National Register but not commonly individual buildings as is the goal here. There also could be problems related to demolition of a building on the National Register. He stated that a landowner could voluntarily agree to a higher design review standard in exchange for federal income tax credits for qualified expenses associated with rehabilitating an historic building or structure but staff is not proposing that landowners be required to meet that design standard. Staff could produce a guidance document on this and related programs to help the farm community take advantage of potential financial benefits associated with pursuing a listing on the National Register.

This agenda item was for discussion only. Ms. Payne stated that staff wanted to give the Committee an idea of what is being looked at and will come back to the Committee multiple times as these rules are being developed. She stated that Mr. Danser had asked how long the heritage farm easement will run. For example, if someone obtains a 20-year permit, does the easement run for 20 years? Staff will come back to the Committee on that question. Staff also will reach out to counties and the agricultural community to see if they have any input they would like to provide now as we work on these regulations.

## PUBLIC COMMENT

Donna Rue of Upper Freehold Township stated that she was confused about eligibility for an RME. If someone had a century farm, would they automatically fall into this category? Does someone have to go to the historical society to be recognized? She asked whether RMEs would apply only to pre-1960 buildings on the farm and whether it would make a difference if the farm doesn't have an exception. Her family has an old stone/concrete potato barn on their farm that's definitely in need of repair and they're looking at possibly using it for agritourism. How does this fit into the heritage definition? Mr. Everett stated that a potato barn in his mind is exactly the type of building that the SADC would want to preserve. Potatoes put Monmouth County on the map as one of the top 50 most agriculturally productive counties in the 1950s so that's the type of building that staff would be aspiring to protect. As far as century farms, that's a separate process where they're more concerned about continuous ownership in one family for 100 years. They're not really looking at buildings. Regarding the historical society, it's a source of information but they wouldn't have any bearing on

whether a structure is certified as a heritage farm building. That would be under the Committee's purview.

Kevin Celli of Cape May County questioned the reasoning behind a fouremployee maximum for an RME. Ms. Payne stated that the original statute had language that stated an RME cannot be a high-volume business and no one knew what that meant. The Legislature decided to be more specific, talking about number of employees, number of parking spaces, the size of the area for septic and well improvements. The whole concept of a Rural Microenterprise is that it's a small-scale business that's compatible with the farm. The idea was to be concrete so everyone understands what is and is not permitted.

## TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: Thursday, January 26, 2017, beginning at 9 a.m. Location: Health/Agriculture Building, First Floor Auditorium.

## **CLOSED SESSION**

At 11:13 a.m., Mr. Siegel moved the following resolution to go into Closed Session. The motion was seconded by Ms. Murphy 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

# A. Real Estate Matters - Certification of Values

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

# 1. County Planning Incentive Grant Program

a. Michael Fenimore, SADC #03-0421-PG

Block 812, Lot 8.01, Pemberton Township, Burlington County, 74 Acres

The motion was approved. Mr. Johnson recused from the vote. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (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. Germano and seconded by Ms. Murphy to approve the Certifications of Value for the Brown Farm and Tranquility Farms LP/Mase LP below as discussed in Closed Session.

b. Steven and Timothy Brown, SADC #17-0160-PG
 Block 61, Lot 34.02, Upper Pittsgrove Twp., Salem County,
 47.84 Net Acres (Appraisal Order Checklist (AOC)); 51.05 Gross Acres (AOC)

# 2. <u>Direct Easement Purchase</u>

Tranquility Farms LP/Mase LP, SADC #10-0233-DE Block 22, Lot 21, Alexandria Twp., and Block 5, Lot 1.01, Kingwood Twp., Hunterdon County, 139.10 Net Acres (AOC), 153.10 Gross Acres (AOC)

The motion was unanimously approved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (Copies of the Certification of Value Reports are attached to and are a part of the Closed Session minutes.)

# B. Resolutions of Final Approval: State Acquisition Program

It was moved by Mr. Siegel and seconded by Mr. Danser to approve Resolution FY2017R12(5) granting final approval to the following application under the State Acquisition Program, subject to any conditions of said Resolution:

 Tranquility/MASE LP, SADC #10-0233-DE Block 22, Lot 21, Alexandria Twp., and Block 5, Lot 1.01, Kingwood Township, Hunterdon County; Approximately 153 Gross Acres The motion was unanimously approved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (A copy of Resolution FY2017R12(5) is attached to and is a part of these minutes.)

# C. Attorney/Client Matters

- 1. Litigation
  - a. Right to Farm Proposed OAL Final Decision LaRue v. Monmouth CADB

Ms. Payne stated that in the matter of LaRue v. Monmouth CADB, staff has prepared a draft final decision that adopts, rejects and modifies the decisions of the CADB and Administrative Law Judge (ALJ) in part. On the matter of the equipment movement and storage area, the SADC finds that the Site-Specific Agricultural Management Practice (SSAMP) was worthy of Right to Farm protection, that it did meet the test so the SADC's decision departs from the decisions of the ALJ and CADB in that it grants the SSAMP for that particular matter. With respect to the other two matters – terrain management and processing of off-site wood – the SADC upholds the decisions of those prior bodies.

It was moved by Mr. Germano and seconded by Mr. Danser to approve and adopt the final decision in the matter of LaRue v. the Monmouth CADB. The motion was unanimously approved. (This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. A copy of the final decision is attached to and is a part of these minutes.)

# b. Northfield Bank v. Stony Brook Farms, LLC – foreclosure of a preserved farm – Hopewell Township, Mercer County

Ms. Payne stated that staff would like SADC authorization to request to intervene in the Northfield Bank matter in order to stay connected to activity in the case, as discussed in Closed Session.

It was moved by Mr. Germano and seconded by Mr. Schilling to authorize the SADC to intervene in the Northfield Bank matter as discussed in Closed Session. The motion was unanimously approved.

c. Rescind 10/13/2016 motion granting Executive Director authority to review OAL applications for interlocutory review

Ms. Payne stated that staff is requesting a motion to rescind the Committee's October 13, 2016 action delegating to the Executive Director the authority for interlocutory reviews until such time as there can be further legal analysis of the issue.

It was moved by Mr. Waltman and seconded by Mr. Germano to rescind the Committee's prior delegation to the Executive Director regarding the authority for interlocutory reviews until such time as there can be further legal analysis of the issue. The motion was approved. Mr. Siegel voted no.

## **ADJOURNMENT**

There being no further business, it was moved by Mr. Siegel and seconded by Mr. Danser and unanimously approved to adjourn the meeting at 12:34 p.m.

Respectfully Submitted

Susan E. Payne, Executive Director State Agriculture Development Committee

Attachments

# STATE AGRICULTURE DEVELOPMENT COMMITTEE

# RESOLUTION FY2017R12(1)

# <u>AMENDED</u> FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

# WARREN COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Dana Burke & Barbara Dinsmore - Burke Dinsmore Farm #2("Owners") Harmony Township, Warren County

N.J.A.C. 2:76-17 et seq. SADC ID# 21-0561-PG

# December 1, 2016

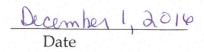
# Amendment Synopsis:

- Remove the exception area & Residential opportunity
- Approve a new cost share based on the revised Certified Market Value and increased acreage
- WHEREAS, on February 27, 2014 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 9, Lot 51.02 ("Property"), Harmony Township, Warren County (Schedule A); and
- WHEREAS, the SADC granted Final Approval for the Property on November 12, 2015, which included a one (1) approximately 1-acre nonseverable exception for and limited to one, future single family residential unit resulting in approximately 17.7 net acres to be preserved, with no residential units or nonagricultural uses on the Property outside the exception area and an easement value of \$6,100/acre (Schedule B); and
- WHEREAS, subsequently the Owners and County requested to eliminate the exception area and on September 22, 2016 the SADC certified an updated easement value for the development of \$7,800 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$3,500 per acre based on zoning and environmental regulations in place as of the current valuation date June 28, 2014; and
- WHEREAS, the Owner has accepted the new easement value of \$7,800 per acre and the County requested an updated SADC Final Approval; and
- WHEREAS, the quality score of the Property changed slightly from 71.32 to 71.24, which exceeds 41, which is 70% of the County's average quality score as determined by the SADC on July 25, 2013; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 19.26 acres will be utilized to calculate the SADC grant need; and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13, by resolution on August 17, 2015 the Harmony Township Committee approved the application but is not participating financially on the easement; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 20, 2016 the Warren CADB passed an amended resolution granting final approval for funding the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 26, 2016, the Board of Chosen Freeholders of the County of Warren passed a resolution granting amended final approval and a commitment of funding for \$3,000 per acre to cover the local cost share; and
- WHEREAS, the new estimated cost share breakdown is as follows (based on 19.26 acres):

SADC	\$92,448	(\$4,800/acre)
County	\$57,780	(\$3,000/acre)
Total Easement Purchase	\$150,228	(\$7,800/acre)

- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Warren County Agriculture Development Board is requesting \$92,448 in competitive grant funding (increased from \$69,164.50 originally encumbered on November 12, 2015) and sufficient funds are available (Schedule C); and
- NOW THEREFORE BE IT RESOLVED, that the SADC amends the exception areas and the cost share of the November 12, 2015 final approval Resolution FY2016R11(4); and
- BE IT FURTHER RESOLVED, the SADC approves a revised cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 18.7 net easement acres at a State cost share of \$4,800 per acre for a total grant need of \$92,448 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and
- BE IT FURTHER RESOLVED, the Property has no exception areas or residential opportunities; and
- BE IT FURTHER RESOLVED the Property has zero (0) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses outside of the exception areas; and
- BE IT FURTHER RESOLVED, all other provisions of the November 12, 2015 final approval shall remain in effect; 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.





Susan E. Payne, Executive Director State Agriculture Development Committee

# **VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Cecile Murphy (rep. NJDEP Commissioner Martin	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan Danser, Vice Chairman	YES
Jane Brodhecker	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
James Waltman	YES

# Schedule A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Burke, Dana and Dinsmore, Barbara (#2) Block 9 Lot 51.02 Gross Total = 18.7 ac Harmony Twp., Warren County



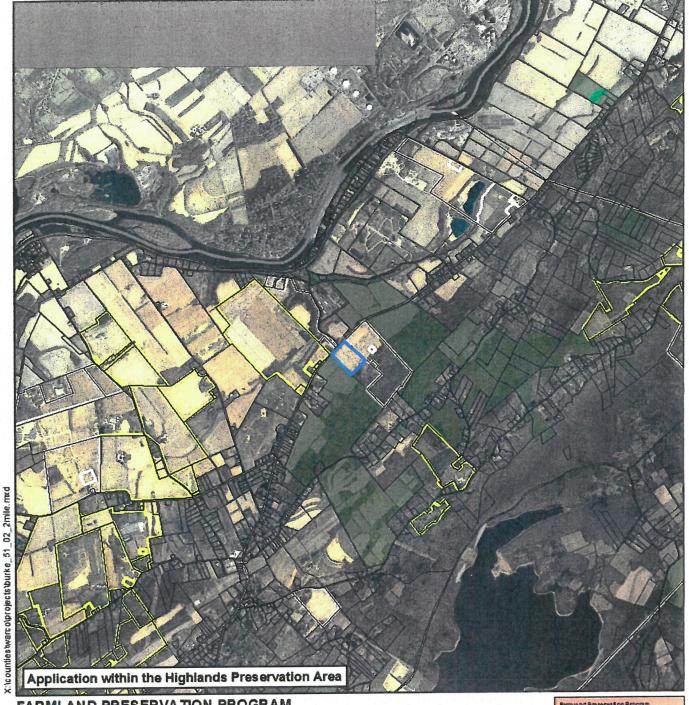
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, not are intended to be, refied 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 Profes sional Land Surveyor.



