# STATE AGRICULTURE DEVELOPMENT COMMITTEE

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

### **REGULAR MEETING**

# August 24, 2017

Acting Chairwoman Monique Purcell called the meeting to order at 9:05 a.m.

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

Ms. Payne read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

Roll call indicated the following:

# Members Present

Acting Chairwoman Monique Purcell Jane Brodhecker (by phone) Peter Johnson Brian Schilling (by phone) Thomas Stanuikynas Denis C. Germano, Esq. Cecile Murphy

### **Members Absent**

James Waltman Ralph Siegel Alan Danser Scott Ellis

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Susan E. Payne, SADC Executive Director Jason Stypinski, Esq., Deputy Attorney General

Others present as recorded on the attendance sheet: Dan Pace, Mercer County Agriculture Development Board (CADB); Brian Wilson, Burlington CADB; Melanie Mason, Hunterdon CADB; Brigitte Sherman, Cape May CADB; Sean Pizzio, Monmouth CADB; Ashley Kerr, New Jersey Farm Bureau, and Donna Rue, general public, Upper Freehold Township.

# **Minutes**

# A. SADC Regular Meeting of July 27, 2017 (Open and Closed Sessions)

It was moved by Mr. Germano and seconded by Mr. Stanuikynas to approve the Open Session and Closed Session minutes of the SADC regular meeting of July 27, 2017, 2017. The motion was approved. Ms. Murphy abstained from the vote.

# REPORT OF THE ACTING CHAIRWOMAN

• Environmental Protection Agency

Acting Chairwoman Purcell stated that the Environmental Protection Agency (EPA) has rescinded its Waters of the United States rule. New Jersey was not affected by that rule change because New Jersey's regulations are as stringent as the opposed EPA regulations or more so.

Drought Warning Lifted

Acting Chairwoman Purcell stated that the drought warning that was in place in Somerset and Hunterdon counties has been lifted as of last week, leaving no counties in the state under any type of drought warning or watch.

# State Board Meeting

Acting Chairwoman Purcell stated that the State Board of Agriculture elected Mitchell Jones as President and Shirley Klein as Vice President. The State Board is awaiting formal approval from the Governor's Office for a new member on the State Board – Al Natali – and for Erick Doyle to continue in his seat representing the livestock sector.

New Chancellor of Rutgers University

Acting Chairwoman Purcell stated that there is a new chancellor of Rutgers University. This Chancellor will oversee the School of Environmental and Biological Sciences, and the Executive Dean will report directly to him. The Chancellor is from Purdue most recently and is very much in support of land grants and land grant universities, which has generated a lot of excitement and good opportunities.

# Rutgers Tomato Tasting

Acting Chairwoman Purcell stated that Rutgers University will host a tomato tasting on Wednesday, August 30, 2017, at Snyder Research Farm where participants can taste a variety of different tomatoes.

# REPORT OF THE EXECUTIVE DIRECTOR

# FY16 Annual Report

Ms. Payne stated that the SADC issued its FY2016 annual report, which can be found on the SADC's website.

# Outreach Meetings

Ms. Payne stated that the last of five outreach meetings for the State Acquisition Program was held on August 23, 2017 in Salem County. Staff is looking forward to a new batch of applications for State Acquisition now that there is more funding moving forward. She noted that some farmers or landowners who attended outreach meetings may have farms that do not qualify for the State Acquisition Program. In those cases, SADC and CADB staffs will work to try to find another program to enable preservation of the farm. Ms. Payne thanked staff for their work on the outreach meetings, which were informative and resulted in positive feedback from landowners.

#### League of Municipalities Convention

Ms. Payne stated that the SADC was asked to participate in two sessions at the New Jersey League of Municipalities Convention in November. "Farmland Preservation and Right to Farm: Strategies to Succeed" is intended to provide municipalities with a better understanding of the Farmland Preservation Program and Right to Farm, as well as to emphasize that the CADB is the first place to call when there is an issue. Ms. Payne stated that panel will include herself, Tara Kenyon from the Somerset CADB, Brian Wilson from the Burlington CADB, Brian Smith, Esq., and Upper Pittsgrove Mayor Jack Cimprich, whose municipality recently reached 10,000 acres of preserved farmland. Ms. Payne stated that the second session is focused specifically on pipelines, which is a hot topic all over the state. Mr. Smith will serve on a panel to address the law and legal considerations regarding pipelines as they pertain to crossing a preserved farm.

# NJTV Spotlights Farmland Preservation Program

Ms. Payne stated that NJTV reported on the Farmland Preservation Program, prompted by the signing of farmland preservation appropriation bills. The spot focused on the role of the Farmland Preservation Program in keeping family farms in business in New Jersey. It featured the Kocsis family, a young couple from the Frenchtown area of Hunterdon County who are fourth-generation farmers and wanted to buy the land. They could not have afforded to do that without the farm being preserved. Ms. Payne stated that the Kocsis family was great and could not have been better spokespeople for the Farmland Preservation Program.

#### Paul Burns' Retirement

Ms. Payne announced that Paul Burns, SADC Review Appraiser, has retired from State service to take a position at SEPTA helping with rights of way matters. Ms. Payne stated that Mr. Burns is a friend of the Farmland Preservation Program and he was very proud of his service to the program and all that has been accomplished over the years that he reviewed and recommended values for the SADC.

# COMMUNICATIONS

Ms. Payne stated that there was nothing out of the ordinary and suggested that everyone takes their news clips with them to read later.

### **PUBLIC COMMENT**

There was no public comment.

### **OLD BUSINESS**

# A. Approval of Rule Proposal: N.J.A.C. 2:76-22: Special Permit for Rural Microenterprise Activity on Preserved Farmland

Ms. Payne stated that the Committee last reviewed the draft rule proposal in April. It was then circulated to the agricultural community, including the county agriculture development boards (CADB) and Farm Bureau, to solicit their input. At about the same time, the Governor's Office requested that State agencies submit all proposed rules by June 1. Staff reviewed the comments received, made some changes in response, and forwarded them to the Committee via email. Staff will review the rules today in order to refresh the Committee's memory on the changes. In order for the proposed rules to be adopted before the end of this administration, the Committee needs to act on them at

today's meeting. Ms. Payne asked Alison Reynolds, Esq., and Jeff Everett to discuss the changes in the draft.

Ms. Reynolds asked the Committee to refer to the draft rules in their meeting binders. The highlighted changes were made as a result of the Committee's comments at April's meeting. These include amending the definition of "farmer" to address the fact that the owner and the operator of the property can be separate entities. It is very common in the farming community for an individual to own a property, but for their LLC to operate the farm business. "Farmer" is defined in the proposed rules as a person who owns and operates the premises. New language has been added to clarify that if someone owns the farm, but is involved in a business entity that operates the farm, they still would fall under the definition of farmer.

Other significant changes to the draft include deleting the provision that "connection to public water or wastewater facilities is not permitted," which is inconsistent with a subsequent provision that allows an RME permittee to connect to public utilities already existing on the premises; allowing for new roads and road improvements to provide access to the RME or to protect public health and safety; clarifying that multiple uses associated with an individual RME (e.g., a restaurant that also operates a small gift shop) will be permitted as long as they otherwise comply with the deed of easement; providing for the 90-day period during which the Committee is required to make a determination on an RME application to be extended with the consent of the applicant; including a hardship exception to the special permit revocation provision in the event the farmer fails after a two-year period to realize gross sales of at least \$2,500 for agricultural or horticultural products produced on the premises; and placing sole responsibility on the SADC, rather than the CADBs and nonprofits, for periodic monitoring for compliance with the special permit given that the SADC has the sole authority to approve or deny a special permit.

# B. Approval of Rule Proposal: N.J.A.C. 2:76-22A: Historic and Cultural Character and Heritage Preservation Provisions

Mr. Everett stated that the SADC's partners did not have many substantive comments regarding the heritage preservation provisions. The most discussion occurred regarding the term of the easement, which Ms. Reynolds will explain later. Mr. Everett stated that on the question of where farmland preservation and historic preservation intersect, that was addressed in the statutory language. The public, as part of their support of farmland preservation, wants to see an unadulterated landscape. The proposed rules have a dual review process. If someone is making less than 2,500 square feet of improvements to a structure, there is no heritage preservation review as one might equate to, for example, the Historic Preservation Office. However, pursuant to the statutory language, the effect of that does need to be contemplated. It would be equivalent to what is called a conservation district within, for example the city of Charleston, S.C. – not the downtown historic core, but the 1930s neighborhoods where incompatible development is

discouraged. There is no easement provision on structures with less than 2,500 square feet of improvements.

Mr. Everett stated that in order to make improvements of greater than 2,500 square feet to an RME structure, the statute requires that the building must have been designated by the Committee as a heritage farm structure. There is an easement requirement in exchange for being able to use more of that building, and improvements over 2,500 square feet receive more scrutiny. Up to 100 percent of a heritage farm structure may be improved in exchange for a heritage preservation easement. Mr. Everett stated that the SADC tried to simplify the criteria so that more projects with improvements greater than 2,500 square feet could come to fruition. He reviewed key terms and other statutory requirements, and showed the Committee slides of a home office in Alexandria Township, Hunterdon County, as an example of a structure from the 1930s that the owner contemporized for modern use while respecting its historic character. He stated that there was some debate in Burlington County about whether structures from 1970 should be eligible to be designated as a heritage farm structure. However, 1960 – the year the pole barn came into vogue – is consistent with the timeframe USDA used in its 2007 analysis of historic buildings.

Ms. Reynolds reminded the Committee that staff chose a 20-year time period for the heritage preservation easement because 20-year easements are permitted under the Agriculture Retention and Development Act, the time period is consistent with N.J. Economic Development Authority regulations that consider the useful life of capital improvements to be 20 years, and it is consistent with IRS regulations under which farm buildings have 20-year timeframes for depreciation purposes. The draft rules in April referenced a 20-year clock in the easement that was to begin on the date of expiration of the special permit. Comments were received from partners who felt that is too burdensome on future landowners. Suggestions included that the easement should expire when the permit expires or that the easement should expire when the land is sold to a new property owner. Under the statute, the easement needs to run with the land, so the easement cannot be tied to a particular person. The balance staff struck was that the 20-year clock on the easement begins on the date that the permit is issued or renewed.

Ms. Payne stated that the maximum term for a permit is also 20 years, so if a landowner seeks a 20-year permit and wants to improve 100 percent of the building, the 20-year easement would get recorded then, and the permit and easement would be running concurrently. If the landowner only wants a five-year permit, it is still a 20-year easement because that is the key to getting the right to improve more than 2,500 square feet of the building. Ms. Payne stated that she thinks this is a reasonable balance between both perspectives, which is what the subchapter suggests.

Mr. Everett reviewed additional minor amendments. Acting Chairwoman Purcell complimented Mr. Everett and Ms. Reynolds on their work on the proposed rules and asked the Committee for a motion. Ms. Payne stated that staff is seeking approval of the

rules as a rule proposal. If the Committee approves it, it will be sent to the *New Jersey Register* for publication as proposed rules and subject to the standard official public comment period. Ms. Payne stated that staff reached out to partners in advance hoping to get comments incorporated into the original proposal.

It was moved by Ms. Murphy and seconded by Mr. Stanuikynas to approve N.J.A.C. 2:76-22, Special Permit for Rural Microenterprise Activity on Preserved Farmland, and N.J.A.C. 2:76-22A, Historic and Cultural Character and Heritage Preservation Provisions, for publication as proposed rules in the New Jersey Register as presented and discussed. The motion was unanimously approved.