Wildlands Legend:
F - Freshvater Wettands
L - Linear Wetands
M - Wetands Modified for Agriculture
T - Tatal Wetlands
N - Non-Wetlands
B - 500 Buffer

Sources: NIOEF Freshwater Wellands Data Green Acres Conservation Essement Data NIO/T/OGIS 2012 Digital Aeris! Image

# Preserved Farms and Active Applications Within Two Miles

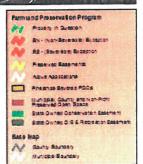


FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Dana Burke and Barbara Dinsmore (#2) Block 9 Lot Gross Total = 18.7 ac Harmony Twp., Warren County



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



Sources:
NJ Farmiand Preservation Program
Green Apres Conservation Easement Data
NJOT CASIS 2012 Digital April Image

Varoh 15, 2014

# STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2016R11(4)

# FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

# WARREN COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Dana Burke & Barbara Dinsmore – Burke Dinsmore Farm #2("Owners")
Harmony Township, Warren County

N.J.A.C. 2:76-17 et seq. SADC ID# 21-0561-PG

# **NOVEMBER 12, 2015**

- WHEREAS, on December 15, 2008 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 February 27, 2014 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 9, Lot 51.02, Harmony Township, Warren County, totaling approximately 18 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the Property is located in Warren County's West Project Area and in the Highlands Preservation Area; and
- WHEREAS, the Property includes one (1), approximately 1- acre non-severable exception area for and limited to one (1) future single family residential unit and for future flexibility of use resulting in approximately 17 net acres to be preserved; and
- WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application the Property was in soybean production; and
- WHEREAS, the Owners 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 71.32 which exceeds 41, 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 July 29, 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 January 22, 2015 the SADC certified a development easement value of \$6,100 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$1,800 per acre based on zoning and environmental regulations in place as of the current valuation date June 28, 2014; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.12, the Owner accepted the County's offer of \$6,100 per acre for the development easement for the Property; and
- WHEREAS, on September 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 <u>N.J.A.C.</u> 2:76-17.13, on August 17, 2015 the Harmony 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 July 16, 2015 the Warren CADB passed a resolution granting final approval for funding the Property; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on July 22, 2015, the Board of Chosen Freeholders of the County of Warren passed a resolution granting final approval and a commitment of funding for \$2,150 per acre to cover the local cost share; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 17.51 acres will be utilized to calculate the grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 17.51 acres); and

SADC	\$69,164.50	(\$3,950/acre)
County	\$ 37,646.50	(\$2,150/acre)
Total Easement Purchase	\$106,811	(\$6,100/acre)

- WHEREAS, pursuant to <u>N.J.A.C.</u> 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 <u>N.J.A.C.</u> 2:76-17.14, the Warren County Agriculture Development Board is requesting \$69,164.50 in competitive grant funding which is available at this time (Schedule B); and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 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 <u>N.J.A.C.</u> 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 17.51 net easement acres, at a State cost share of \$3,950 per acre, (64.75% of certified easement value and purchase price), for a total grant need of \$69,164.50 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), approximately 1- acre non-severable exception area for and limited to one (1) future single family residential unit and for future flexibility of use; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and
- BE IT FURTHER RESOLVED, that if base grant funds become available and 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 areas, 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.I.S.A. 4:1C-4.





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
Pamela Weintraub (rep. DCA Acting Commissioner Richman)	YES
Ralph Siegel (rep. Acting State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano, Esq.	YES

# Schedule A



500 Feet

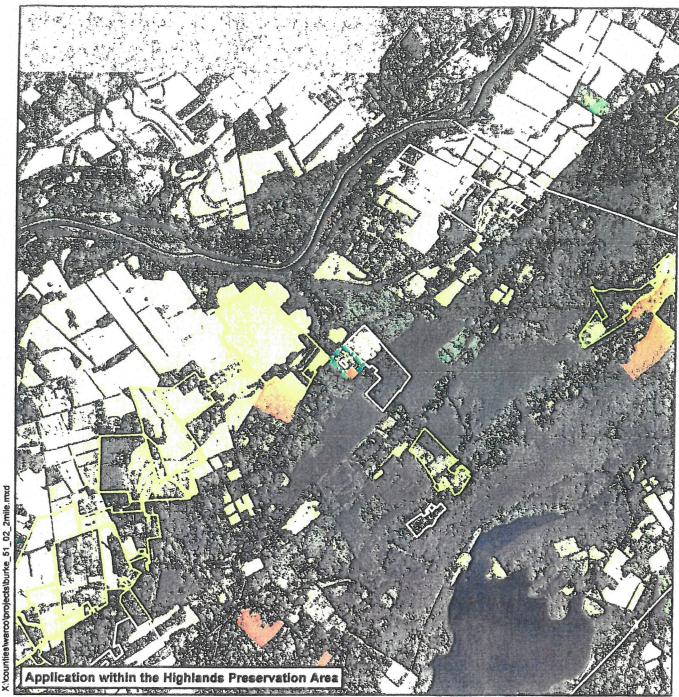
It sollaimers. Any use of this another in respect to appurely and areasion shall be the solla bear of Salty of the user. The configuration and goo-referenced black of participolygons in this data by an as approximate and there does nothing it of a terming by process. The geste acts about any and a mediate after \$1.5 data contained in the Tale and map a find not be into the contained by the geste acts about any and a mediate after \$1.5 data contained in the Tale and map a find the contained by the contained by the contained by a lower of the ground not contained by a find the contained by a find survey on during by a four set of processing a find the contained by a find survey or conducted by a four set.

Shotomio Segord: 2 - Festhesian Weitendo 2 - Limes Twitiendo U - Weitendo Montal di 17 Agra, Line 7 - Talol Weitendo 7 - Non-Weitendo 2 - 200 Seffer 2 - 200 Seffer

Sewess
COSP Enginety Website Sup
Topis April Enginety Topis
LOT ES/S 2012 Only Mark Free

PET L. E. C.

# Preserved Farms and Active Applications Within Two Miles



# FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Dana Burke and Barbara Dinsmore (#2)
Block 9 Lots P/O 51.02 (17.7 ac)
& P/O 51.02-EN (non-severable exception - 1.0 ac)
Gross Total = 18.7 ac
Harmony Twp., Warren County

2,000	1,000	0	2,000	4,000	6,000 Feet
200		The same	NGW - WOOD	To the last	(C)

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



# SADC County PIG Financial Status Schedule B

# Warren County

Column   C		_									_		Bast	Base Grant				Competitive Funds		
Column   C						8ADC Certified		SADO		Federal	Srant		Fiscal Year 09 Fiscal Year 11 Fiscal Year 13 Fiscal Year 16		1,800,000,00	Fiscal Y Fiscal Y	Imum Grant	3.990,000,00		alance 0 43.82
Control   Cont	and of the	į	Municipality	A STATE			SADC Grant		Cost	-	SADC Federal Grant	Encumbered	2	Expanded	Belance	Encumbered	1	Funeredad		
Chiefe										1					2,500,000.00				and the second	TILS DEFENSE
Direct Name   Province   Column   Province	21.0K09.DC	Orake of al	Allamitchy	198.0570	198,0878	4,000.00	2,800.00	792,348.00	954,643,60			582,568.00	\$54,643.80	884,643,60	1,945,356.40		THE RESERVE TO SECURE ASSESSMENT OF THE PERSON OF THE PERS		Total and community works of	The Management of the Parks and the Parks an
Order   Product   Produc	21-0506-PG	Bowers, Russell	Pohatcong	47.9100	47.9100	6,500.00	4.150,00	311,415.60	198,826,50			213,728.00	198,826,50	198,626,50	1,746,829.90	The state of the s		Commence of the Comment of the Comme	To summer of the last of the l	
	21.0513.PG	Dirisio, Irma	Mensfield	71,6000	71.0000	8,600.00	4.150.00	461,500.00	204,680.00			288,391.60	294.850.00	294,685.00	1,451,870.00				The same of the sa	
December   October   4,3,140   Control   4,3	21-0307-PG	Pruden, Timothy	Нове	128.6610	128.3836	4,000.00	2,860.00	513,532.00	359,472.40			366,268,00	359,472,40	359,472,40	1,092,407.80		The second secon			**************************************
Common   C	21-8516-PG	McConnett	Oxford	62,5830	82.4220	6,200.00	4,000.00	325,016.40	209,668.00			230,720.00	209,888,00	209,688,00	882,719.50				THE PERSON IN TAKEN A PARTY.	And the second second second
Care   Province   Care   Care   Province   Car	ZH-0523-PG	Cooke	Hope	48.3880	47.1940	3,700.00	2,820.00	174,617.80	123,648,28	86.950.00		126,834.20	64,931.03	84,931.03	797,788.47		The state of the s		THE CONTRACTOR OF THE PERSON	
December   Control   Con	21-0627-PG	Czar	Pohetcong	95.9220	94.8766	8,400.00	3,660.00	816,878.00	340,482.00			348,582,00	340.452.00	340,462.00	457,336,47		The second section is a second section in	The Committee of the Committee of	The second second second	
Bullock   White   40,417   White   40,417   Milking   40,417   Milki	21-0634-PG	Beaver BrookTLCNJ	Норе	136.2280	134.0990	3.979.00	2,787.40	633,578.92	373,787,55			388,351,30	372,500.88	372,800.88	84.835.59		1,286.87	1,286,67		The state of the s
Alice State   Alice	21-0548-PG	Bullock	White	60.1410	60.1410	3,900.00	2,746,00	234,649.90	164,786,34		The second secon	42,032.42	42.932.42	42,932.42	41,903.17	123,577.38	121,863.92	121,853.92		A 878 1.48 na
Carcio in the	21-0541-PG	J&K STAKH #1 (Lot 17.02)	Harmony	49.4570	49,4570	8,000.00		296,742.00	192,882,30							184,782.00	184,782,00	184.782.00	THE PERSON NAMED AND POST OF PERSONS ASSESSED.	4 801 104 A
Carefolia II   Frankla   14,146   2,146   2,146   1,146   2,	21-0842-PG	J&K Smith #2 (Lot 17)	Harmony	80,3840	80.3840	6,500.00		277,112.00	183,901.60							191,734.50	183,901,60	183,901,60	West design to the	# 400 AG5 A
Confident of Franklin	11-0546.PG	Certeola 81	Franklin	174.1860	174.1886	6.200.00		1.079.953.20	696,744.00							786,431,35	698,744,00		2.924 401.13	OF STATE STATE OF
Market   Harmony   22,800.0   13,000.0   1	1-0547-PG	Certools #7	Franklin	29,3540	29,3540	8,750.00	3,778,00	168,765.50	110,811,35		The state of the s	the state of the s	The second secon			110,811,38	110,611,35		The second secon	1 778 137 14
J. Spring beath   Harmony   20,000   2,4000   2,5000	1-0868-PG	Kinney Estate	Blahraffknowi	32.4850	32.4500	6,600.00	3,700.00	181,720.00	120,065.00			41.903.17	41,903,17	41,903.17		81,703.83	78,161,83		CONTRACTOR OF THE SECTION AND ADDRESS OF THE SECTION	1 807 505 1
Market   1,000   4,0	1-0530-PG	JJ Smith North	Harmony	90.0000	82.4000	4,605.06	3,160,00	379,040,00	260,384.00		The state of the s			-		260,384,00				C 183 757 F
Charge   Continued   150,000   120	1-0558-PG	JJ Smith South	Hermony	42.3900	43,6500	6,000,00	3,900.00	261,900.00	170,235.00							170,235.00			differential of the second of an inches	1.767.345.30
Three-fired	21-0543-PG	Kimse	Manafield	190,000	193.7000	3,700,00	2,620.00	724,090,00	512,734,00	The second secon			STATES OF THE PERSON NAMED IN			512,734.00				OF C18 127 C
Out	21-0559-PG	Thompson	White	36.2000	37.2900	3,600.00	2560.00	134,244,00	95,462,40						The same of the same of	95,462.40		The state of the s	A THEORY OF THE PARTY OF THE PA	2 559 149 m
Elucia & Dimension   1,000   1,400   1,500	21-0672-PG	RLL Ententriese	Frenklin	47.6000	49 0300	7,800.00	4,700.00	372.678.00	230.441.00		distance - minimum manufacture	Approximately control of the control			And the second s	230,441,00			2716 111 98	7 R37 non 25
Second   Control   Contr	21-0560-PG	Burke & Dinsmore (51.01) #	1 Hermony	90.000	82.4000	3,500,00	2,500,00	288,400.00	206,000.00			Property of the second second	The second second		A contract of the contract of	206,000,00			THE PROPERTY OF THE PARTY OF TH	2.431.090.25
Notice   N	21-0561-PG	Burke & Dinsmore (51 02) #	2 Harmony	17.000	001671	0.000	00000	00,119,00	69,164,50	Secretarian secretarian secretarian	Control of Department of States of	THE PERSON NAMED AND POST OF THE PERSON NAMED ASSESSMENT OF TH	Whiteless and the bear of the same		***************************************	69.18	CONTRACTOR OF THE PROPERTY OF			2,361,928.75
	21-05/0-19	Kince	- VVIAIR	90.900	00000	9,00.00	3,730,00	229 580 76	2000			The state of the s	Or second to the second			303,000,000	The second secon	The fact of the same of the same of	***************************************	2,052,925,75
14   1,174,820   1,188,370   8,481,440,72   3,024,381,22   86,860   0.00   0.	04-67		The state of the s	3	8					Control of the control of the control	A STATE OF THE PROPERTY.				The same of the sa	0764 7970	***************************************	A STATE OF THE PARTY OF THE PAR	***************************************	1,823,776.50
9 686,1800 675,270 5.082,510,16 Extended Foot 0.00 1.000.000.00 200.381.33 75,606.67 Extended Foot 0.00 0.000.00 1.000.000.00 1.574,183.90 1.302,004.70 Extended Fort 0.000.000.00 1.574,183.90 1.302,004.70 Extended Fort 0.000.000.00 1.574,183.90 1.302,004.70 1.302,0	Totals Closed	14		1,174,6820	1,169.6370				1,924,358.92	68,980.00	0.00									
1,500,000.0 1,500,000.0 1,500,000.0 1,500,000.0 1,500,000.0	Totals Encumbered	0		660.1800	676,3766				2,082,570.16	0.00	0.00									
1,500,500,00 1,500,500 1,500,607 1,5										Extermben	Expended Fyob									
1,002,000,10										Encomber	Expended Fy11			1,800,000,00		208,381,35	-	75,606,67		
										Chcumber	TEXPERDED FY TO	•	•	7,906,909,90		1,674,786,80		1,302,034,70		
									_	Chcemons	EXPENSES F.y to	•		•		•		•		

# State Agriculture Development Committee SADC Final Review: Development Easement Purchase

# Burke & Dinsmore (51.02) 21- 0561-PG County PIG Program 17 Acres

Block 9	Lot 51.02	Harmony Twp.	Warre	n Cou	unty		
SOILS:		Prime	46% *	.15		6.90 5.40	
		Statewide	54% *	.1	SOIL	SCORE:	12.30
TILLABLE SOILS	:	Cropland Harvested	93% *	.15	=		
		Other	4 % *	0	=	.00	
		Woodlands	3% * TILL	0 ABLE	SOILS	SCORE:	13.95

FARM USE:

Soybeans-Cash Grain

acres

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:

- Available funding.
- 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:
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - Dwelling Units on Premises:No Structures On Premise
  - 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.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

# \\ag.state.nj.us\Agr′ \SADC\Planning Incentive Grant -2007 rules County\Fund tracking\2013

# SADC County PIG Financial Status Schedule B

Schedule (

# Warren County

	Fund Balance 0.00	237.79	EV13 Balance								STATE OF THE SECOND STATE		4,878,146.08	4.693,364.08	4,509,462.48	3,886,938.48	3,776,127.13	3,697,965,30	3,437,581.30	2,207,340,30	26.750,034.32	2 646 364 64	2 440 291 61	2,347,843.61	2,014,101,11	1,804,561.95	1,726,301,73	4 375 072 70	61.210.010.1	571 625 14	446.028.64			
	Fund 6.0	1,190,237.79	FY11 Ralance									2,998,713.33				2.924,493.33						2 748 444 08				2,709,245.56			The second secon					
Competitive Funds	3,000,000,00	5,000,000.00	Fxnended									1,286.67	121,853.92	184,782.00	183,901.60	696.744.00	110,811.35	78,161,83			88 829 76	224 354 KD											283,888.02	
Col	Maximum Grant ir 11	13	A									1,286.67	121,853.92	184,782.00	183,901.60	696.744.00	110.811.35	76,101.83		516 451 7B	88 829 76	224 354 50				276,405,58	02.002.001	101 154 16			125,596,50		6,866,42	
	Fiscal Year 11	Fiscal Year 13	Encumbered									1,286.67	123,577,38	184,782.00	191,734.50	786,431.35	110,811,35	00,00,000	170 384 00	512 734 00	95.462.40	230.441.00	206,000,00	92,448.00	333.742.50	400 250 25	228 074 80	103 918 60	401 213 25	402 234 40	130,913.00		1.886.257.15	
	1,500,000.00	1.000,000.00	Balance	2,500,000.00	1 945 358 40	1 746 529 90	1.451.879.90	1.092.407.50	882,719.50	797,788.47	457,336.47	84,835,59	41,903.17					•											Commission of the Commission o					
Base Grant		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Expended		554 643 60	198 826 50	294,650.00	359,472.40	209,688.00	84,931.03	340,452.00	372,500.88	42,932.42				44 900 47	1.200															1,500,000,00	
Base	Fiscal Year 09 Fiscal Year 11	Fiscal Year 13	2		554 643 60	198 826 50	294,650,00	359,472.40	209,688.00	84.931.03	340,452.00	372,500.88	42.932.42	e - man a mananama manana			41 903 17	1,000,1											The second second second second					
			Encumbered		582.568.00	213 725 00	286,391.50	366,268.00	230,720.00	126,834.20	348,552.00	386,301.30	42,932.42	to be set the second column as			41 903 17																	
		Federal Grant	SADC Federal Grant													a commence of the second of th																0.00	Encumber/Expended Fy09 Encumber/Expended Fy11 Encumber/Expended Fy13	
		Fede	Total Federal Grant		0	0	0	0		8 86,950.00	0	9	4	0	0.0			0	0	8	9	0	0	0.0	2 0	0 0	0	0	2	0	0	8 86,950,00	Encumb Encumb Encumb	
		SADC	Cost		1		0 294,650.00			0 123,648.28			164,786.34		183,901,60		1.							92,448.00					-		Ш	2 4.237.343.18		
			Cost		792.348.00	311,415.00	461,500.00	513,532.00	325.016.40	174,617.80	510,678.00	533,579.92	234,549.90	296,742.00	1 070 062 30	1,078,333.40	181 720 00	379 040 00			124,635,60	362,786.00	288,400.00	150.228.00	204 648 62	152 821 80			624,109.50	608,787.20	182,317,50	6,348,971.32		
			SADC Grant Per Acre		2.800.00	4.150.00	4.150.00	2,800.00	4,000.00	2,620.00	3,600.00	2,787.40	2.740.00	3.900.00	3,650,00	3 775 00	3 700 00	3 160 00	3 900 00	2,620.00	2,560.00	4,700.00	2,500.00	4,800.00	2,730.00	2 952 27	3,266.02	3,800.00	4,050.00	3,700.00	3,100.00			
	SADC	Certified	or Negotiated Per Acre		4,000.00	6.500.00	6,500.00	4,000.00	6,200.00	3,700.00	5,400.00	3,979.00	3,900.00	6,000.00	9,500.00	6 750 00	5 800.00	4.600.00	6.000.00	3,700.00	3,600.00	7,600.00	3,500.00	7,800.00	3 828 00	4.500.00	4.800.00	5,800.00	6,300.00	5,600.00	4,500.00			
			Acres		198.0870	47.9100	71.0000	128.3830	52.4220	47.1940	94.5700	134.0990	00.1410	48.45/0	174 1880	29 3540	32.4500	82.4000	43.6500	197.1190	34.6210	47.7350	82.4000	19.2600	84 0410	33 9604	69.8326	26.6195	99.0650	108.7120	40.5150	1,251,9930		
			Acres		198.0870	47.9100	71.0000	128.5610	52.5830	48.3860	95.9220	136.2260	00.1410	0,04.84	174 1880	29 3540	32,4850	80.0000	42.3800	197.4750	34.6210	47.7350	80.000	18.700	84 0410	34.5188	69.8326	26.6195	96.1800	105.5460	40.5150	1,257,0380		
			Municipality		Allamuchy	Pohatcong	Mansfield	Норе	Oxford	Норе	Pohatcong	Hope	White	Dame.	Franklin	Franklin	Blairs/Knowl	Harmony	Harmony	Mansfield/Indepe	White	Franklin	Harmony	Harmony	White	Mansfield/Indep/	Mansfield/Liberty	Mansfield/Liberty	Greenwich	Greenwich	White/Oxford			
			Farm		Drake et al	Bowers, Russell	Dirisio, Irma	Pruden, Timothy	McConnell	Cooke	Czar	Beaver Brook/ILCNJ	18 K Gmilet #4 (1 ce 17 02)	18 K Smith 42 (1.04 17)	Cericola #1	Cericola #2	Kinney Estate	JJ Smith North	JJ Smith South	Klimas	Thompson	RLL Enterprises	Burke & Dinsmore (51.01) #1	Burke & Dinsmore (51.02) #2	Unanost	Barton #1	Barton #2	Barton #3	O'Dowd East	O'Dowd West	Bartha	16		
			SADC ID#	The statement of the st	21-0509-PG	21-0506-PG	21-0513-PG	21-0507-PG	21-0516-PG	21-0523-PG	24-776-12	21.0549.00	21.0541.DG	21.0642.PG	21-0546-PG	21-0547-PG	21-0566-PG	21-0530-PG	21-0558-PG	21-0543-PG	21-0559-PG	21-05/2-PG	21-0560-PG	71-0570-PG	21-0574-PG	21-0568-PG	21-0564-PG	21-0565-PG	21-0557-PG	21-0554-PG	21-0553-PG	Totals Closed Totals Encumbered		

schedule 1

# State Agriculture Development Committee SADC Final Review: Development Easement Purchase November 12, 2015

Burke & Dinsmore (51.02) 21- 0561-PG County PIG Program 18 Acres

Block 9	Lot 51.02	Harmony Twp.	War	ren	Coi	unty		
SOILS:		Prime	43%	*	.15	=	6.45	
		Statewide	57%	*	.1	=	5.70	
						SOIL	SCORE:	12.15
TILLABLE SOILS:		Cropland Harvested	93%	*	.15	=	13.95	
		Other	4 %	*	0	=	.00	
		Woodlands	3 %	*	0	=	.00	
			TI	LLAE	BLE	SOILS	SCORE:	13.95