# **NEW BUSINESS**

#### A. Resource Conservation

1. Soil and Water Conservation Project Cost-Sharing Update

Ms. Payne stated that the SADC has offered soil and water conservation cost-share grants since the beginning of the Farmland Preservation Program to owners of preserved farms and farms enrolled in the eight-year program. The SADC has not had consistent funding for these grants for a while but has been utilizing whatever monies were available from the N.J. Department of Agriculture (NJDA) over time. Passage of the dedicated source of preservation funding through the Corporate Business Tax created a permanent funding source again for the Soil and Water Conservation Program.

Ms. Payne stated that in the past, technical assistance work associated with soil and water conservation grants – meeting with landowners, designing the project, overseeing implementation, certifying that the project has been done properly – was conducted by Conservation Assistance Program (CAP) employees who were employed by the NJDA in partnership with NRCS. NJDA was financing that work. CAP funding has since gone away and there are now no CAP employees under that structure. Acting Chairwoman Purcell clarified that the funding has not completely gone away; it was just decided that it was too costly and the benefit was not significant to the Department, so the program was phased out as the employees went on to other opportunities. Ms. Payne stated that without the CAP employees the question then became where to find the funding source to do this work. Staff entered into discussions with the NRCS and ultimately executed an agreement with NRCS whereby the SADC will pay NRCS to do this technical assistance. Funding will be paid from SADC stewardship funds. The agreement is for three years, from 2017 to 2020.

Ms. Payne stated that landowners will not notice a difference and will go through the same process as before. The difference will be that the SADC will get a quarterly bill and accounting of every project that has been worked on and the hours that NRCS

worked. Staff encumbered \$125,000 for this project based on a rough estimate of how many applications will be processed. This should be sufficient to fund at least two of the three years. If there is a large demand for the program, that number will have to be amended and additional funds allocated. Ms. Payne stated that a press release will be issued in a few weeks to announce the availability of soil and water conservation grant funding. NRCS projects will start October 1, 2017, the beginning of their fiscal year.

Brian Wilson of the Burlington County CADB asked if there was a discussion with NRCS on prioritization of these projects. Ms. Payne stated that these projects will be considered as equal priority with any other project as they come in. Mr. Germano stated that he envisions more applications than there is funding. He asked if the SADC would be paying NRCS to do technical work on applications that have no chance of being funded. Ms. Payne responded no, the SADC is in a good position right now. When the Committee approved the appropriations request, the SADC had about \$1.5 million for stewardship that is to be used for both deer fencing and soil and water grants. The first round of deer-fencing applications used in excess of \$400,000, so if the demand is high enough there is about \$1 million left over for soil and water grants. Ms. Payne noted that if the SADC receives 50 applications, the contract with NRCS will not cover 50 applications. The SADC would have to amend that contract and increase that amount.

Mr. Johnson asked if NRCS has enough staff to do these projects. Ms. Payne stated that NRSC has indicated that they do and that everything should be done in a timely manner. If not, the situation will have to be re-evaluated. Acting Chairwoman Purcell noted that the NJDA will be backfilling its field position and it is hoped that when that person is up and running and qualified to do conservation plans, they will be another resource. Ms. Payne stated that Dave Clapp is a qualified staff resource to write conservation plans. Mr. Johnson asked about surveyors and engineers to do the work. Ms. Payne stated that NRCS will be responsible for those resources and noted that the SADC has a temporary employee currently on staff who is a licensed civil engineer, and she will be involved if needed. Acting Chairwoman Purcell noted that Sandy Howland is a research scientist who went through the Penn State Nutrient Management Planning Program and is now a nutrient management planner, so she is another internal resource who can help with building internal capacity. Ashley Kerr of New Jersey Farm Bureau asked Ms. Payne about eligibility requirements. Ms. Payne stated that farms that are permanently preserved or enrolled in an eight-year farmland preservation program are eligible for cost-sharing grants. Additionally, farms preserved through Transfer of Development Rights (TDR) programs, such as in Chesterfield, Lumberton and Woolwich, also are eligible under the statute. Ms. Payne asked that CADBs direct any landowners with conservation needs to the SADC.

# A. Resolutions of Final Approval: Municipal PIG Program

Ms. Payne stated that she was pleased to present Resolutions of Final Approval for a slew of farms under the Municipal Planning Incentive Grant Program. All but three of the farms needed Corporate Business Tax (CBT) funding to advance. Those 28 farms account for 1,950 acres and \$6.3 million that will be encumbered after the Committee's action today. She noted that the Pittenger Farm in Frelinghuysen, Warren County, will be pulled because it is not quite ready yet. Ms. Payne asked SADC staff to discuss the applications. Staff referred the Committee to eight requests for final approval under the Municipal Planning Incentive Grant (PIG) Program. Staff reviewed the specifics of the applications and stated that staff's recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Stanuikynas to approve Resolutions FY2018R8(1) through FY2018R8(8) granting final approval to the following applications under the Municipal Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolutions:

- Barry & Cathy Runkle, SADC ID #10-0399-PG (Resolution FY2018R8(1))
   Block 13, Lot 1.02, West Amwell Twp., Hunterdon County, Approximately 18
   Net Acres
- 2. Bruce & Christina Runkle, SADC ID #10-0401-PG (Resolution FY2018R8(2))
  Block 1, Lots 1 and 1.01, West Amwell Twp., Hunterdon County, Approximately
  100.34 Net Acres
- 3. Natale Conti, SADC ID #21-0600-PG (Resolution FY2018R8(3))
  Block 61 Lots 10, 22 and 43, Knowlton Twp., Warren County, Approximately 275.60 Net Acres
- Woolwich Investors (Jeffrey Fernbach, Manager), SADC ID #08-0191-PG (Resolution FY2018R8(4))
   Block 41, Lots 7.01 – 7.23, Woolwich Township, Gloucester County, 36.467 Net Surveyed Acres
- CTl Solutions Inc., SADC ID #17-0176-PG (Resolution FY2018R8(5))
   Block 1801 Lots 73, Pittsgrove Township, Salem County, Approximately 84.5
   Net Acres
- 6. James and Pauline Hackett, SADC ID #17-0158-PG (Resolution FY2018R8(6))
  Block 55, Lot 1 & Block 72, Lot 6, Upper Pittsgrove, Salem County,
  Approximately 23.3 Acres
- 7. David J. Seery, SADC ID #17-0159-PG (Resolution FY2018R8(7))

Block 6, Lot 7, 13, and 14 Upper Pittsgrove, Salem County, Approximately 55 Net Acres

8. Larry C. Ambruster, SADC ID #17-0167-PG (Resolution FY2018R8(8))
Block 10, Lot 10, Upper Pittsgrove, Salem County, Approximately 25 Net 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 Jérsey. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (Copies of Resolutions FY2018R8(1) through FY2018R8(8) are attached to and are a part of these minutes.

B. Resolutions of Final Approval: County PIG

Staff referred the Committee to 23 requests for final approval under the County Planning Incentive Grant (PIG) Program. Staff reviewed the specifics of the applications with the Committee and stated that staff's recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Ms. Murphy to approve Resolutions FY2018R8(9) through FY2018R8(23) granting final approval to the following applications under the County Planning Incentive Grant (PIG) Program, as presented and discussed, subject to any conditions of said resolutions:

- 1. Apple Mountain Recreation Inc., SADC #21-0581-PG (Resolution FY2018R8(9)) Block 16, Lot 23, White Twp. Warren County, Approximately 65 Net Acres
- Piersol Homes @ Country Bridge Estates, LLC, SADC #08-0171-PG (Resolution FY2018R8(10))
   Block 5, Lots 7.09 7.28 and Block 5.01, Lots 1 6, South Harrison Twp., Gloucester County, 49.824 Surveyed Acres
- Previtera et als, SADC #08-0175-PG (Resolution FY2018R8(11))
   Block 703, Lot 2, Logan Twp., Gloucester County, Approximately 95.8 Net Acres
- Claire Bartholomew, SADC #08-0185-PG (Resolution FY2018R8(12))
   Block 5, Lots 6 and 17.01 Harrison Township, Gloucester County, Approximately 22.08 Net Acres
- Marco Disario, SADC #08-0189-PG (Resolution FY2018R8(13))
   Block 802, Lot 20, Franklin Twp., Gloucester County, Approximately 16.641 Net Acres
- 6. Mark Shute et als, SADC #08-0184-PG (Resolution FY2018R8(14))
  Block 702, Lot 7, Logan Twp., Gloucester County, Approximately 42.618 Net Acres

- Cohawkin Road LLC, SADC# 08-0187-PG (Resolution FY2018R8(15))
   Block 1304, Lot 2, East Greenwich Twp., Gloucester County, Approximately 32.361
   Net Acres
- Joseph C. Shoemaker, Jr. and Betty P. Shoemaker (#2), SADC #06-0171-PG (Resolution FY2018R8(16))
   Block 21, Lot 6, Hopewell Twp., Cumberland County, Approximately 57 Net Acres
- Bonnie L. App (#1), SADC #06-0164-PG (Resolution FY2018R8(17))
   Block 18, Lots 14.02, 14.03, 14.04, 14.05, 14.06, 14.07 and part of Lot 14,
   Hopewell Twp., Cumberland County, Approximately 33 Acres
- Bonnie App et al (#2), SADC # 06-0167-PG (Resolution FY2018R8(18))
   Block 17, Lot 7, 8, 8.01-8.13, and part of Lot 14, Hopewell Township, Cumberland County, Approximately 122 Net Acres
- Linda Jean Coleman and JoAnn Charlton, SADC# 06-0173-PG (Resolution FY2018R8(19))
   Block 13, Lot 3, Stow Creek Township, Cumberland County, Approximately 36.5 Net Acres
- 12. Kenneth and Carol Ale (#1), SADC #06-0176-PG (Resolution FY2018R8(20)) Block 5, Lot 2, Hopewell Twp., Cumberland County, Approximately 19 Acres
- Frank P. Baitinger III (Baitinger #1), SADC #06-0181-PG (Resolution FY2018R8(21))
   Block 21, Lots 12.11, 12.12 &12.13 and Block 22, Lots 4.03 & 4.04, Hopewell Township, Cumberland County, Approximately 69 Gross Acres
- 14. Shirley Baitinger (Baitinger #2), SADC #06-0182-PG (Resolution FY2018R8(22)) Block 21, Lot 12, Block 22, Lot 4 and 4.05, Hopewell Twp., Cumberland County, Approximately 39 Net Acres
- 15. Kenneth and Carol Ale (#2), SADC # 06-0177-PG (Resolution FY2018R8(23))
  Block 10, Lot 7.02, Hopewell Twp., Cumberland County, Approximately 22
  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 Resolutions FY2018R8(9) through FY2018R8(23) are attached to and are a part of these minutes.

It was moved by Mr. Germano and seconded by Ms. Murphy to approve Resolutions FY2018R8(24) through FY2018R8(31) granting final approval to the following applications under the County Planning Incentive Grant (PIG) Program, as presented and discussed, subject to any conditions of said resolutions:

- Patrick and Johanna Giberson (Home Farm), SADC #03-0412-PG (Resolution FY2018R8(24))
   Block 794, Lot 7, Pemberton Twp., Burlington County, 236.84 Net Acres
- 17. Giberson Grain Farm, LLC, SADC #03-0406-PG (Resolution FY2018R8(25)) Block 794, Lot 9, Pemberton Twp., Burlington County, 175.745 Net Acres
- 18. Peter and Monica Chung, SADC #03-0413-PG (Resolution FY2018R8(26))
  Block 15.01, Lot 7.02, Shamong Twp., Burlington County, 116.75 Net Acres
- 19. Stanley and Roseanne Rowe, SADC #03-0408-PG (Resolution FY2018R8(27)) Block 17, Lot 12.01, Shamong Twp., Burlington County, 34.758 Net Acres
- 20. Pearl A. Abrams, SADC #03-0415-PG (Resolution FY2018R8(28))
  Block 18, Lots 11.01 and 12, Shamong Twp., Burlington County, 101.852 Net Acres
- 21. Noble and Dorothy McNaughton, SADC #03-0409-PG (Resolution FY2018R8(29)) Block 1101, Lot 11.02, Tabernacle Twp., Burlington County, 18.255 Net Acres
- 22. To Better Days Boarding, LLC, SADC #03-0414-PG (Resolution FY2018R8(30)) Block 303, Lot 22.02, Springfield Twp., Burlington County, 54.883 Net Acres
- 23. Adam and Lisa Caul, SADC #03-0411-PG (Resolution FY2018R8(31))
  Block 2302, Lot 4, Springfield Twp., Burlington County, 39.617 Net 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 approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (Copies of Resolutions FY2018R8(24) through FY2018R8(31) are attached to and are a part of these minutes.

# PUBLIC COMMENT

There was no public comment.

#### TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 a.m., Thursday September 28, 2017, at the N.J. Department of Agriculture Building, First Floor Auditorium

# **CLOSED SESSION**

At 10:25 a.m., Ms. Payne read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into Executive Session to discuss matters falling within the attorney-client privilege; the certification of values for property acquisitions under the Farmland Preservation Program; personnel matters; and any pending or anticipated litigation, pursuant to N.J.S.A. 10:4-12b.(7). The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Mr. Germano and seconded by Ms. Murphy to approve the resolution to go into Closed Session at 10:25 a.m. The motion was unanimously approved.

### ACTION AS A RESULT OF CLOSED SESSION

Mr. Schilling departed the meeting during Closed Session and was not in the attendance for the Action as a Result of Closed Session.

#### A. Real Estate Matters - Certifications of Values

It was moved by Mr. Germano and seconded by Ms. Murphy to approve the Certifications of Value for the following applications as discussed in Closed Session:

### County Planning Incentive Grant Program

- Karen Contreras (Granny's Gone Country Farm), SADC #15-0024-PG Block 79, Lot 12.01, Plumsted Twp., Ocean Country, 9.4 Gross Acres
- Russell and April Leone, SADC #08-0170-PG Block 703, Lot 1, Logan Twp., Gloucester County, 43.3 Net Acres
- 3. Still Run Properties, LLC #3 (block 4), SADC # 08-0174-PG Block 4, Lot 7, Mantua Twp., Gloucester County, 50 Gross Acres

- 4. Still Run Properties, LLC #4 (block 1), SADC # 08-0173-PG Block 1, Lots 3 and 5, Mantua Twp., Gloucester County, 44 Acres
- Formerly Stayton & Styliades, SADC # 08-0169-PG Block 1004, Lot 5, Logan Twp., Gloucester County, 56.88 Gross Acres, 56.39 Net Acres

#### **Direct Easement Purchase**

 Estate of Romeo Specca, SADC #03-0030-DE Block 601, Lot 10.01, Springfield Township, Burlington County, 86 Net Acres, 89 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 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 part of the Closed Session minutes.)

### ADJOURNMENT

There being no further business, it was moved by Mr. Germano, seconded by Ms. Murphy and unanimously approved to adjourn the meeting at 10:39 a.m.

Respectfully Submitted,

Same Doc

Susan E. Payne, Executive Director State Agriculture Development Committee

Attachments

# STATE AGRICULTURE DEVELOPMENT COMMITTEE

# RESOLUTION FY2018R8(1)

# FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

# WEST AMWELL TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Barry & Cathy Runkle ("Owner") West Amwell Township, Hunterdon County

N.J.A.C. 2:76-17A. et seq. SADC ID# 10-0399-PG

# **AUGUST 24, 2017**

- WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from West Amwell Township, Hunterdon County; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, West Amwell Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on September 8, 2016 the SADC received an application for the sale of a development easement from West Amwell Township for the subject farm identified as Block 13, Lot 1.02, West Amwell Township, Hunterdon County, totaling approximately 21.50 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in West Amwell Township's Project Area; and
- WHEREAS, the Property includes one (1), approximately 3.5-acre non-severable exception area for an existing single family residential unit and to afford future flexibility of uses resulting in approximately 18 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 (0) non-agricultural uses; and
- WHEREAS, at the time of application the Property was in hay and cattle production; and

- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9A(b) on November 4, 2016 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> 2:76-17A.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 28, 2017 the SADC certified a development easement value of \$5,500 per acre based on zoning and environmental regulations in place as of the current valuation date of February 27, 2017; and
- WHEREAS, the Owner accepted the Township's offer of \$5,500 per acre for the development easement for the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on July 19, 2017 the West Amwell Township Committee approved the application and a funding commitment of an estimated \$925 per acre; and
- WHEREAS, the Hunterdon County Agriculture Development Board approved the application on July 13, 2017 and secured a commitment of funding from the Hunterdon County Board of Chosen Freeholders for \$925 per acre on August 1, 2017; and
- WHEREAS, the Hunterdon County Agriculture Development Board conditioned its final approval on a simultaneous closing of this farm with the neighboring Bruce & Christina Runkle farm; and
- WHEREAS, the cost share breakdown is approximately as follows (based on approximately 18 net easement acres):

**Total** 

SADC \$65,700 (\$3,650 per acre) Hunterdon County \$16,650 (\$925 per acre)

West Amwell Twp. <u>\$16,650 (\$925 per acre)</u>

Total Easement Purchase \$99,000 (\$5,500 per acre)

- WHEREAS, West Amwell Township is requesting \$65,700 and sufficient funds are available (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.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; and

- WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to West Amwell Township for the purchase of a development easement on the Property, comprising approximately 18 net easement acres, at a State cost share of \$3,650 per acre, (66.36% of certified easement value and the purchase price), for a total grant need of approximately \$65,700 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);
- BE IT FURTHER RESOLVED, the Property includes one (1), approximately 3.5-acre nonseverable exception area for an existing single family residential unit and to afford 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, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and
- BE IT FURTHER RESOLVED, the SADC will be providing its grant directly to Hunterdon County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.I.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township 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-C; 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:

S:\Planning Incentive Grant - 2007 rules Municipal\Hunterdon\West Amwell\Runkle, Barry & Cathy\final approval resolution.docx

# Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Runkle, Barry and Cathy Block 13 Lots P/O 1.02 (18.2 ac); & P/O 1.02-EN (non-severable exception - 3.5 ac) Gross Total = 21.7 ac West Arnwell Twp., Hunterdon County

2,000 1,000 0 2,000 4,000 5,000 Feet

Property in Canadian

201 - (Non-Reverable) Exception

201 - (Non-Reverable) Exception

202 - (Non-Reverable) Exception

203 - (Non-Reverable) Exception

204 - (Non-Reverable)

205 - (Non-Reverable)

205 - (Non-Reverable)

206 - (Non-Reverable)

207 - (Non-Reverable)

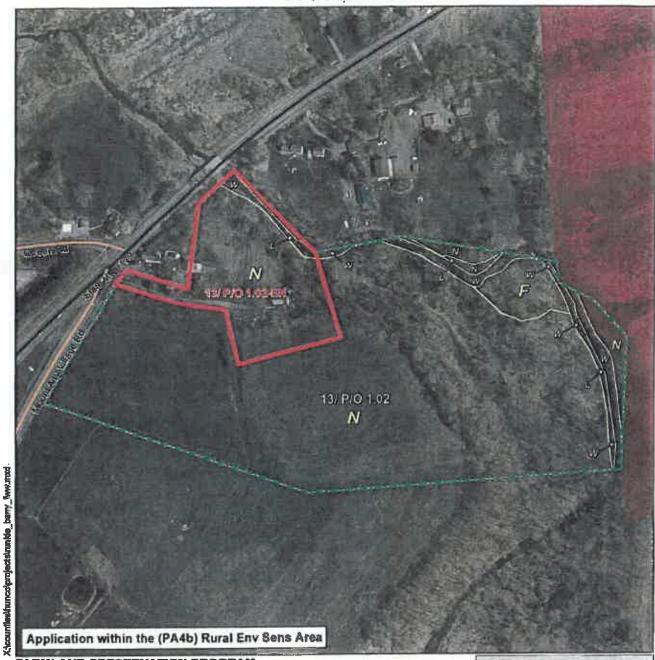
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Control of the Contro

# ScheduleA

# Wetlands



# FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Runkle, Barry and Cathy Block 13 Lots P/O 1.02 (18.2 ac); & P/O 1.02-EN (non-severable exception - 3.5 ac) Gross Total = 21.7 ac West Amwell Twp., Hunterdon County



Sources: NJ Farmland Preservation Program Graen Actor Contentation Essentant Data NJOY (COLE 2016 Data NJOY (COLE 2016 Data) Aurial Impas

pide CLAMBRIT. Any use of this product with respect to excursive and specials what he he and exeption shall be in a sale responsibility of the user. The same purely many and produce the sale responsibility of the user produces and the product of the sale responsibility of the user principly of planting products and the product of the



Westmads Logand: F.-Prashaster Watands L.-Liper Presents In - Westmads Stronfeed for Agriculture T.-Tidal Westerds II.-Non-Philands B.-3337 Scitter

October 25, 2018

# SADC Municipal Pig Financial Status Schedule B

West Amwell Township, Hunterdon County

	740,000,00	Balanca	1,250,050.00 893,084,02 826,685,27	918,036.27 752,330.27 336,919.27		236,919,27
*		Essentiad	368,906,96	3,980,00		421,988.73
Grant	Flacal Year 09 Flacal Year 11 Flacal Year 13 Flacal Year 13	A	366,905.98			1 3000
		Encumbered	356,908,98	65,700,00		368,030,27
1	Federal Grant	Federal Grant Federal Grant				ErbumberfExpended Fyde ErbumberfExpended Fyrt ErbumberfExpended Fyrt ErbumberfExpended Fyrt
	Fed	Foderal Gr				Encum Encum Encum
		Cost	356,906,98	65,700.00	423,414.73	
	SADC	Coat Bash	594,843,30	99,000,00 727,485 00	696,796.50 828,466.00	
	Grank (%)	Acres 6	60.00%	68.36% 57.24%		
	SADC	Per	6,780,00 3,850,00	3,650.00		
	SADC Certified or	Negotlated Per Acre	11,300.00	5,500 00		
	,	Acres	52.841 17.275	18.000 100,340	68,916 116,340	
		Acres	18.847	18.000	71.268	
		Facon	Lambert Farm, LLC (Holcombe ill Lambert Farm Ancillary	Runde, Barry & Cathy Runde, Bruce & Christina	N N	
		SADC IBI	10-0385-PG 10-0365-PG	10-0399-PG 10-0401-PG	Totals Closed Totals Encambered	