FARM USE:

Soybeans-Cash Grain

acres

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:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    - 1. The landowner has received the guidance document on exception areas and understands there will be no residential opportunity associated with the farm once it is preserved.
  - e. Dwelling Units on Premises:
    No Structures On Premise
  - 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 FY2017R12(2)

# FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

# SALEM COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Michael N. Brooks ("Owner")
(Brooks farm)
Upper Pittsgrove and Pittsgrove Townships, Salem County

# N.J.A.C. 2:76-17 et seq. SADC ID# 17-0166-PG

# December 1, 2016

- WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Salem 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, Salem County received SADC approval of its FY2017 PIG Plan application annual update on May 26, 2016; and
- WHEREAS, on March 11, 2016 the SADC received an application for the sale of a development easement from Salem County for the subject farm identified as Block 81, Lot 7, Upper Pittsgrove Township and Block 1301, Lot 5, Pittsgrove Township, Salem County, totaling 65.441 surveyed acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Salem County's Cohansey-Pole Tavern-Pine Tavern (1) Project Area; and
- WHEREAS, the Property includes one (1), 5 acre non-severable exception area for one (1) existing and limited to one (1) single family residential unit and to afford future flexibility of uses; and
- WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application the Property was in wheat production; and
- WHEREAS, the Owner 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 81.75 which exceeds 48, which is 70% of the County's average quality score as determined by the SADC July 23, 2015; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on May 2, 2016 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 September 22, 2016 the SADC certified a development easement value of \$3,400 per acre based on zoning and environmental regulations in place as of the current valuation date April 12, 2016; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.12, the Owner accepted the County's offer of \$3,400 per acre for the development easement for the Property; and
- WHEREAS, the New Jersey Conservation Foundation submitted a parcel application to the United States Department of Agriculture, Natural Resources Conservation Service Federal Farm and Ranch Lands Protection Program (FRPP); and
- WHEREAS, the NRCS has determined that the Property and Landowner qualified for FRPP grant funds; and
- WHEREAS, at this time the FRPP approved current easement value has not been finalized, however, the FRPP grant will be calculated based on the estimated FRPP current easement value of \$3,400 per acre equating to an FRPP per acre (50% of \$3,400) or approximately \$111,249.70 in total FRPP funds; and
- WHEREAS, the landowner has agreed to the additional restrictions associated with the FRPP Grant, including a 7% maximum impervious coverage restriction (approximately 4.58 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the FRPP program at this time; and
- WHEREAS, the SADC has determined that the encumbrance of competitive grant funds associated with the acquisition of development easements that ultimately may be purchased, in part, with FRPP funds does not have an immediate adverse impact on another county's access to competitive funds, but if a closing is unreasonably delayed for any reason, including securing the use of FRPP funds, the SADC retains the right to rescind its Final Approval of encumbered competitive grant funds equal to the amount of the anticipated FRPP grant for the acquisition of a development easement on an affected Property; and
- WHEREAS, due to a shortage of available funds the Township and Salem County have requested that the FRPP grant funds be used to cover the entire local cost share and any remaining funds will be used to offset the SADC grant needs; and

- WHEREAS, should alternate FRPP funding or other federal funding, such as ALE, become available from other funding years or through other qualified entities such as the SADC, a Non-Profit organization or County it may be utilized if such funding benefits the easement acquisition and/or the successful use of FRPP funding; and
- WHEREAS, on October 21, 2016 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 October 11, 2016 the Upper Pittsgrove Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase due to the anticipated receipt of FRPP funds; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 12, 2016 the Pittsgrove Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase due to the anticipated receipt of FRPP funds; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 28, 2016 the Salem CADB passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 5, 2016, the Board of Chosen Freeholders of the County of Salem passed a resolution granting final approval but is not participating financially in the easement purchase due to the anticipated receipt of FRPP funds; and
- WHEREAS, this final approval is conditioned upon FRPP funding in an amount sufficient enough to cover the full County and both Township's cost share and offset the SADC cost share by approximately \$48,426.34; and

WHEREAS, the estimated cost share breakdown is as follows (based on 65.441 acres); and

	<u>Total</u>	Per/acre
SADC	\$159,676.04	(\$2,440/acre)
County	\$ 31,411.68	(\$ 480/acre)
Upper Pittsgrove Twp.	\$ 28,051.68	(\$ 480/acre) (on 58.441 acres)
Pittsgrove Twp.	\$ 3,360.00	(\$ 480/acre) (on 7 acres)
Total Easement Purchase	\$222,499.40	(\$3,400/acre)

Estimated Cost share breakdown if the \$111,249.70 FRPP Grant is finalized and applied:

	<u>Total</u>	FRPP\$	New Cost Share
SADC	\$159,676.04	\$48,426.34	\$111,249.70 (\$1,700/acre)
Salem County	\$ 31,411.68	\$31,411.68	\$0
Upper Pittsgrove Twp.	\$ 28,051.68	\$28,051.68	\$0
Pittsgrove Twp.	\$ 3,360.00	\$ 3,360.00	\$0
FRPP Grant			\$111,249.70 (\$1,700/acre)
TOTAL	\$ 222,499.40	\$111,249.70	\$ 222.499.40 (\$3,400/acre)

- 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 SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the Salem County Agriculture Development Board is requesting \$111,249.70 FY13 competitive grant funding which is the estimated amount needed based on the estimated FRPP grant (Schedule B);
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Salem County for the purchase of a development easement on the Property, comprising 65.441 surveyed easement acres, at a State cost share of \$1,700 per acre, (50% of certified easement value and purchase price), for a total grant not to exceed of \$111,249.70 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), 5 acre non-severable exception area for and limited to one (1) existing single family residential unit and for future flexibility of uses; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and
- BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds (estimated \$48,426.34) to offset SADC grant needs on the Property; and
- BE IT FURTHER RESOLVED, this approval is conditioned upon receipt of FRPP funds sufficient enough to cover both of the Township's and County's cost share or in absence of FRPP funding a resolution by both of the Townships and the County Board of Chosen Freeholder's to commit the funds needed to cover the Township's and County's cost share; and

- BE IT FURTHER RESOLVED, that if FRPP funding is secured and approved for use by the SADC, said funding will first be used to reduce the County and Townships cost share and then, with the remaining funds, reduce the SADC's cost share; and
- BE IT FURTHER RESOLVED, if a closing is unreasonably delayed for any reason, including securing the use of FRPP funds, the SADC retains the right to rescind its Final Approval of encumbered competitive grant funds equal to the amount of the anticipated FRPP grant for the acquisition of a development easement on the Property; and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and
- BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 areas, 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 this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

December 1, 2016 Date

Susan E. Payne, Executive Director State Agriculture Development Committee

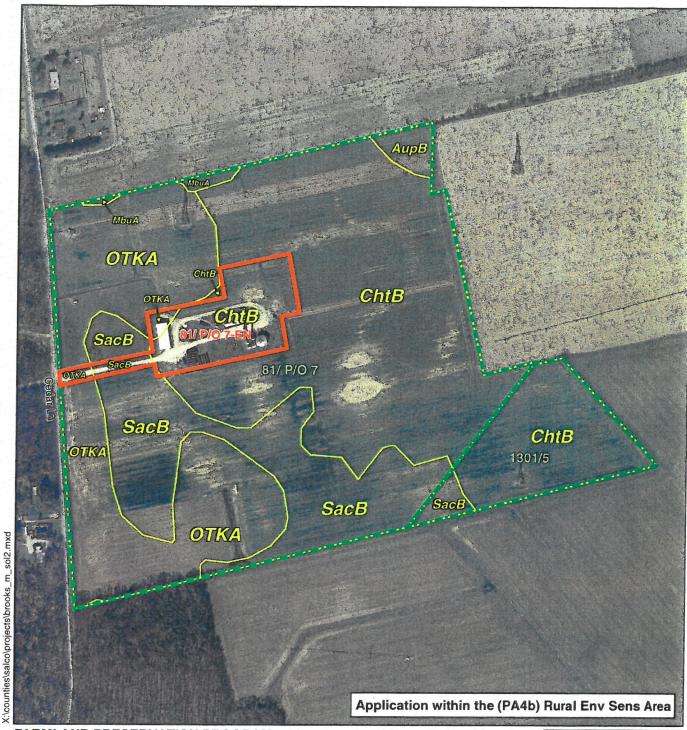
SmF. P

# VOTE WAS RECORDED AS FOLLOWS:

YES
YES

 $S: \\ Planning\ Incentive\ Grant\ -2007\ rules\ County \\ \\ Salem \\ Brooks,\ Michael\ (Brooks\ Farm) \\ \\ \\ final\ approval\ resolution. doc$ 

### Soils

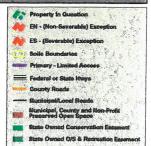


### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Michael Brooks
Upper Pittsgrove Twp. - Block 81 Lots P/O 7 (58.85 ac);
P/O 7-EN (non-severable exception - 4.9 ac)
Pittsgrove Twp. - Block 1301 Lot 5 (7.39 ac)
Gross Total = 71.14 ac
Salem County