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

Runkle, Barry & Cathy 10- 0399-PG PIG EP - Municipal 2007 Rule 18 Acres

Block 13	Lot 1.02	West	t Amwell Twp.	Hur	nter	don	Count	У	
SOILS:			Other	48%	*	O	=	.00	
			Statewide	52%	×	.1	=	5.20	
							SOIL	SCORE:	5.20
TILLABLE SOILS:		Cropland	Harvested	53%	*	.15	, am	7.95	
		Other		5%	*	D	=	.00	
		Wetlands		4 %	*	0	=	.60	
		Woodlands		38 %	*	0	=	.00	
				TI	LLA	BLE	SOILS	SCORE:	7.95

#### FARM USE:

9

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 (3.5) acres for Existing residence & outbuildings Exception is not to be severed from Premises
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

#### STATE AGRICULTURE DEVELOPMENT COMMITTEE

# RESOLUTION FY2018R8(2)

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

# WEST AMWELL TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Bruce & Christina Runkle ("Owner") West Amwell Township, Hunterdon County

N.J.A.C. 2:76-17A. et seq. SADC ID# 10-0401-PG

# **AUGUST 24, 2017**

- WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from West Amwell Township, Hunterdon County; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, West Amwell Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on September 8, 2016 the SADC received an application for the sale of a development easement from West Amwell Township for the subject farm identified as Block 1, Lots 1 and 1.01, West Amwell Township, Hunterdon County, totaling approximately 106.34 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in West Amwell Township's Project Area; and
- WHEREAS, the Property includes one (1), approximately 3-acre non-severable exception area for and limited to two (2) existing single family residential units and to afford future flexibility of uses resulting in approximately 100.34 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 (0) non-agricultural uses; and
- WHEREAS, at the time of application the Property was in hay and cattle production; and

- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on November 21, 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. 2:76-17A.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 28, 2017 the SADC certified a development easement value of \$6,500 per acre based on zoning and environmental regulations in place as of the current valuation date of February 27, 2017; and
- WHEREAS, the Owner accepted the Township's offer of \$7,250 per acre for the development easement for the Property, which is higher than the certified easement, but not higher than the highest appraised value of \$8,000; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on July 19, 2017 the West Amwell Township Committee approved the application and a funding commitment of an estimated \$1,880 per acre; and
- WHEREAS, the Hunterdon County Agriculture Development Board approved the application on July 13, 2017 and secured a commitment of funding from the Hunterdon County Board of Chosen Freeholders for 20% of the certified market value or \$1,220 per acre on August 1, 2017; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 100.34 net easement acres):

Total

 SADC
 \$416,411.00 (\$4,150 per acre)

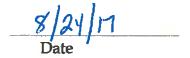
 Hunterdon County
 \$122,414.80 (\$1,220 per acre)

 West Amwell Twp.
 \$188,639.20 (\$1,880 per acre)

 Total Easement Purchase
 \$727,465.00 (\$7,250 per acre)

- WHEREAS, West Amwell Township is requesting \$416,411 and sufficient funds are available (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.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; and

- WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to West Amwell Township for the purchase of a development easement on the Property, comprising approximately 100.34 net easement acres, at a State cost share of \$4,150 per acre, (63.85% of certified easement value and 57.24% of the purchase price), for a total grant need of approximately \$416,411 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);
- BE IT FURTHER RESOLVED, the Property includes one (1), approximately 3-acre nonseverable exception area for and limited to two (2) existing single family residential units and to afford 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, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and
- BE IT FURTHER RESOLVED, the SADC will be providing its grant directly to Hunterdon County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township 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-C; 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.



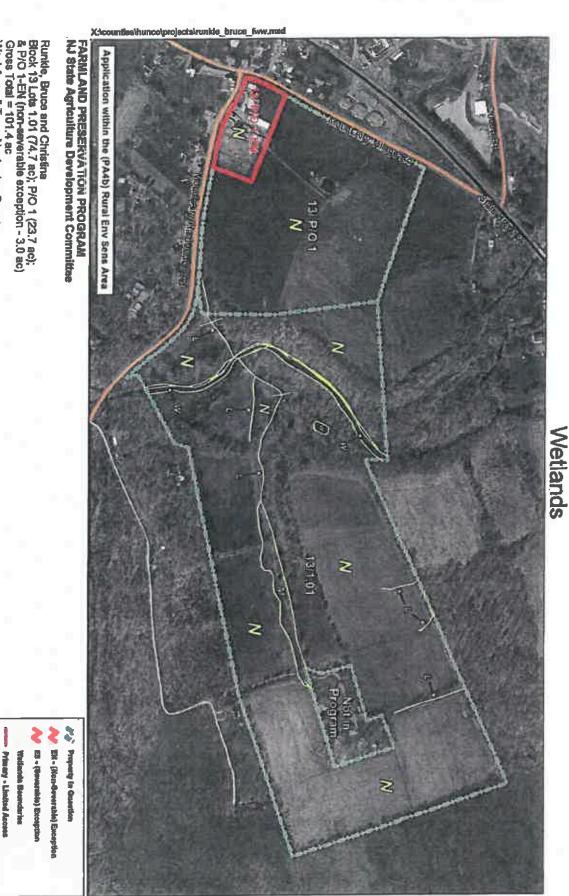


Susan E. Payne, Executive Director State Agriculture Development Committee

# **VOTE WAS RECORDED AS FOLLOWS:**

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	<b>ABSENT</b>
Jane Brodhecker	YES
Alan Danser, Vice Chairman	<b>ABSENT</b>
W. Scott Ellis	<b>ABSENT</b>
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

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West Arrivell Twp., Hunterdon County

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Federal or State Hwys.

County Roads

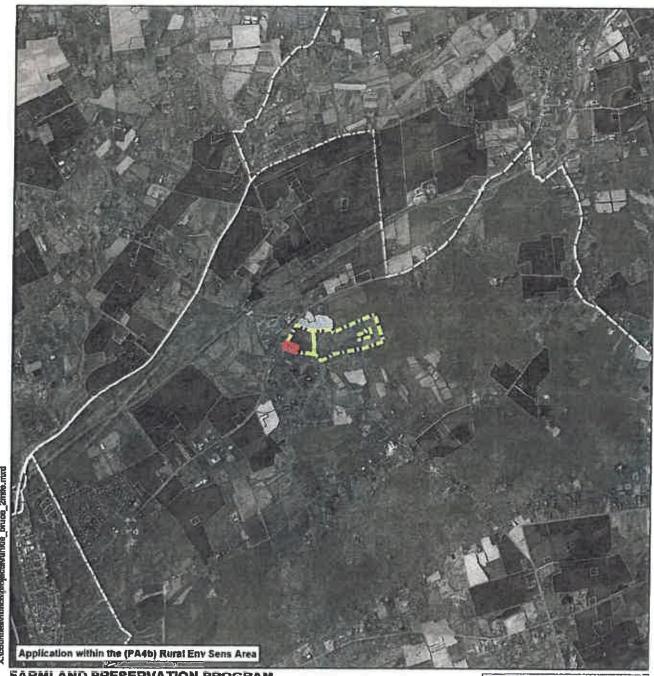
pel/Local Roads

ES - (Veregable) Exception

Wadlanda Boundaries Primary - Limited Access



# Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Runkle, Bruce and Christina Block 13 Lots 1.01 (74.7 ac); P/O 1 (23.7 ac); & P/O 1-EN (non-severable exception - 3.0 ac) Gross Total = 101.4 ac West Arnwell Twp., Hunterdon County



Property in Constan

Ell - (Bon-Bevershie) Exception

Ell - (Bonezhie) Exception

Ell - (Bonezhie) Exception

Preserved Encentents

Active Applications

Procerved With Federal Funds

County Boundaries

Minicipal County and Non-Profit
Freserved Open Space, Sales Owned

Concerved on Exception Encenters

Owned Old & Recreation Encenters

Sources; 3J Fermiand Papanyation Program Class Acres Censervation Estement De NJOTFJOGES 2015 Digital Acrist Image

# SADC Municipal Pig Financial Status Schedule B

West Amwell Township, Hunterdon County

	750,000.00	Balance	1,250,000,00 893,094,02 826,586,27 821,880,27	\$16,030.27 752,330.27 335,919.27		335,819.27
	Flacal Year 09 Flacal Year 11 Flacal Year 13 Flacal Year 13	Experided	356,905.96 66,506.75 4,706.00	3,860,00		431,988.73
Grant		Α.	356,906.98 68,601.75 4,705,00			• #?6
		Encumbered	366,945.55	65,700.00		518,030.27
	Federal Grant	SADC Federal Grant				Encumber/Expended Fy09 Encumber/Expended Fy11 Encumber/Expended Fy11
	Feder	Total Federal Grant			5.	Encumber Encumber Encumber
		Cost	356,908.98 66,508.75	65,700 00 416,411 00	423,414.73	
SADC		Court	684,843.30 181,922.80	\$9,000.00 727.465.00	686,78E.80 828,485.00	
	i S	A P	65.25%	66.35% 57,24%		
	SADC	Per	5,780.00 3,850.00	3,850.00		
	SADC Certified or	Negotierad Per Acre	11,300.00 5,900.00	5,500 00 7,250 00		
		Adres	17,276	18.000	68.916 118,340	
		Acres	52,641	18 000	118,340	
		Farre	Lambert Fam, LLC Holcombe III Lambert Fam Anullary Holcombe III Ancillary	Runkle, Bruce & Cimsuna	N 84	
		SADCIDI	10-6365.PG 10- 6366.PG	10-0401-PG	Totals Closed Totals Ensumbered	

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State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Runkle, Bruce & Christina 10- 0401-PG PIG EP - Municipal 2007 Rule 98 Acres

Block 13 Block 13	Lot 1 Lot 1.01	West Amwell Tw West Amwell Tw	-			Count	-	
SOILS:		Other		45% *	D	=	.00	
		Prime		6% *	.15	=	. 90	
		Statewide	i i	49% *	. 1		4.90	
						SOIL	SCORE:	5.80
TILLABLE SOILS:		Cropland Harvested	•	74 % *	.15	=	11.10	
		Other		1% *	0	PE.	.00	
		Woodlands	2	25% *	0	-	.00	
				TILL	ABLE	SOILS	SCORE:	11.10

FARM USE: Hay 49 acres
Ornament Nursery Products 10 acres
General Livestock NEC 25 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.
- Compliance with all applicable statutes, rules and policies.
- 5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:

- c. Additional Restrictions: No Additional Restrictions
- d. Additional Conditions: No Additional Conditions
- e. Dwelling Units on Premises: No Dwelling Units
- f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

# STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(4)

# FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

# KNOWLTON TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Conti, Natale ("Owner") Knowlton Township, Warren County

N.J.A.C. 2:76-17A. et seq. SADC ID# 21-0600-PG

# **AUGUST 24, 2017**

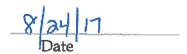
- WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Knowlton Township, Warren County; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Knowlton Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on January 20, 2017 the SADC received an application for the sale of a development easement from Knowlton Township for the subject farm identified as Block 61, Lots 10, 22, and 43, Knowlton Township, Warren County, totaling approximately 280.6 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Knowlton Township's South Project Area; and
- WHEREAS, the Property includes one (1), approximately 2-acre non-severable exception area for and limited to one (1) future single family residential unit and one (1), approximately 3-acre non-severable exception for a limited to two (2) existing single family residential units and to afford future flexibility of uses resulting in approximately 275.60 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 (0) non-agricultural uses; and

- WHEREAS, at the time of application the Property was in hay and cattle production; and
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on March 1, 2017 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. 2:76-17A.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 22, 2016 the SADC certified a development easement value of \$3,750 per acre based on zoning and environmental regulations in place as of the current valuation date of March 20, 2017; and
- WHEREAS, the Owner accepted the Township's offer of \$3,750 per acre for the development easement for the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on July 10, 2017 the Knowlton Township Committee approved the application and a funding commitment of an estimated \$550 per acre; and
- WHEREAS, the Warren County Agriculture Development Board approved the application on July 20, 2017 and secured a commitment of funding from the Warren County Board of Chosen Freeholders for the \$500 per acre required local match on July 26, 2017; and
- WHEREAS, the cost share breakdown is approximately as follows (based on approximately 275.60 net easement acres):

	Total	
SADC	\$730,340	(\$2,650 per acre)
Warren County	\$151,580	(\$ 550 per acre)
Knowlton Twp.	\$151,580	(\$ 550 per acre)
<b>Total Easement Purchase</b>	\$1,033,500	(\$3,750 per acre)

- WHEREAS, Knowlton Township is requesting \$730,340 and sufficient funds are available (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.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; and

- WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Knowlton Township for the purchase of a development easement on the Property, comprising approximately 275.60 net easement acres, at a State cost share of \$2,650 per acre, (70.67% of certified easement value and purchase price), for a total grant need of approximately \$730,340 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);
- BE IT FURTHER RESOLVED, the Property includes one (1), approximately 2-acre non-severable exception area for and limited to one (1) future single family residential unit and one (1), approximately 3-acre non-severable exception for a limited to two (2) existing single family residential units and to afford 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, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and
- BE IT FURTHER RESOLVED, the SADC will be providing its grant directly to Warren County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township 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-C; 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.





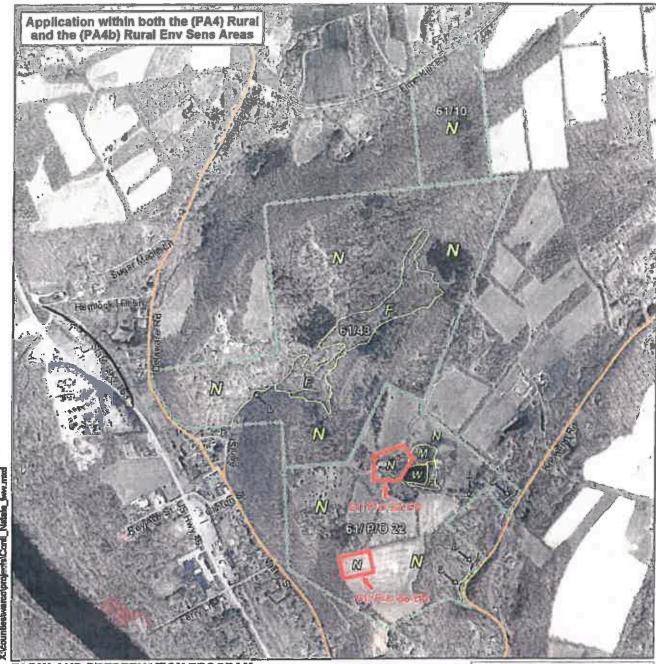
Susan E. Payne, Executive Director State Agriculture Development Committee

# VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	<b>ABSENT</b>

S:\Planning Incentive Grant - 2007 rules Municipal\Warren\Knowlton\Conti, Natale\final approval resolution.docx

# Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Conti, Natale
Block 61 Lots 10 (27.1 ac); 43 (157.2 ac); P/O 22 (91.4 ac);
& P/O 22-EN (non-severable exceptions - 3.0 & 2.0 ac)
Gross Total = 280.7 ac
Knowlton Twp., Warren County

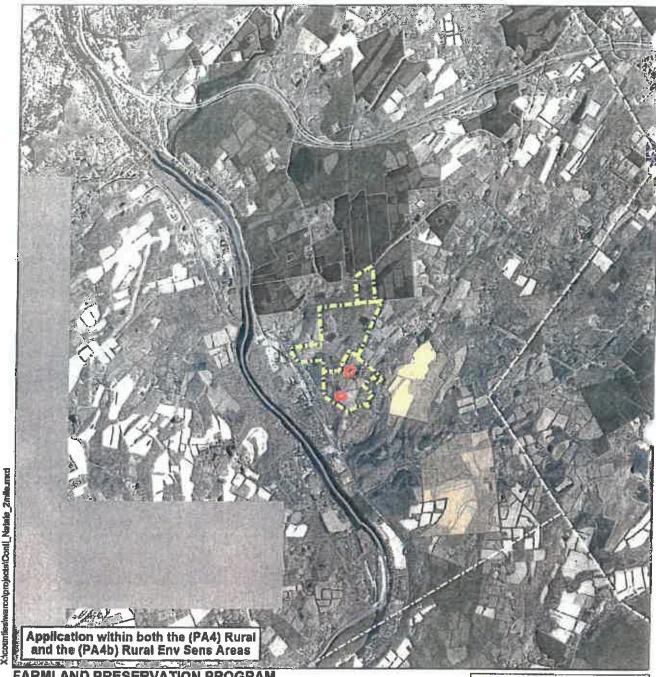


Sources: MJ Pamiliand Printervation Program Green Acitic Containvellon Equamient Data MJDN//Costs 2018 Digital Aerial Image

pasci. Latifier. Any use of this product with respect to eccuracy and precision shall be the adir preparability of the user. The excipancials and got-retinated locations of parset pulphysis is this days are any excession and viving a planning for planting proposes. The goodselfe accuracy and excision of the GIS data equational in this his and may shall not be a not any introduct to be, priced upon its matters exacting addression and search and represent heaterstall excitation and the product of the production of the producti



# Preserved Farms and Active Applications Within Two Miles



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

Conti, Natale Block 61 Lots 10 (27.1 ac); 43 (157.2 ac); P/O 22 (91.4 ac); & P/O 22-EN (non-severable exceptions - 3.0 & 2.0 ac) Gross Total = 280.7 ac Knowlton Twp., Warren County



Highlands (or Photlands) Developme County Boundaries Municipal Boundaries

# SADC Municipal Pig Financial Status Schedule B

Knowlton Township, Warren County

												Grant	==	
				SADC	SADC	Grant (%)	SADC	ပ္	Federal Grant	Grant		Fiscal Year 09 Fiscal Year 11 Fiscal Year 13		750,000,00 500,000,00 500,000,00
SADC IDE	Farm	Acres	Pay	Negotiated Per Acre	Acre	Per	Cost Basis	Cost	Federal Grant	SADC Federal Grant	Encumbered	A	Expended	Balance
21.0473.PG 21.0485.PG 21.0496.PG 21.0144.PG 21.0521.PG	Peck Buchman Ring Bertholf Ritter Ancillary Cost Payment	37.643 59.199 A1.659 55.628	37,643 59,146 38,439 55,628 6,981	3,900.00 2,736.39 4,100.00 5,300.00 10,000.00	2,500.00 2,015.47 2,860.00 3,550.00 8,000.00	64.10% 73.68% 69.76% 60.00%	146,807.70 161,991.55 170,801.80 284,828.40 70,000.80	94,107,50 119,208,89 109,835,54 197,479,40			84,107.50 119,206.99 109,935.54 197,478.40 41,886.00	94,107.50 119,206.99 109,835.54 197,479.40 41,886.00	94,107.50 119,206.89 109,935.54 197,478.40 41,886.00	2,000,000.00 1,905,892.50 1,786,685.51 1,676,749.37 1,479,270.57
21-0483-PG 21-0600-PG	Anderson Conli, Natale	116.685	116,885	5,200.00	3,500.00	70.67%	607,802.00 1,033,500.00	409,097.50			409,097,50 730,340.00	409,097,50	409,097.50	1,000,974.57
Totals Closed Totals Encumbered	w 4-	318.014	314,722				1,452,231.55	971,712,93	P					
									Encumber Encumber Encumber Encumber	Encumber/Expended Py09 Encumber/Expended Fy11 Encumber/Expended Fy13 Encumber/Expended Fy17	250,874,67	4	249,025,43	20,634.87 260,000.00 270,634.57

scredule (

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

Conti, Natale 21- 0600-PG PIG EP - Municipal 2007 Rule 276 Acres

		276 A	cres						
Block 61	Lot 10	Knowlton	Twp.	Wa:	rren	Co	unty		
Block 61	Lot 43	Knowlton	Twp.				unty		
Block 61	Lot 22	Knowlton	Twp.				unty		
SOILS:		Other	9	9.5%	*	0	=	,00	
		Prime		.5%	*	,15	=	.08	
							SOIL	SCORE:	. 08
TILLABLE SOILS:		Cropland Harvest	ed	11 %	*	.15	=	1.65	
		Permanent Pastur	.e	11%	*	.02	200	.22	
		Wetlands		7%	*	0	==	.00	
		Woodlands		71%	*	0	rich (	.00	
				TI	LLAF	LE	SOILS	SCORE:	1.87
FARM USE:	Hay			29 a	cres				
	General Live: Horse & Other				cres				
	Other	r edutue			cres			Permanent	Pasture

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.
- Compliance with all applicable statutes, rules and policies.
- 5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:

- c. Additional Restrictions: No Additional Restrictions
- d. Additional Conditions: No Additional Conditions
- e. Dwelling Units on Premises: No Dwelling Units
- f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

### STATE AGRICULTURE DEVELOPMENT COMMITTEE

### RESOLUTION FY2018R8(4)

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

# WOOLWICH TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Woolwich Investors, LLC (Jeffrey Fernbach, Manager) ("Owner") Woolwich Township, Gloucester County

N.J.A.C. 2:76-17A. et seq. SADC ID#08-0191-PG

### August 24, 2017

- WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Woolwich Township, Gloucester County; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Woolwich Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017 and
- WHEREAS, on January 25, 2016, the SADC received an application for the sale of a development easement from Woolwich Township for the subject farm identified as Block 41, Lot 7.01-7.23, Woolwich Township, Gloucester County, totaling 37.467 surveyed acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Woolwich Township's Oldman's Creek Project 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 to afford future flexibility of uses resulting in 36.467 net 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 (0) non-agricultural uses; and
- WHEREAS, at the time of application the Property was in wheat and soybean production; and

- WHEREAS, the owner has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on July 26, 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. 2:76-17A.9(a); and
- WHEREAS, the certification of easement value was and this final approval is conditioned on all lots being consolidated into one lot prior to closing; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 26, 2017, the SADC certified a development easement value of \$19,900 per acre based on zoning and environmental regulations in place as of the current valuation date December 16, 2016; and
- WHEREAS, the Owner accepted the Township's offer of \$19,900 per acre for the development easement for the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on May 1, 2017, 2016 the Woolwich Township Committee approved the application and a funding commitment of an estimated \$3,980 per acre; and
- WHEREAS, the Gloucester County Agriculture Development Board approved the application on April 20, 2017, and secured a commitment of funding from the Gloucester County Board of Chosen Freeholders for the \$3,980 per acre required local match on May 17, 2017; and

WHEREAS, the cost share breakdown is approximately as follows (based on 36.467 surveyed easement acres):

 Total

 SADC
 \$435,415.98
 (\$11,940/acre)

 Gloucester County
 \$145,138.66
 (\$3,980/acre)

 Woolwich Twp.
 \$145,138.66
 (\$3,980/acre)

 Total Easement Purchase
 \$725,693.30
 (\$19,900/acre)

- WHEREAS, Woolwich Township is requesting \$435,415.98 and sufficient funds are available (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm and consistent with the provisions of N.J.A.C. 2:76-6.11; and

- WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Woolwich Township for the purchase of a development easement on the Property, comprising 36.467 surveyed easement acres, at a State cost share of \$11,940 per acre, (60% of certified easement value and purchase price), for a total grant need of \$435,415.98 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);
- BE IT FURTHER RESOLVED, the Property includes one (1), approximately 1 acre nonseverable exception area for and limited to one (1) future single family residential unit and to afford 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, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and
- BE IT FURTHER RESOLVED, the SADC will be providing its grant directly to Gloucester County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township 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-C; 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, this final approval is conditioned on all lots being consolidated into one lot prior to closing; 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.