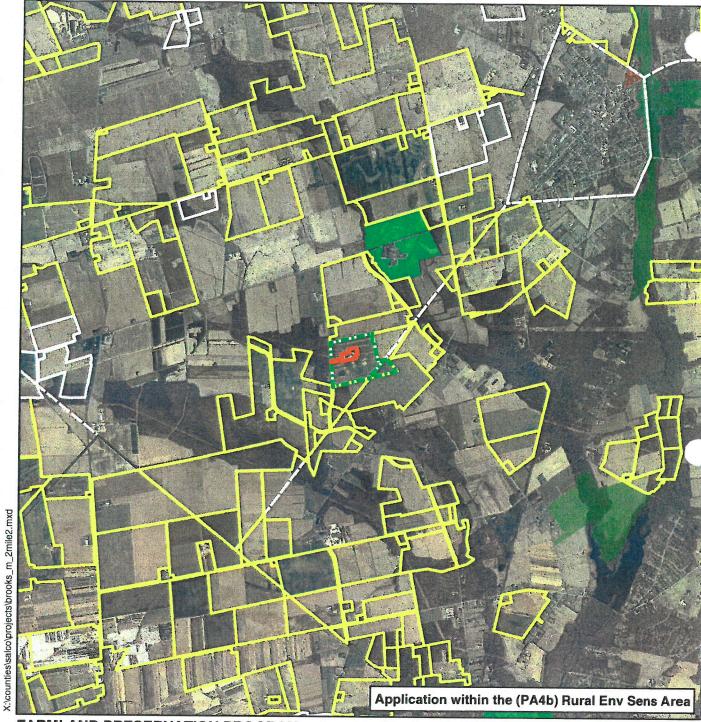
500 250 0 500 1,000 Feet

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



Sources: NRCS - SSURGO 2013 Soil Data Green Acres Conservation Easement Data NJDOT Road Data NJOIT/OGIS 2012 Digital Aerial Image

### Preserved Farms and Active Applications Within Two Miles



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

Michael Brooks Upper Pittsgrove Twp. - Block 81 Lots P/O 7 (58.85 ac); P/O 7-EN (non-severable exception - 4.9 ac) Pittsgrove Twp. - Block 1301 Lot 5 (7.39 ac) Gross Total = 71.14 ac Salem County





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

### State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Brooks, Michael N. (Brooks Farm) 17- 0166-PG County PIG Program 66 Acres

Block 81 Lot 7 Upper Pittsgrove Twp. Salem County
Block 1301 Lot 5 Pittsgrove Twp. Salem County

**SOILS:** Prime 72% \* .15 = 10.80

Statewide 28% \* .1 = 2.80

SOIL SCORE: 13.60
TILLABLE SOILS: Cropland Harvested 99% \* .15 = 14.85

TILLABLE SOILS: Cropland Harvested 99% \* .15 = 14.85

Other 1% \* 0 = .00

TILLABLE SOILS SCORE: 14.85

FARM USE: Wheat-Cash Grain 66 acres

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.

 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:

b. Exceptions:

1st (4.9) acres for around existing single family residential unit and other ag structures

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: No Additional Conditions
- e. Dwelling Units on Premises:
  No Structures On Premise
- 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.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

# SADC County Pig Financial Status Schedule B

### Salem County

	alance 0 4.83		FY13 Balance				The second secon				Accessed to the second					4,910,001,01	4,884,165.54	4,733,088.04	4,372,560.04	4,192,746.04	4,081,496,34			
	Fund Balance 0.00 978,774.83		FT11 Balance				AND MAINTANA CONTRACTOR OF THE PARTY			Contraction of the Contraction o	ALL THE PROPERTY OF THE PROPER						2.930,984,77		The state of the s					
Competitive Funds	3,000,000.00	7	cyberided				And don't be supposed to the s		***************************************	The state of the s	THE SHARE STATE OF THE STATE OF			***************************************			94,850.70		THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	***************************************			69,015.23	
1	Maximum Grant ir 11 ir 13	8					The state of the s			The state of the s	The second of th		***************************************		W. 000000000000000000000000000000000000		94.850.70		***************************************					
	Maxi Fiscal Year 11 Fiscal Year 13	Freeinshorod							***************************************	***************************************						89,998,99	98.983.00	151,077.50	300.528.00	111 249 70	)		892,668,19	
	1,600,000,00	Balance	2.617,339.97		1 100 000 00	4 464 077 23	1 061 124 19	20K 409 42	ERT 787 07	44E 40E E2	104 640 00	70.040.00	00.452.007	165,002.46	L0.845.00					***************************************				000
Base Grant		Expended	The second second second second second	1 700 000	228 184 KA	143 043 78	101.863.06	257 924 78	161 431 KK	208 272 3K	81 947 Kn	73 253 06	00.000	406 764 46	04.40				White demonstration and the				617,339.87 1.800,000.00 440,761.89	
Base	Fiscal Year 09 Fiscal Year 11 Fiscal Year 13	Δ		4 000 087 48	228 381 84	143.043.75	101.853.05	257.924.78	151.431.66	208 272 36	81 947 50	71 251 06	200 000	105 754 AK										
		Encumbered	***************************************	1 122 908 00	242 925 50	146,775.00	106,038,50	611,623,76	149.865.00	213,570,60	87.550.00	71 843 20	121 202 KG	106 867 KG	50 240 Ot	0.04.00							69,248,01	
	Grant	SADC Federal Grant						254,955.29										103 394 m	The second second	48,426.34		151.820.34	Encumber/Expended Fy08 Encumber/Expended Fy11 Encumber/Expended Fy13	Total
	Federal Grant	Total Federal Grant	Mr. Commander of				The state of the s	498,292,64							THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.			288 530 00	The state of the s	111,249.70		399.779.70	Encumbe	
	SADC	Cost		1.080.957.45	228,361,64	143,043.75	101,853.05	512,880.05	161,431,66	208,272,36	83,947.60	73.243.64	123 292 50		-		ľ		179,814,00	111,249.70		2.907,888.53		
		Cost Basis		1,597,937,10	364,352.12	217,426.50	152,062,30	766,217,30	246,861.70	311,680.30	117,528.50	97,969.20	172.609.50	165,639.50	220 626 00	137.686.60	246 085 00	545,664,00	265,812.00	222,499.40		1,500,686.40	, , ,	
		SADC Grant Per Acre	and the second second second	3,450.00			ľ	3,428.00	•	***		1,670.00							60	1,700.00			Þ	
	SADC	or Negotiated Per Acre		6,100.00	-		-	•		•			3,600.00		5,100,00		7,900,00	2		3,400.00				
		Acres		313.3210				•					49.3170		43.2600	30.5970	31.1500			65.4410		289.4110		
		Acres		313.4310	61.3630	38.4830	28.8220	149.7460	31.2230	68.2680	33,6790	46.6520	49.3170	25,4830	42.0000	30.6970	30.2400	94.6000	20.6000	65.4410	0770	282.8810		
		Municipality		Pittsgrove	Alloway	Mannington	Mannington	Mannington	Pittsgrove	Upper Pittsgrove			Quinton	Upper Pittsgrove	Upper Pittsgrove	Upper Pittsgrove	Pittsgrove	Upper Pittsgrove	Mannington	Upper Pittsgrove				
		Farm	ALL THE PROPERTY OF THE PROPER	Greco	Prestige World Wide	Dunham	Mahoney	Moore	Dubols Props., LLC	Brown	Food, Harris, Allen	Eckert, Hebert & Rowena	Harris	Basile	Davis, Betty	Bishop, Kevin & Jessica	Dubois, Christian	Harrell, Robert & George	Sloat, Edward & Robert	Brooks, Michael	42	. 60		
		SADC ID#	The second contract of	17-0123-PG	17-0121-PG	17-0122-PG	17-0126-PG	27-0110-71	17-0134-PG	17-0127-PG	1/-0136-PG	17-0124-PG	17-0133-PG	17-0146-PG	17-0151-PG	17-0167-PG	17-0163-PG	17-0161-PG	17-0164-PG	17-0166-PG	Totale Closed	Totals Encumbered		

### STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2017R12 (3)

### FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

### CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Shoemaker, Joseph C and Betty P. ("Owners") (Shoemaker #1) Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID#06-0172-PG

### December 1, 2016

- 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 FY2017 PIG Plan application annual update on May 26, 2016; and
- WHEREAS, on January 29, 2015 the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 17, Lot 5, Hopewell Township, Cumberland County hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Cumberland County's Shiloh-Hopewell North Project Area; and
- WHEREAS, the Property includes one (1), 1.5 acre severable exception area for and limited to one (1) single family residential unit and to afford future flexibility of uses resulting in 27.998 surveyed acres to be preserved; and
- WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application the Property was in field crop 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 71 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b) on April 6, 2015 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in <u>N.J.A.C.</u> 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on May 28, 2015 the SADC certified a development easement value of \$6,300 per acre, based on zoning and environmental regulations in place as of the current valuation date November 1, 2014; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,300 per acre for the development easement for the Property; and
- WHEREAS, on October 27, 2016, 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. 2:76-17.14 (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, to date Cumberland County has encumbered all of its base grant funds and has a remaining eligibility of \$112,482.86 in SADC competitive grant funds which is available at this time (Schedule B); and
- WHEREAS, based on the agreed per acre price of \$6,300 the SADC's cost share would have been \$4,050 per acre for a total of \$113,391.90; and
- WHEREAS, because the County is only eligible for their remaining \$112,482.86 there is a shortfall of \$909.04; and
- WHEREAS, the County has requested the remaining \$112,482.86 of competitive funds and will use County funding to cover the remaining easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 8, 2015 the Hopewell Township Committee approved the Owner's application for the sale of development easement and a commitment of funding for \$315 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 9, 2015 the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 22, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for up to \$2,250 per acre; and

WHEREAS, the estimated cost share breakdown is as follows (based on 27.998 acres); and

	<u>Total</u>	Per/acre
SADC	\$112,482.86	(\$4,017.53/acre)
Cumberland County	\$ 55,085.17	(\$ 1,967.47 / acre)
Hopewell Township	\$ 8,819.37	(\$ 315.00/acre)
Total Easement Purchase	\$176,387.40	(\$ 6,300.00/acre)

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the Cumberland County Agriculture Development Board is requesting \$112,482.86 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 subject to available funds and 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 27.998 net surveyed easement acres, at a State cost share of \$4,017.53 per acre, (63.77% of certified easement value and purchase price), for a total grant not to exceed the remaining eligibility of \$112,482.86 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, the County has been informed that there is no opportunity for future reimbursement of the shortfall of funds for this application; and
- BE IT FURTHER RESOLVED, the Property includes one (1), 1.5 acre severable exception area for one (1) future and limited to one (1) single family residential unit(s) and to afford future flexibility of use; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; 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 areas, 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 The most recent SADC Scope of Surveying Services and Standard Detail Requirements and Policy P-3-C; 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 this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f

December 1, 2016 Date

Susan E. Payne, Executive Director State Agriculture Development Committee

### VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Cecile Murphy (rep. NJDEP Commissioner Martin	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan Danser, Vice Chairman	YES
Jane Brodhecker	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
James Waltman	YES



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

Joseph and Betty Shoemaker, Jr (#1) Block 17 Lots P/O 5 (29.1 ac) & P/O 5-ES (severable exception - 1.5 ac) Gross Total = 30.6 ac Hopewell Twp., Cumberland County