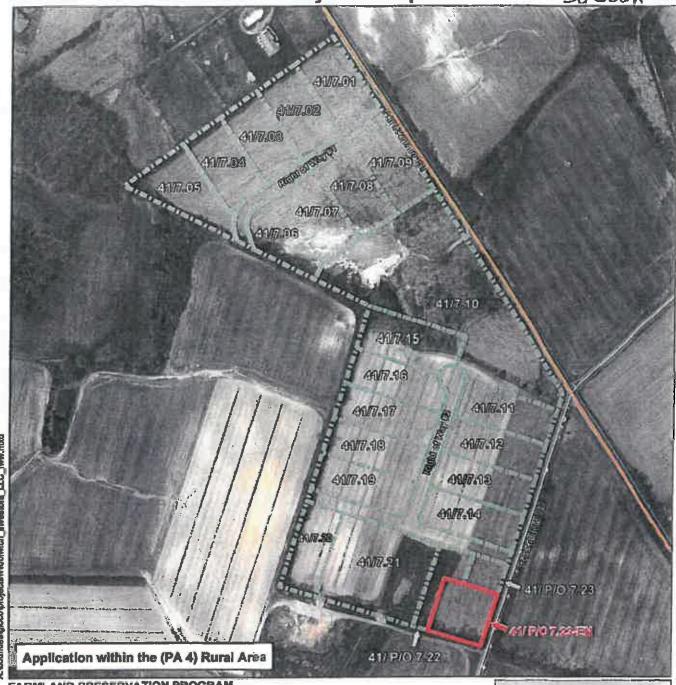


Susan E. Payne, Executive Director State Agriculture Development Committee

### **VOTE WAS RECORDED AS FOLLOWS:**

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	<b>ABSENT</b>
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	<b>ABSENT</b>
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Woolwich Investors LLC
Block 41 Lots 7.01 (1.3 ac), 7.02 (1.3 ac), 7.03 (1.2 ac), 7.04 (1.2 ac), 7.05 (1.4 ac), 7.06 (1.1 ac)
7.07 (1.2 ac), 7.08 (1.2 ac), 7.09 (1.2 ac), 7.10 (6.8 ac), 7.11 (1.2 ac), 7.12 (1.2 ac)
7.13 (1.2 ac), 7.14 (1.2 ac), 7.15 (1.4 ac), 7.16 (1.1 ac), 7.17 (1.2 ac), 7.18 (1.2 ac), 7.19 (1.2 ac)
7.20 (1.1 ac), 7.21 (2.9 ac), P/O 7.22 (0.6 ac)
Right of Way #1 (0.9 ac), Right of Way #2 (1.7 ac) & P/O 7.23 (0.4 ac)
& P/O 7.23-EN (non-severable exception — 1.0 ac)
Gross Total — 37.4 ac
Woolwich Twp. Gloucester County

250 125 0 250 500 Feet

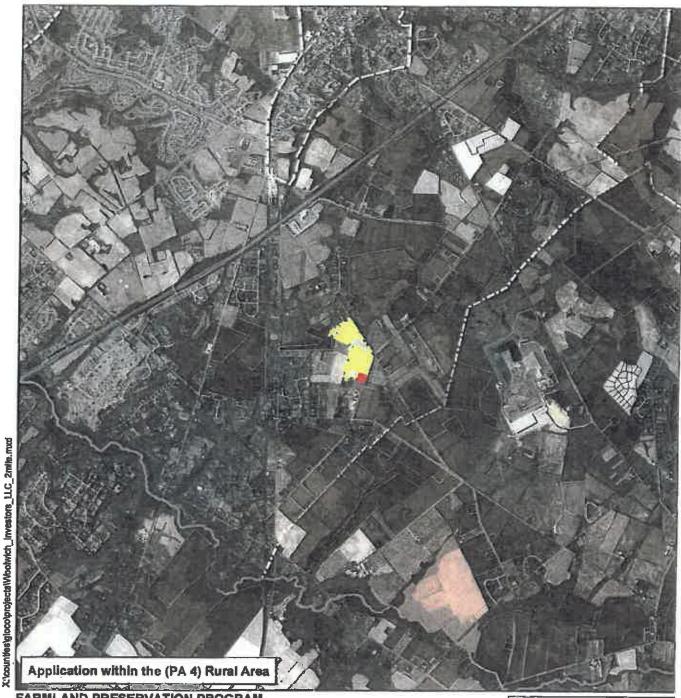
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Grant Acres Connervation Englanders Date
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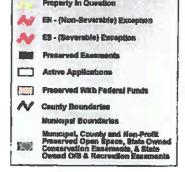
## Preserved Farms and Active Applications Within Two Miles



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

Woolwich investors LLC
Block 41 Lots 7.01 (1.3 ac), 7.02 (1.3 ac), 7.03 (1.2 ac), 7.04 (1.2 ac), 7.05 (1.4 ac), 7.06 (1.1 ac)
7.07 (1.2 ac), 7.08 (1.2 ac), 7.08 (1.2 ac), 7.10 (6.8 ac), 7.11 (1.2 ac), 7.12 (1.2 ac)
7.13 (1.2 ac), 7.14 (1.2 ac), 7.15 (1.4 ac), 7.16 (1.1 ac), 7.17 (1.2 ac), 7.18 (1.2 ac), 7.19 (1.2 ac)
7.20 (1.1 ac), 7.21 (2.9 ac), P/O 7.22 (0.6 ac)
Right of Way #1 (0.9 ac), Right of Way #2 (1.7 ac) & P/O 7.23 (0.4 ac)
8 P/O 7.23-EN (non-severable exception — 1.0 ac)
Gross Total — 37.4 ac
Woolwich Twp. Gloucester County

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



# SADC Municips g Financial Status Sch. Jule B

# Woolwich Township, Gloucester County

												Grant	甚	
				SADC								Fiscal Year 09 Fiscal Year 11		750,000,00
				ь	SADC	Grant	SADC	50	Feder	Federal Grant		Fiscal Year 17		500,000,00
SADC IDS	Ferm	Acres	Acres	Negotiated Per Acre	Grant Per Acre	Per Acre	Cost	Cost	Total Federal Grant	SADC Federal Grant	Encumbered	2	Expanded	Belance
08-0086-PG 08-0148-PG 08-0178-PG 08-0191-PG	Eastfack VanderGracht DeLuca Lot Investors Russo Homes, L.C Wochwich Investors, L.C	47.5400 16.5370 81.3690 58.6680 38.4670	46,7100 16,5370 87,3480 58,6679 38,4670	15,500.00 15,400.00 18,000.00 23,000.00 19,900.00	9,300.00 9,240.00 10,800.00 4,844.84 11,940.00	60.00% 60.00% 21.08% 21.08%	724,005.00 254,669.80 1,464,264.00 1,349,362.39 725,693.30	434,403.00 152,801.86 878,558.40 284,236.72 435,415.98			434,403.00 173,712.00 818,785.20 284,236,72 435,415.98	434,403,00 152,801,88 878,558,40 284,236,72	434.403.00 152,801.88 878.558.40 284,236.72	2,250,000,00 1,815,997,00 1,662,795,12 784,236,72 500,000,00 64,584,02
Totals Closed Totals Encumbered	4-	36.4870	203.2629				3,702,301.19	4,780,000.00	10 25	34				
							-		Encumba Encumba Encumba	EncumbantExpended Fy18 EncumbantExpended Fy11 EncumbantExpended Fy13 EncumbentExpended Fy13	435,415.98	,	750,060,00 600,000.00 600,000	64,584.02

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

Woolwich Investors, LLC (Jeffrey Fernbach, Manager) 08- 0191-PG

### PIG EP - Municipal 2007 Rule

		36 Acres	
Block 41	Lot 7.01	Woolwich Twp.	Gloucester County
Block 41	Lot 7.02	Woolwich Twp.	Gloucester County
Block 41	Lot 7.03	Woolwich Twp.	Gloucester County
Block 41	Lot 7.04	Woolwich Twp.	Gloucester County
Block 41	Lot 7.05	Woolwich Twp.	Gloucester County
Block 41	Lot 7.06	Woolwich Twp.	Gloucester County
Block 41	Lot 7.07	Woolwich Twp.	Gloucester County
Block 41	Lot 7.08	Woolwich Twp.	Gloucester County
Block 41	Lot 7.09	Woolwich Twp.	Gloucester County
Block 41	Lot 7,10	Woolwich Twp.	Gloucester County
Block 41	Lot 7.11	Woolwich Twp.	Gloucester County
Block 41	Lot 7.12	Woolwich Twp.	Gloucester County
Block 41	Lot 7.13	Woolwich Twp.	Gloucester County
Block 41	Lot 7.14	Woolwich Twp,	_
Block 41	Lot 7.15	Woolwich Twp.	Gloucester County
Block 41	Lot 7.16	Woolwich Twp.	Gloucester County
Block 41	Lot 7.17	Woolwich Twp.	Gloucester County
Block 41	Lot 7.18	Woolwich Twp.	Gloucester County
Block 41	Lot 7.19	Woolwich Twp.	Gloucester County
Block 41	Lot 7.20	Woolwich Twp.	Gloucester County
Block 41	Lot 7.21	Woolwich Twp.	Gloucester County
Block 41	Lot 7.22	Woolwich Twp.	Gloucester County
Block 41	Lot 7.23	Woolwich Twp.	Gloucester County
Block 41	Lot ROW #1	Woolwich Twp.	Gloucester County
Block 41	Lot ROW #2	Woolwich Twp.	Gloucester County
SOILS:		Local	17% * .05 = .85
		Prime	42% * .15 = 6.30
		Statewide	41% * .1 - 4.10
			SOIL SCORE: 11.25
TILLABLE SOILS:		Cropland Harvested	81 % * .15 = 12.15
		Other	14% * 0 = .00
		Woodlands	5% * 000
			TILLABLE SOILS SCORE: 12.15

FARM USE: Soybeans-Cash Grain 30 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:

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

- 1st (.999) acres for future single family residential unit Exception is not to be severed from Premises Exception is to be limited to one future single family residential unit(s)
- 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.