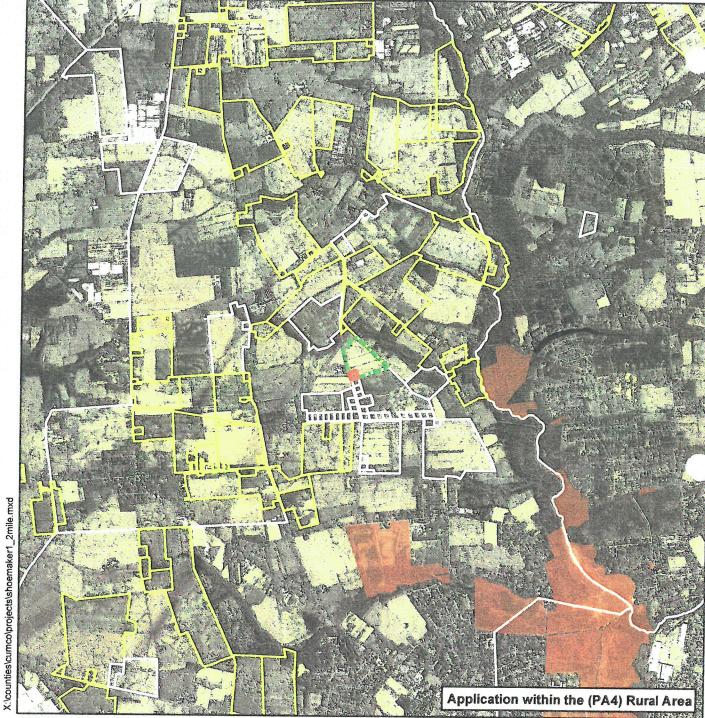
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision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



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

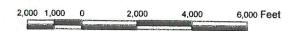
Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJDOT Road Data
NJOTT/OGIS 2012 Digital Aerial Image

### Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Joseph and Betty Shoemaker, Jr (#1) Block 17 Lots P/O 5 (29.1 ac) & P/O 5-ES (severable exception - 1.5 ac) Gross Total = 30.6 ac Hopewell Twp., Cumberland County



### NOTE:

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



Sources: NJ Farmland Preservation Program Green Acres Conservation Easement Data NJ Pinelands Commission PDC Data NJOIT/OGIS 2012 Digital Aerial Image

ocheonie -

### State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Shoemaker Farm #1 06- 0172-PG County PIG Program 29 Acres

Block 17

Lot 5

Hopewell Twp.

Cumberland County

SOILS:

Prime

100% \* .15 = 15.00

SOIL SCORE: 15.00

TILLABLE SOILS:

Cropland Harvested

100% \* .15

= 15.00

TILLABLE SOILS SCORE:

15.00

FARM USE:

Corn-Cash Grain Soybeans-Cash Grain Wheat-Cash Grain

11 acres 18 acres 10 acres

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:

- Available funding.
- The allocation, not to exceed O Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- Compliance with all applicable statutes, rules and policies.
- 5. Other:
  - Pre-existing Nonagricultural Use:
  - Exceptions:

(1.5) acres for Future Residence Exception is severable Right to Farm language is to be included in Deed of Future Lot Exception is to be limited to one future single family residential unit(s)

- C. Additional Restrictions: No Additional Restrictions
- Additional Conditions: No Additional Conditions d.
- Dwelling Units on Premises: No Structures On Premise
- Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 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.
- Review and approval by the SADC legal counsel for compliance with legal 7. requirements.

# \\ag.state.nj.us\Ac +a\SADC\Planning Incentive Grant -2007 rules County\Fund tracking\2013ct

SADC County Pig Financial Status Schedule B

>	
ount	
Ö	
land	
per	
Jung	
_	

	Third   Company   Compan											Œů	Fiscal Year 09	ant	4 200 000 00			Competitive Funds	Fund Balance	ance
						SADC			0 1	Federal Gr	ant	Lű	scal Year 13		1,000,000.00	Fiscal Ye Fiscal Ye	r11	3,000,000.00	930,348	49
18   18   18   18   18   18   18   18	Column   C	Municipality		Acres		Per Acre	Per Acre	Cost		_	rant	ncumbered	Α.	Expended	Balance	Encumbered	λd	Expended	FY11 Balance	FY13 Balance
						2									2,500,000.00					r is balance
		Stow Creek		16.963	16.963	8,000.00		135.704.00	315,936.50	63.000.00	7 414 70	326,686.00	316,936.60	315,936,50	2,184,063.50					
Column   C	Column   C	Greenwich		70,700	68.500	4,000.00		274,000.00	191,800.00	105,000.00	22,800.00	201.880.00	169,000.00	169,000.00	1,939,359.50					
1, 10, 10, 10, 10, 10, 10, 10, 10, 10,	Color   Colo	Shiloh Boro	H	40.842	40.822	6.300.00		257,178.60	165,329,10	00'00''	34,600,60	166,860.00	165,329.10	165,329,10	1,839,294,00					
1, 10, 10, 11, 11, 11, 11, 11, 11, 11,	1, 10, 10, 10, 10, 10, 10, 10, 10, 10,	Stow Creek	-	47.600	45,900	6,200.00 4,900.00		132,116.40	153 305 00			90,126.00	88,924.60	88,924.50	1.585,040.40					
Column   C		Greenwich		71.542	71.242	3,750.00		267,167.50	188,791.30			193,794.50	188,791.30	188,791.30	1.242.943.10					
1975   1975	1,14   1,15	Hopewell		47.194	47.194	7,200.00		339,796.80	212,373.00	117,985.00	57.600.00	145,693.50	134,550.00	134,550.00	1,108,393,10	00 007				
1,000,   1	1,11,   1,1,   1,	Stow Creek		76.164	76.008	3,500.00		266,021.00	190,015.00						24.506.00	190,385,00	190.015.00	190 015 00	2,789,116,70	
Column   C	Column   C	Hopewell		38.259	39.174	6,500.00		1,131,856.00	166.489.50	483,611.20	102,896.00					770.697.60	648,244.80	648,244.80	1,950,856.90	
1864   1864   1866	1, 10, 10, 10, 10, 10, 10, 10, 10, 10,	Hopewell		40.846	40.846	6,700.00		273,868.20	173,595.50	137,350.00	43,159.30					175,100,00	186,489.50	166.489.50	1,784,367,40	
1, 12, 12, 13, 14, 12, 12, 12, 12, 12, 12, 12, 12, 12, 12	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Deerfield		138.500	69.200	7 000 00		184 842 60	206,216.00							211,788.60	206.216.00	206,216.00	1,404,655,90	
1,114   1,114   1,140   1,140   1,140   1,140   1,140   1,140   1,141   1,14	1,11,   1,10,   1,0,	Hopewell		70.621	69.641	6,500.00		452,666.50	289,010,15	182,930.19	182,930,19					135,960.00	116,186.40	116,186.40	1,288,369.60	
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Hopewell		11.124	11.124	12,100.00	7.260.00	134,600.40	80,760.24		0		2,116.46	2,116.46	1,104,786.94	82.266.80	106.079.96	106,079,96	1,182,289,64	
1,414   1,51	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Shiloh Boro		98.364	98.776	6 000 00	1 900 00	500 194 00	258.610.44			7,827.41	7.827.41	7.827.41	1,096,969.53	264,185.40	250,783,03	250,783.03	852.862.73	
1, 11, 11, 11, 11, 11, 11, 11, 11, 11,	1, 11, 11, 11, 11, 11, 11, 11, 11, 11,	Greenwich		23.449	22.949	6,800.00	4,225.00	156,053.20	96,959.63			99,072.03	96.969.53	96 959 63	1 000 000 00	401,700.00	383,619.60	383,619.60	469,243,13	
No. 11   N	Column   C	Hopewell		92.476	92.467	6,300.00	4.050.00	682,542.10								374,268.60	374.491.36	37 404 17E	04 754 70	
Column   C	Color   Colo	Hopewell		65.672	55.672	6.600.00	4,150.00	361.868.00	78.654.60	153 098 00	2,834.40	78,654.60	75,869.09	75.869.09	924,130.91				0)10)*6	
March   Marc	Column   C	Hopewell		67.682	67.682	6,000.00	3,400.00		230,118.80	149,600.00	37,636.00	238,136.00	230,118.80	230,118,80	462.973.31					
17.10   17.0	1, 10, 10, 10, 10, 10, 10, 10, 10, 10,	Shiloh Roro	9	65.977	65.148	6,200.00	4.000.00		260,592.00	200,600.00	46,512.00	280,160.00	260,692.00	260,692.00	202,381,31					
1,10, 10, 10, 10, 10, 10, 10, 10, 10, 1	1,15   1,15	Hopewel		38.007	38.007	6.200.00	4.000.00		152,028.00	117.821.70	34,206.30	283,768,70	174,796,11	174,796,11	27,586.20	94,751,78	111,758.10	108,972,69	,	4.986.779.
14   15   15   15   15   15   15   15	Column   C	Honewell	==	37.024	37.024	6.600.00	4,150.00		153,649.60	120,328.00	33,321.60					153,649.60	153,649.60	163,649,60		4,833,751,
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	1,54,54,   1,54,54,   1,54,54,   1,54,54,54,   1,54,54,54,   1,54,54,54,   1,54,54,54,   1,54,54,54,   1,54,54,54,   1,54,54,54,   1,54,54,54,   1,54,54,54,54,   1,54,54,54,54,   1,54,54,54,54,54,54,54,54,54,54,54,54,54,	Lawrence	e e	43.837	43.837	4.400.00	3,040.00		133,264.48	74,300.02						417.289.95	414,799.00	414,799.00		4.265,302.
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	1,40,000   1,40,000	Upper De	Ce	19 689	10 560	5,100.00	3,450.00		156,126,30							156,126.30	156,126.30	156,126,30		3 977 665
1,545   1,500   1,50	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Opper	Upper Deerfield	46.177	46.177	6,100.00	3,450.00		169,310.65							140,080.00	134,534.60	134,534.60		3.843.131.
Column   C	1,522, 1,524, 1,524, 2,520,	Hopewell	Hopewell	24.667	23.052	6,400.00	3,600.00		82,987.20	58,632.30	58,632,30					92.700.00	24 354 90	749,310.65		3,683,820.
11, 12, 11, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 13, 12, 12, 12, 12, 12, 12, 12, 12, 12, 12	14.522   14.542   14.5420   12.54240   12.	Hopewell	well	51.972	69.100	6,700.00	3.750.00		194 1850.00			***************************************				245,700.00	241,860.00	241.850.00		3,417,616.
18.77   18.7	1,14,22   1,5,5,5,5,5,5,5,5,5,5,5,5,5,5,5,5,5,5,5	Stow	Stow Creek	66.622	66.622	4,200.00	2,920.00		194,636.24			0				194 678 24	194,867.50	194,867.60		3.222.768.
1,155.0   1,15	4,151   4,151   6,000   1,50	Honewell	Well	112.422	112.422	3,400.00	2.440.00		274,309.68							274,309.68	254,123.06	254.123.06		3.028.222.
5.12.56         5.12.56         5.12.56         5.12.56         5.12.56         5.12.56         5.12.56         5.12.56         5.12.57         6.12.57.20         6.12.52.20         7.12.51.20         7.12.5	1,2,2,2,2,3,3,3,3,3,3,3,3,3,3,3,3,3,3,3,	Stow	Stow Creek	43.619	43.584	6,300.00	3,650.00		154.723.20							67.413.60	64,595.30	64,595,30		2.709.503.
6,7389         6,738         7,700,00         2,650,00         3,246,22         7,74,42         7,74,42         7,74,74 <t< td=""><td>  12,129   1,124   1,1</td><td>Fairfield</td><td>eld</td><td>34.255</td><td>34.188</td><td>6,300.00</td><td>3,650.00</td><td></td><td>121,367.40</td><td></td><td></td><td></td><td></td><td></td><td></td><td>127.977.60</td><td>154,723.20</td><td>154.723.20</td><td></td><td>2,554,780.</td></t<>	12,129   1,124   1,1	Fairfield	eld	34.255	34.188	6,300.00	3,650.00		121,367.40							127.977.60	154,723.20	154.723.20		2,554,780.
10.545   10.345   4.0000   2.20000	102.945   102.945   1,000.00	Stow Cre-	Stow Creek	697.79	57.239	3,700.00	2,620.00		176,166.18							180,806.20	176,166.18	176,166.18		2.257.246
13 ct   15 c	13.000   1.0	Lawr	Lawrence	103.945	103.945	4,200.00	2.920.00	436.569.00	303 619 40							97,973.60	93,312.72	93,312.72		2,163,934.
11   11   11   12   13   13   15   15   15   15   15   15	11679   11670   11694   1169	Gree	Greenwich	29.000	29.870	4,350.00	3,010.00	129,934.50	89,908.70							309,782.80	303,619.40	303,519.40		1,860,414.
1,5354   4,000   2,1200   11/15/16   11/15	1,5354   4,000   2,2200   11/54240   2,22240	Fairfield	Fairfield	31.679	31.679	6,000.00	3,400.00	158,395.00	107,708.60							122.570.00	107 708 60	14,078,77		1,785,835.
Column   C	Character   Char	2 2	O. Deerneid Stow Creek	23.394	23.394	4,600.00	3,160.00	107,612.40	73,925.04			manny many many				78,115.20	73,925.04	73,925.04		1.510,127
Column   C	Column   C	Uppe	Upper Deerfield	64.384	64 367	4 800 00	3 280 00	101,694.00	344 473 76			27,585.20	27,585.20	27,585.20		71,912.80	62,639.20	62,639.20		1.541.563
1,100   1,10	1,000   1,00	Oppe	Upper Deerfield	64.533	64.531	4,800.00	3,160.00	296,842.60	203,917.96							222,974.40	211,123.76	211,123.76		1,330,439
38.234   38.235   38.250   38.250   38.272	12,000   1	Hopewell	well	44.008	44.008	4,300.00	2,980.00	189,234.40	131,143.84							144 781 90	424 442 64	203,917.96		1,126,521
1,000   1,00	1,000   1,00	Deorfield	ince	38.293	38.293	3,500.00	2,500.00	134,025.50	95,732.60							121,025.00	95,732.60	95,732.60		899 645
14000   14400   14400   14500   16550	14000   144,000   145,00	Downe		32.943	32.943	3 500 00	2 500 00	146 300 60	80,443.00							80,443.00				819,202
51,044   51,144   54,000.00   37,000.00	1,000   1,00	. Upper	Upper Deerfiled	14.000	14.420	7,300.00	4.550.00		65 611 00							84,975.00	82,357.50	82,357.50		736,844
20.831   20.825   6.800.00   712.825.64   144.04133   148.685.830   12.800   226.4800.00   226.480	30,821   30,822   6,800 to 3,520 to 0   172,825 to 1   14,04133   18,648 to 0   12,800 to 3,520 to 0   12,800 to 0	Hopewel	well	61.044	61.044	4.900.00	3,302.44		168,569.75							65,611.00	400 500 00			671,233
75.77 7.689 7.000	15.277 1.689 1.880 1.00 1.200	Upper D	Upper Deerfield	30.831	30.822	6,600.00	3,700.00		114,041.03							114,074.70	114,041.03	168,569.80		388 627
10,000   10,300   4,666.60   3,100.00   46,556.00   3,550.00   112,462.60   200.640.88   2,506	10,000   10,300   4,606.00   3,100.00   4,625.00   3,520.00   112,402.00   3,100.00   4,606.00   3,100.00   4,606.00   3,100.00   4,006.00   3,100.00   4,006.00   3,100.00   4,006.00   3,100.00   4,006.00   3,100.00   4,006.00   3,100.00   4,006.00   3,100.00   4,006.00   3,100.00   4,006.00   3,100.00   4,006.00   3,100.00   4,006.00	Hopewell	well	75.217	74.866	3,800.00	2,525,00		700,640,88							43,569,00				345.053
27.999 \$.300.00 4.07.53 172.492.96 112.492.9	27.996 \$3.00.00 4.07.53 176.397.40 112.492.86 2.26 \$86.957.39 176.397.40 112.492.86 112.	Upper	Upper Deerfield	10.000	10.300	4,500.00	3,100.00		31.930.00							200,640,88	200.640.88			144,412
2.964.603 16.488.298.54 10.307.499.73 2.856.60.82 688.567.39 645.285.34 10.307.499.73 2.856.60.82 688.567.39 164.283 955.877.20 645.385.34 Encumber/Expended Fy/99 1.600.000.00	2.564.603 (1.482.50.54 (10.207.19.27) 2.564.600.82 (686.67.39) (144.252 (10.207.19.27) (144.252 (10.207.19.27) (144.252 (10.207.19.27) (144.252 (10.207.19.27) (146.0.00.00 (10.207.19.27) (160.0.00.0	Hopewell	-	27.998	27.998	6,300.00	4,017.53		112,482,86							112.482.86				112,482
900,011.40 P41,080.40 Fincumber/Expended Fy19 1,800,000.00 Froumber/Expended Fy19 1,800,000.00				3.047.607	2,964,503		#		1,307,199.73	2.596,650.52	686,967.39							3		
	1,000,000,00									Encumber/Expend Encumber/Expend	led Fy09			1,500,000.00						

### STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2017R12(4)

### FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

### CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Russell, Velan M. ("Owner") Upper Deerfield Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID#06-0174-PG

### December 1, 2016

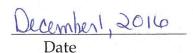
- WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its FY2017 PIG Plan application annual update on May 26, 2016; and
- WHEREAS, on June 16, 2015 the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 402, Lot 21.01, Upper Deerfield Township, Cumberland County, totaling approximately 10 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Cumberland County's Deerfield-Upper Deerfield South Project Area; and
- WHEREAS, the Property includes one (1) single family residences, zero (0) agricultural labor units, no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application the Property was in field crop production and ornamental nursery products; and
- WHEREAS, the application meets the minimum eligibility criteria in <u>N.J.A.C.</u> 2:76-6.20 including the \$2,500 income threshold for farms equal to or less than ten acres; and
- WHEREAS, the Owner has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural; and
- WHEREAS, the Property has a quality score of 59.45 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC July 24, 2014; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) 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 January 28, 2016 the SADC certified a development easement value of \$4,500 per acre based on zoning and environmental regulations in place as of the current valuation date February 1, 2015; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$4,500 per acre for the development easement for the Property; and
- WHEREAS, on October 28, 2016 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 <u>N.J.A.C.</u> 2:76-17.13, on March 17, 2016 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 March 9, 2016 the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 26, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$1,400 per acre to cover the local cost share; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 10.3 acres will be utilized to calculate the grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 10.3 acres); and

	<u>Total</u>	Per/acre
SADC	\$31,930	(\$3,100/acre)
County	\$14,420	(\$1,400/acre)
Total Easement Purchase	\$46,350	(\$4,500/acre)

- WHEREAS, pursuant to <u>N.J.A.C</u>. 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 <u>N.J.A.C.</u> 2:76-17.14, the Cumberland County Agriculture Development Board is requesting \$31,930 of competitive grant funding which is available at this time (Schedule B); and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of <u>N.J.A.C.</u> 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 10.3 gross easement acres, at a State cost share of \$3,100 per acre, (68.89%) of certified easement value and purchase price), for a total grant not to exceed of \$31,930 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 residences, zero (0) agricultural labor units, no pre-existing non-agricultural uses; and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and
- BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 areas, 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 this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.





### Susan E. Payne, Executive Director State Agriculture Development Committee

### VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Cecile Murphy (rep. NJDEP Commissioner Martin	YES
Ralph Siegel (rep. State Treasurer Scudder)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan Danser, Vice Chairman	YES
Jane Brodhecker	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
James Waltman	YES

### Wetlands

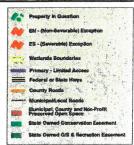


**FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee** 

Velan M. Russell Block 402 Lot 21.01 (9.2 ac) Gross Total = 9.2 ac Upper Deerfield Twp., Cumberland County



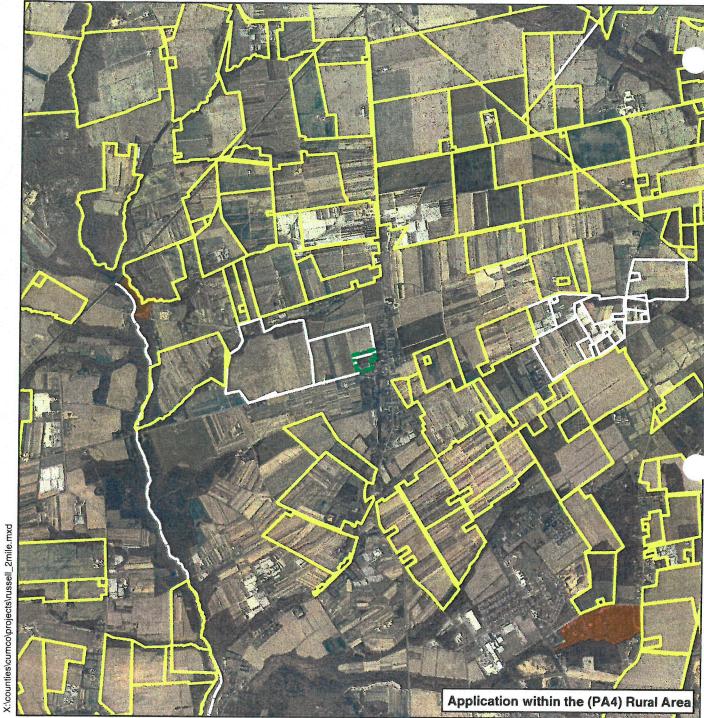
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision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



etlands Legend: Freshwater Wellands Linear Wellands - Wellands Modified for Agriculture Tidal Wellands - Non-Wetlands 300' Buffer - Water

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

### Preserved Farms and Active Applications Within Two Miles

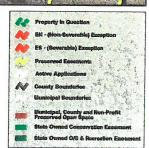


**FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee** 

Velan M. Russell Block 402 Lot 21.01 (9.2 ac) Gross Total = 9.2 ac Upper Deerfield Twp., Cumberland County







3,000,000,00

308,349,48

334,035.86

SADC County F nancial Status Scheuble B

## **Cumberland County**

				T I							-	2	1000000	-		,	Competitive Funds		*
					SADC		S	20	Feder	Federal Grant		Fiscal Year 19 Fiscal Year 11 Fiscal Year 13		1,500,000.00	Maxis Fiscal Year 11 Fiscal Year 13	num Grant	3,000,000,00	Fund Balance 0.00 930,348,49	ance 49
SADC ID#	Farm	Municipality	Acres	Acres	Per Acre Per Acre	SADC Grant Per Acre	Cost	Cost	Federal Grant	SADC Federal Grant	Fncumbered	76	- Transfer						
00 0000												the state of the s	Cybended	2,500,000.00	Encumbered	A	Expended	FY11 Balance	FY13 Balance
06-0078-PG	Kacewich Norman & I vnette	Stow Creek	101.916	101.915	4.500.00	3,100.00	468,617.50							2 404 000					
06-0091-PG	Jones, Clifton & Dorothy	Greenwich	70.700	68.600	4.000.00	2 800.00	135,704.00	83,118.70	63.000.00	7,414.70	87.665.90	76.704.00	76.704.00						
06-0077-PG	Newton, Thomas	Greenwich	45.091	43.623	4,500.00	3,100.00	195,853,50				-								
0095-PG	Cum Ctv/Kates Thomas	Shiloh Boro	40.842	40.822	6,300.00	4,050.00	267,178.60												
083-PG	Coll #1, Kevin A.	Stow Creek	25.407	25.407	6.200.00	3,600.00	132,116.40				90,126.00								
093-PG	Cum Cty/Sheppard Anne	Greenwich	71.642	71.242	3.760.00	2,540,00	224.910.00				161,689,40								
06-0084-PG	Coll #2. Kevin A.	Stow Creek	41.200	39.000	5,100.00	3,450.00	198,900.00				193,794.50			1,242,943,10					
06-0094-PG	Cumberland Colling #2	Hopewell	47.194	47.194	7,200.00	4.500.00	339,796.80		117.985.00	0 67.600.00	148,693.60			-					
106-PG	Ruske, Roder, Margaret & Chris	Stow Creek	76.164	76.006	3,500.00	2,500.00	266,021.00								222,480.00			2,789,116.70	
08-0109-PG	Van Meter, Alfred #1	Hopewell	38.259	39.174	6 700 00	3.660.00	1,131,856.00	761,140.80	483,611.20	0 102,896.00					770 697 60	190.015.00		2,699,101,70	
06-0110-PG	Van Meter, Alfred #2	Hopewell	40.846	40.846	6,700.00	4.250.00	273.668.20		417 160 00						175,100.00	-	186 400 80	1,950,856,90	
06-0102-PG	Reund Lam Realty	Lawrence	138.600	69.200	4,300.00	2,980.00	297,560.00			43,169.30					179,477,50			1.610.771.90	
07-PG	Ballinger, Frank P. III	Honomali	26.906	26.406	7,000.00	4,400.00	184,842.00								211,788.60			1,404,555.90	
89-PG	Minch, Michael et al	Hopewell	11 124	14 424	6,500.00	4,150.00	452,666.50		182.930.19	9 182,930,19					136,960,00		116,186.40	1,288,369.50	
11-PG	DeWilde, Bakker Jr., Abram #1	Shiloh Boro	58.776	68 775	7 000 00	4 400 00	134,600.40						2,118.46	1.104.786.94	293.216.00	-		1,182,289.54	
06-0112-PG	DeWilde, Bakker Jr., Abram #2	Shiloh Boro	98.364	98.384	6,000.00	3,900,00	590.184.00				7,827.41	7,827.41	7,827.41		264.185.40	-		1,103,645.76	
06-0097-PG	Cum.Co/Mooneyham	Greenwich	23.449	22.949	6.800.00	4,225.00	156,053,20				00 044 04				401,700.00			460 241 41	
06-0118-PG	Cross #1	Hopewell	92.476	92.467	6.300.00	4.050.00	682,642,10				59,072.03	86,969.63	96,959,53	1,000,000.00				61.049,004	
06-0117-PG	Cross #2	Hopewell	14.1/2 KK R72	14.172	9.250.00	6.650.00	131,091.00	78.654.60							374,268.60	374,491.36	374,491,36	94,751.78	
06-0115-PG	Cross #3	Hopewell	67.682	67.682	6,500,00	3 400 00	361,868.00												
06-0116-PG	Cross #4	Hopewell	66.977	65.148	6,200.00	4,000.00	403.917.60			37,636.00	238.136.00	230,118.80	230,118.80	462,973,31					
06-0114-PG	DeWilde Bakker Jr., Abram #3	Shiloh Boro	68.378	68.378	6,500.00	4.150.00	444,457.00												
06-0119-PG	DeWilde, Bakker Jr., Abram #5	Hopewell	38.007	38.007	6.200.00	4.000.00	236,643,40			34,206,30				02.086.72	94.751.78		108,972.69		4,985,779.
06-0085-PG	Adamucci #1, Carmen Sr.	Hopewell	108.400	107.740	6,900.00	3,860.00	635,666,00	414.799.00	120.328.00 477 KKK K7						153,649.60	153.649.60	162.028.00		4,833,751,19
06-0080-PG	DeWerchio Brian & Curen	Lawrence	43.837	43.837	4,400.00	3,040.00	192,882.80	133,264.48							417,289.96		414,799.00		4,680,101
06-0130-PG	Edwards	Upper Deerfield	19 6284	45.254	5,100.00	3,450.00	230,795,40	156,126.30							131,610.40		131,610.40		4.133.792
06-0129-PG	Trell	Upper Deerfield	46.177	46.177	5,100.00	3.450.00	235 502 70	134,634,60	*						140.080.00		156,126,30		3,977,665.
06-0126-PG	Blew	Hopewell	24.657	23.052	6,400,00	3,600.00	124.480.80	82 987 20	A8 812 10	00 000					164,089,97		159 340 88		3,843,131
06-0120-PG	Cimico Sheppard Mark K.	Stow Creek	70.600	69.100	6,200.00	3,500.00	359,320,00	241,850.00							92,700.00		24,354.90		3,683,820
06-0127-PG	Hasher	Stow Creek	66 822	51.962	6.700.00	3,750.00	296,183.40	194,857.50							246,700.00		241,850.00		3,417,615
06-0128-PG	Roork	Hopewell	112.422	112.422	3.400.00	2 440 00	102 214 00	194.536.24							194 636 24		194,857.50		3,222,768.
06-0131-PG	Van Derveer	Hopewell	16.778	16.778	5,900.00	3,850.00	98.990.20	64.595.30		***************************************					274,309.68		754.536.24		3.028,222.0
06-0146-PG	Sorantino 2	Stow Creek	43.619	43.684	6,300,00	3,550.00	230,995.20	164,723.20							67,413.50		64.596.30		2774,098,94
06-0137-PG	Watson #2	Hopewell	34,400	24.188	6,300.00	3,550.00	181,196,40	121,367.40							157,229.60		164.723.20		2,554,780
06-0138-PG	Casper, Kathleen A.	Stow Creek	28 569	26 440	3,700.00	2,620.00	248,784,30	176,166.18							00,116,131		121,367.40		2,433,413.04
06-0136-PG	Gilson	Lawrence	103.945	103 945	4 200 00	3,280.00	136,656.20	93,312.72							97.973.60	91,100,100,18	176,166.18		2,267,246.86
06-0144-PG	McAllister	Greenwich	29.000	29.870	4.350.00	3 010 00	420 034 60	203,619.40							309,782.80	303 619 40	33,312,72		2,163,934.14
06-0145-PG	Sorantino 1	Fairfield	31.679	31.679	5,000.00	3.400.00	158 395 00	107 708 60							88,908.70		74.678.77		1,860,414.74
06-0147-PG	Casper #2	U. Deerfield	23.394	23.394	4,600.00	3,160.00	107.612.40	73 925 04							122,570.00	107,708.60			1,780,835,97
06-0160-90	Unland	Stow Creek	28.600	28.020	4,700.00	3,220.00	131,694.00	90,224,40			27 605 30	404 40			78,115.20	73,925.04	73,925.04		1 604 202 22
06-0187-00	Hubschmidt #2	Opper Deerfield	64.384	64.367	4,800.00	3,280.00	308,961.60	211,123.76			07.000,17	07'080'77	27,585.20	•	71,912.80	62,639.20	62,639.20		1 541 583 43
08-0156-PG	McCracken	Opper Deerfield	64.533	64.531	4,600.00	3,160.00	296,842.60	203,917.96							222,974.40	211,123.76	211,123,76		1,330,439,37
08-0158-PG	Z News	Lobewell	44.008	44.008	4,300.00	2,980.00	189,234,40	131,143.84							211,652.00	203,917.96	203,917.96		1,126,521,41
06-0154-PG	Coleman II	Dearfield	38.293	38.293	3,500.00	2,500.00	134,025.50	95,732.50							144,261.80	131,143.84	131,143.84		995,377.67
06-0169-PG	Casper, Mary Ann	Downe	32 943	22.660	5,300.00	3,550.00	120,098.00	80,443.00					7	*	00.420,026.00	95,732.60	96,732,50		899,645.07
06-0161-PG	Hubschmidt #1	Unner Deerfiled	14 000	14 430	3,500.00	2,500.00	115,300.50	82,357.50							00 070 00				819,202.07
06-0134-PG	Watson #1	Hopewell	51.044	51.044	4 900 00	1 102 44	105,266.00	65,611.00						THE RESERVE THE PROPERTY OF THE PARTY OF THE	65.611.00	00.705,20	82,367.50		738,844.57
06-0143-PG	Mason	Upper Deerfield	30.831	30.822	6,600.00	3,700.00	172.602.64	114.041.03							168,669,80		168 869 90		671,233
24.6	Coleman #1	Deerfield	12.000	12.360	5,250.00	3,525.00	64.890.00	43.569.00							114,074,70	114,041,03	114.041.03		502,663.7
06-0174-PG	Russell, Velan	Upper Deerfield	10,000	10.300	3,800.00	2,680.00	284,490.80	200,640.88							43.569.00				345.053.7
06-0172-PG	Shoemaker, Joseph and Betty #1	Hopewell	27.998	27.998	6,300.00	4,017.53	176.387.40	31,930,00							31,930,00	200,640.88	The second secon		144.412.86
Totals Closed	99		3,047,507	2,964,503											112.482.86				112,482.8
S Encurrometer			100 001				10,488,289,04	10.307.199.73	2 596 RED R2	01 700 003									

ocheane -

### State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Russell Farm 06- 0174-PG County PIG Program 9 Acres

Block 402 Lot 21.01 Upper Deerfield Twp. Cumberland County

SOILS: Prime 83% \* .15 = 12.45 Statewide 17% \* .1 = 1.70

SOIL SCORE: 14.15

TILLABLE SOILS: Cropland Harvested 76% \* .15 = 11.40

Other 15% \* 0 = .00 Woodlands 9% \* 0 = .00

TILLABLE SOILS SCORE: 11.40

FARM USE: Corn-Cash Grain 3 acres
Ornament Nursery Products 5 acres

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:
  - 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.