### STATE AGRICULTURE DEVELOPMENT COMMITTEE

### **RESOLUTION FY2018R8(5)**

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

# PITTSGROVE TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of CTI Solutions Inc. ("Owner") Pittsgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq. SADC ID#17-0176-PG

### August 24, 2017

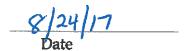
- WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Pittsgrove Township, Salem County; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Pittsgrove Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on September 9, 2016, the SADC received an application for the sale of a development easement from Pittsgrove Township for the subject farm identified as Block 1801, Lot 73, Pittsgrove Township, Salem County, totaling approximately 86.5 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Pittsgrove Township's East Project Area; and
- WHEREAS, the Property includes one (1), approximately 2 acre non-severable exception area for and limited to one (1) existing single family residential unit and to afford future flexibility of uses resulting in approximately 84.5 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 (0) non-agricultural uses; and
- WHEREAS, at the time of application the Property was in corn and soybean production; and

- WHEREAS, the owner has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on December 21, 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. 2:76-17A.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 23, 2017, the SADC certified a development easement value of \$3,700 per acre based on zoning and environmental regulations in place as of February 17, 2017; and
- WHEREAS, the Owner accepted the Township's offer of \$3,700 per acre for the development easement for the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on June 28, 2017, the Pittsgrove Township Committee approved the application and a funding commitment of an estimated \$540 per acre; and
- WHEREAS, the Salem County Agriculture Development Board approved the application on May 24, 2017, and secured a commitment of funding from the Salem County Board of Chosen Freeholders for the \$540 per acre required local match on June 21, 2017; and
- WHEREAS, the cost share breakdown is approximately as follows (based on approximately 84.5 net easement acres):

	lotal	
SADC	\$221,390	(\$2,620/acre)
Salem County	\$ 45,630	(\$540/acre)
Pittsgrove Twp.	\$ 45,630	(\$540/acre)
<b>Total Easement Purchase</b>	\$312,650	(\$3,700/acre)

- WHEREAS, Pittsgrove Township is requesting \$221,390 and sufficient funds are available (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm and consistent with the provisions of N.J.A.C. 2:76-6.11; and
- WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Pittsgrove Township for the purchase of a development easement on the Property, comprising approximately 84.5 net easement acres, at a State cost share of \$2,620 per acre, (70.81% of certified easement value and purchase price), for a total grant need of \$221,390 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);
- BE IT FURTHER RESOLVED, the Property includes one (1), approximately 2 acre nonseverable exception area for and limited to one (1) existing single family residential unit and to afford 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, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and
- BE IT FURTHER RESOLVED, the SADC will be providing its grant directly to Salem County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township 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-C; 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:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	<b>ABSENT</b>
Jane Brodhecker	YES
Alan Danser, Vice Chairman	<b>ABSENT</b>
W. Scott Ellis	<b>ABSENT</b>
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

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**Project Map** 

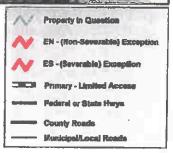


FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

CTI Solutions, Inc Block 1801 Lots P/O 73 (85.7 ac); & P/O 73-EN (non-severable exception - 2.0 ac) Gross Total = 87.7 ac Pittsgrove Twp., Salem County

500	250	0	500	1,000 Feet
			75.00 Table 1	

CINCLASCER: Any use of this product with reapost to accuracy and production what he the cole reported billy of the uner, The configuration and peo-referenced location of peocle heapings in the last data bary are apprecised; and ware developed primarity for planning purposes. The peocletic accuracy and products a first dist data explained in this file and may be a location of the propose intended to be, a maid upon to relative registries delineation and leavation of true ground from the production of the pro



Sources: Green Acres Conservation Essement Date MADITACER 2015 District Acres I trace

### Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

CTI Solutions, Inc Block 1801 Lots P/O 73 (85.7 ac); & P/O 73-EN (non-severable exception - 2.0 ac) Gross Total = 87.7 ac Pittsgrove Twp., Salem County





Sources: NJ Farmland Processelien Program Green Acres Concervation Easement Date NJOTT/OGIS 2016 Digital Aerial Image

# SADC Municipal Pig Financial Status Schedule B

# Pittsgrove Township, Salem County

									•			Grant	int in	
		,		BADC								Flacel Year 08		7.50,000.00
				Certified	SADC	Search Control	SADC	2	Foderal Grant	Grant		Flocal Vent 13		500,000.30
SADC IDA	Farm	Acres	Pay	Negetiated Per Acre	Per	Per	Coat	Cost	Total Federal Grant	SADC Federal Grant	Encumbered	2	Expended	Belance
17-0082-PG 17-008-PG 17-0081-PG 17-0080-PG	Sadeghlan Sara & Goren Camp Lenchitz	37.7850 19.9560	58.1540 37.7080 18.9560	8,700.00 7,800.00 7,000.00	4,876.00	22.2			**		306,308.50 180,998.40 99,284.10	305,308,80 180,898,40 99,281,10	305,206.50 180,998.40 99,281.10	2,250,000.00 1,944,691.50 1,763,693.10 1,564,412.00
17-0098-PG				6,850.00	3,850.00 - 4,325.00	65.14%	109,220,80 127,594,95	71.271.28		4 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	71,271,20	71.20	77,844,80 7,371,36 6,069,00 71,271,20	1,588,567,20 1,579,195,84 1,554,147,84 1,482,876,84
17-0107-PG 17-0085-PG 17-018-PG 17-0148-PG 17-0176-PG	Wegner and liary coats Lin Ancitiary Coats Watters Schmidt Kupellan Dubois Farm Properties LLC	19.3300 88.3000 84.1130 84.5000	19,3500 89,9000 36,4180 84,5000	4,900.00 7,100.00 8,100.00 7,960.00 3,700.00	3,340,00 4,450,00 4,675,00 2,625,00	68.16% 62.68% 61.11% 61.32% 70.81%	94,717,00 638,290.00 295,374.60 509,738,10		360,083,22	241,848,22	64,562.20 400,055.00 180,606.70 312,575.25 221,390.00	64,562.20 158,208.78 180,506.70 312,578.25	3,831,50 64,562.2b 188,206,78 180,206,78 312,575,25	1 400 476 36 1 404 594 96 1 340 032 66 1 1 181 825 59 1 001 319 18 688 743 53
Totals Closed	10 10	380,2180 84,8000	380,4830		7 6		2,881,463,05	63.05 1,772,964,94	280,065.22	241,848.22		- in		# 1
				-					Encumberts Encumberts Encumberts Encumberts	Encumber Expended Fyd9 Encumber Expended Fy11 Encumber Expended Fy13 Encumber Expended Fy17 Total	168,743,93		780,000,00 800,000.00 311,286,07	467,363,83

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### CTI Solutions 17- 0176-PG PIG EP - Municipal 2007 Rule 86 Acres

Block 1801	Lot 73	Pit	tsgrove Twp.	Sai	lem	Cou	nty		
SOILS:			Other	8 %	*	0	72	.00	
			Prime	83%	*	.15	=	12.45	
			Statewide	9%	*	:1	=	.90	
							SOIL	SCORE:	13.35
TILLABLE SOI	LS:	Cropland	Barvested	33 %	*	.15	=======================================	4.95	
		Wetlands		4 %	*	0	=	.00	
		Woodlands	3	63 %	*	0	***	.00	
				TI	LLA	BLE	SOILS	SCORE:	4.95

FARM USE: Corn-Cash Grain 15 acres Soybeans-Cash Grain 15 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:

- c. Additional Restrictions: No Additional Restrictions
- d. Additional Conditions: No Additional Conditions
- e. Dwelling Units on Premises: No Dwelling Units
- f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

### STATE AGRICULTURE DEVELOPMENT COMMITTEE

### RESOLUTION FY2018R8(6)

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

# UPPER PITTSGROVE TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of James and Pauline Hackett ("Owners") Upper Pittsgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq. SADC ID#17-0158-PG

### August 24, 2017

- WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Upper Pittsgrove Township, Salem County; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Upper Pittsgrove Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on November 23, 2015, the SADC received an application for the sale of a development easement from Upper Pittsgrove Township for the subject farm identified as Block 55, Lot 1 and Block 72, Lot 6, Upper Pittsgrove Township, Salem County, totaling approximately 23 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Upper Pittsgrove Township's Project Area; and
- WHEREAS, the Property includes one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application the Property was in soybean production; and
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses, and Division of the Premises for Non-contiguous Parcels; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on January 20, 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. 2:76-17A.9(a); and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.11, on June 23, 2016, the SADC certified a development easement value of \$6,000 per acre based on zoning and environmental regulations in place as of May 7, 2015; and
- WHEREAS, the Owner accepted the Township's offer of \$6,000 per acre for the development easement for the Property; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17A.13, on July 13, 2017 the Upper Pittsgrove Township Committee approved the application and a funding commitment of an estimated \$1,050 per acre; and
- WHEREAS, the Salem County Agriculture Development Board approved the application on June 28, 2017, and secured a commitment of funding from the Salem County Board of Chosen Freeholders for the \$24,150 required local match on July 19, 2017; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 23 net easement acres):

	Total	
SADC	\$89,700	(\$3,900 per acre)
Salem County	\$24,150	(\$1,050 per acre)
Upper Pittsgrove Twp.	\$24,150	(\$1,050 per acre)
Total Easement Purchase	\$138,000	(\$6,000 per acre)

- WHEREAS, Upper Pittsgrove Township is requesting \$89,700 and sufficient funds are available (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.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; and
- WHEREAS, pursuant to N.I.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Upper Pittsgrove Township for the purchase of a development easement on the Property, comprising approximately 23 net easement acres, at a State cost share of \$3,900 per acre, (65% of certified easement value and purchase price), for a total grant need of \$89,700 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);
- BE IT FURTHER RESOLVED, the Property includes one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and
- BE IT FURTHER RESOLVED, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and
- BE IT FURTHER RESOLVED, the SADC will be providing its grant directly to Salem County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township 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-C; 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.

Date

Susan E. Payne, Executive Director State Agriculture Development Committee

### **VOTE WAS RECORDED AS FOLLOWS:**

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

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**Project Map** 

Schedule A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

James and Pauline Hackett
Block 55 Lot 1 (6.2 ac) & Block 72 Lot 6 (17.1 ac)
Gross Total = 23.3 ac
Upper Pittsgrove Twp., Salem County

250	126	0	250	500 Feet
-				

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user the configuration and geo-reterenced location of perceip polygons in this data layer are approximate and were developed primarily for planning purposes. The geodecide accuracy and precision of the GIS data contained in this file and map shall not be, not are intended to be, raifed upon in resister requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



Sources: Green Acres Conservation Essement Dat NJOIT/OGIS 2012 Digital Aerial Image

### Preserved Farms and Active Applications Within Two Miles



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

James and Pauline Hackett Block 55 Lot 1 (6.2 ac) & Block 72 Lot 6 (17.1 ac) Gross Total = 23.3 ac Upper Pittsgrove Twp., Salem County







# SADC Municipal Pig Financial Status Schedule B

Upper Pittsgrove Township, Salem County

in the state of th	Second   Control   Contr													Grant	ınt	
Contribed   Cont	Part					0440								Fiscal Year 09		760,000,00
Meridian   Feith	Mathematical Continues   Page   Marco   Continues   Page   Continues					Certified	SADC	Grant						Fiscal Year 11		500,000,000
Farm   Acres   Per   Per   Cost   Total   Signor   Entre   Cost   Total   Signor   Entre   Cost   Total   Signor   Entre   Cost   Total   Entre   Cost   Total   Entre   Ent	Kurman   Karman   K					ъ	Grant	2	SAC	2	Federa	il Grant		Fiscal Year 17		800,000,000
Kentran   Activa   Part Activa   Part Activa	Name				Pay	Negofieted	Per	Por	Cost	Cost	Total		Щ			
Norwidth   Shaddo   15,3050   15,3	New-field   19,000	SADC DE	Farm	ACTES	Acres	Per Acre	ACTB	Acre	Basis	Share	Federal Grant	_	_	Ad.	Expended	Balance
Newfitch	Newfirth   Shallon   Carbon		2	-	1	1							:			2,250,000,00
Schmidt	Schwidth	DL-96-1-0	Kertan	OCDE"C	75.3050	4,200.00	2,820.00	68.52%	316,281.00	219,890,60			221,920.00	219,890,60	219,890.60	2,030,109.40
Schmid   22,0460   23,000   0 3,200,00   0	Schwise   Schw	-0087-PG	Newkirk	59,8220	69.0480	6,500.00	4,160.00	63.69%	383,812.00	245,049,20	197,906.00	53,143,20	245,049.20	191,905,00	191,906,00	1,838,203.40
Newfork   Newf	Clearing	-0108-PG	Schnid	22,8450	22,1790	6,000.00	3,900.00	68.00%	133,074.00	86,498,10			86,498.10	86,488,10	86,498,10	1,751,705,30
NewArthformark and Parish   St.	Newfirth/Remain anciliary   South	-0111-PG	Lewis	19.1180	18.5420	6,050.00	3,925,00	64.88%	112,179,10	72,777.35			72,777,35	72,777,35	72,777,35	1,678,927,95
Southle Southe Southle Southle Southle Southle Southle Southle Southle Southle	Softline	-0113-PG	Клатить	30,8720	30,8720	6,600.00	4,200.00	63.64%	203,755.20	129,662,40			129,662.40	129,582,40	129 662 40	1 549 285 85
NewActivit/Remain amciliary   80,8290   83,2800   8,300.00   3,8	Naviditificanian amciliary   80,8250   5,300.00   5,8	-0120-PG	Softile	57.5340	57,5340	4,800,00	3,280.00	68.33%	276,163.20	188,711,52	166,649.60	7B,396.92	188,711.52	109,314,60	109,314,60	1,439,950,95
Balting State   Balting Stat	Barbor   Buildown		. Newkirk/Kernan ancillary												10.737.60	1.679.212.46
Bistrop Bros   Bist	Bish cook	-0138-PG	Jasper	90,6290	83,2500	5,300.00	3,550.00	66.98% -	451,825,00	302,637,60			331.215.00	302,637,60	302,637,50	1.126 475 95
Thumlert, LaRoy J. 64,3900 64,3800 5,900.00 3,700.00 68,007% 360,360.00 226,052.00 226,052.00 226,052.00 24,260.50 68,305.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 2,700.00 65,00% (38,000.00 89,700.00 89,700.00 89,700.00 89,700.00 49,37% (38,000.00 89,700.00 49,37% (38,000.00 89,700.00 25,0	Thurmlert, Liftory J.   44,3200   64,3200	-0137-PG	Bishiop Bros	81,000	81,0000	5,800,00	3,800.00	65.52%	469.800.00	307,800.00	234,900.00	72.900.00	307,800,00			81R 775 Q5
Williams, Steven R. & Katherine E.   22,0020   22,0020   3,750.00   2,265.00   70,67%   82,507.50   68,505.30   19,748.64   41,325.52   2,526.93   2,500.00   2,265.00   2,265.62   34,27%   57,633.40   19,748.64   41,325.52   2,526.93   2,500.00   2,500.00   3,900.00   65,00%   138,000.00   13,260.00   1	Fourty Millerine   E. 22,0020   2,560.00   2,560.00   2,265.00   18.760.00   2,560.00   2,560.00   18.760.00   2,560.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   18.760.00   17	4158-PG	Thumlert, LaRoy J.	64,3500	64,3500	5,800.00	3,700.00	66.07%	360,380.00	238,095,00			227,798,45	238,095,00	238 095 00	580.480.95
Foods, Michael & Carohrn 6,6020 8,9020 6,700,00 2,285.82 34,27% 57,633.40 19,748.64 41,325.52 2,528.93 2,3429.64 41,325.52 2,528.93 2,3429.64 41,325.52 2,528.93 2,3429.64 41,325.52 2,528.93 2,3429.64 41,325.52 2,528.93 2,3429.64 41,325.52 2,528.93 2,342.36 41,325.52 2,342.93 2,342.94 41,325.92 2,342.94 41,325.94 2,342.94 41,325.94 2,342.94 2,3	Foods, Michael & Carolyn   & 60020   8,700.00   2,295.62   34.27%   37,833.40   18,748.64   41,325.52   2,628.93   18,748.69   10,337.80     Thermiter ancillary   Thermiter a	-0162-PG	Williams, Staven R. & Katherine E.	22.0020	22,0020	3,750,00	2,650.00	70.67%	82,507.50	58,305.30			58,300,00	58,305,30	58.305.30	522 375 BS
Jasper ancillary         Thorison and lary         1.38,000.00         65,000.00         3,900.00         65,000         138,000.00         69,700.00           Williams & Peuline         55,000         4,660.00         3,190.00         48,600.00         175,450.00         175,540.02           Seary         Arriburaler, Larry C         25,000         7,800.00         3,900.00         48,37%         197,600.00         97,500.00           Ambrusler, Larry C         25,000         7,800.00         3,900.00         48,37%         197,600.00         97,500.00           and         442,2860         132,502.0         3,900.00         48,317.64         40,900.00         97,500.00           and         442,802.0         182,502.0         182,502.0         132,540.12         567,538.40         454,917.64         40,900.0	Justice and liary   The following   The foll	-0192-PG	Foote, Michael & Carotyn	8,6020	8.8020	6,700,00	-2,295.82	34.27%	57,633.40	19,748.64	41,325.52	2.626.93				502 626 98
Themsert ancillary Williams and large 23,0000 23,0000 6,000,00 3,900,00 65,00% 138,000,00 69,700,00 Seary Hackett, James & Peuline 55,0000 55,0000 4,650,00 3,900,00 49,37% 197,600,00 175,450,00 Ambrueler, Larry C 25,0000 25,0000 7,900,00 3,900,00 49,37% 197,600,00 97,500,00 Ambrueler, Larry C 25,0000 435,0020 3,900,00 3,900,00 49,37% 197,600,00 1541,926,97 388,584,60 132,640,12 Encumbered 5 192,8020 192,8	Thorner arcillary Williams annillary Williams annillary Hocket, James & Peuline 55,0000 23,000,00 3,900,00 66,00% 235,700,00 175,450		Lasper ancillary												10,337,50	492.289.46
Williams annifilary         23,0000         63,0000         65,00%         136,000.0         65,00%         136,000.0         65,00%         132,640.12         125,640.0         132,640.12	Williams anniflary         23,0000         23,0000         3,900.00         65,0000         175,450.00		Themset ancillary						¥						5,995.80	485,292,96
Hardwell, James & Pauline 23,0000 25,0000 6,000,00 65,000 65,000 65,000 7,500,00 65,000 7,500,00 7,500	Herdunt, James & Pauline 23,0000 55,0000 65,0000 68,00% (38,000,00 89,700,00 69,700,00 69,700,00 69,700,00 68,00% (38,000,00 68,00% (38,000,00 68,00% (38,000,00 68,00% (38,000,00 68,00% (38,000 7,800,0		Williams and Mary												3,522,00	482,770,96
Seary Seary 255,000 55,0000 4,850,00 187,60,00 175,450,00 175,450,00 25,0000 25,0000 7,800,00 3,800,00 48,37% 197,60,00 97,500,00 197,500,00 25,000 192,500,00 3,800,00 3,800,00 187,80 142,800,00 182,800 182	Seary Seary 25,000 25,000 4,650,00 3,900,00 48,77% 197,500,00 175,450,00 175,	0158-PG	Hackett, James & Pauline	23,0000	23.0000	6,000.00	3,900.00	85.00%	138,000.00	89,700.00			89,700.00			393.070.96
Amphousier, Larry C 22,0000 2,900,000 49,37% 197,600,00 97,500,00 132,840,12 and 442,2860 435,0820 192,8020 627,538,40 454,817,64 403,920,62 204,438,38 EncumberFlexpended Ey/09 EncumberFlexpended Ey/09 EncumberFlexpended Ey/09 EncumberFlexpended Ey/09 EncumberFlexpended Ey/09 EncumberFlexpended Ey/19 EncumberFlexpended Ey/19 2 ExcumberFlexpended ExcumberFlexpended Ey/19 2 ExcumberFlexpended ExcumberFlexpended ExcumberFlexpended Ey/19 2 ExcumberFlexpended ExcumberFlexpended ExcumberFlexpended ExcumberFlexpended ExcumberFlexpended ExcumberFlexpended Excumbe	### 197,500.00	21810	Seary	25,000	20.000	4,850.00	3,190.00	58.50%	255,750,00	175,450,00			175,450.00			217,620,96
9 442.2860 435.0820 132,840.12 5.319,957.00 1,541,828.57 388,884,60 132,840.12 5.7192.8020 172,8020 78	9 442.2860 415.0820 1.24,640.12 2,319,957.00 1,541,626.97 388,584,60 112,640.12 5 192,8020 192,8020 5750,000,00 Encumber/Expended Fy11 84,170.65 435,832.38	-0167-PG	Ambrueler, Larry C	25.0000	25.0000	7,900.00	3,900.00	49.37%	197,500.00	97.500.00			97.500,00			120,120,96
192,8020 192,8020 192,8020 627,538,40 445,917,64 441,920,62 730,438,83 Enclamber Expended Fyl Enclamber Expended F	192,8020 192,8020 192,8020 627,535,40 454,917.64 404,920,22 756,000,00	Sale Clean	d	AAC CAL	418,0820				3 140 067 00	4 KAA 000 GV	482 014	400 840 60				
ortexpended Fy09 ortexpended Fy11 ortexpended Fy11	##Expended Fy1 64,170.65 756,000,00 m/Expended Fy11 64,170.65 438,322.38 438,322.38 m/Expended Fy11 379,073.04 233,999,00 Total Total	tals Encumbered		192.6020	192,8020				527,538,40	454,917,64	403,920,62	204,439.83				
-	64,770,65 435,939,33 228,408,00 233,998,40 378,078,04										Encumbe	rfExpended.Fy09			750,006.00	
	478,678,04										- Encigned	Memorated End?			435,829,35	•
											Висатра	rExpended Py17			o to	120,120.95

# State Agriculture Development Committee Should C

Hackett, James & Pauline 17- 0158-PG PIG EP - Municipal 2007 Rule 23 Acres

Block 55	Lot 1	Upp	er	Pittsgrove	Twp.	Sai	lem	Coun	ity		
Block 72	Lot 6	Upp	er	Pittsgrove	Twp.	Sa.	lem	Coun	ty		
SOILS:			Oti	her		18	*	0	=	.00	
			Pr	ime		83%	*	,15	_	12.45	
			Sta	atewide		3%	*	.1	=	.30	
			Un.	ique zero		13%	*	0	=	.00	
									SOIL	SCORE:	12,75
TILLABLE SOILS:		Cropland	Har	vested		76%	*	.15	=	11,40	
		Other				7 %	*	C	=	.00	
		Wetlands				15%	w	0	200	.00	
		Woodlands				2 %	*	0	=	.00	
						TI	LLA	BLE S	SOILS	SCORE:	11.40
FARM USE:	Wheat-Cash G	rain			:	12 a	cres	i			

5 acres

the SADC certified a value of \$6,000.00 per acre for the development easement. The Township is contracted to purchase the easement for per acre. The SADC approves a purchase price of the development easement of per acre for an estmated The SADC % cost share pursuant to N.J.A.C. 2:76-6.11 is per acre for an estimate of County % cost share is per acre for an estimate of 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.
- Other:
  - Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Requested

Soybeans-Cash Grain

- 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.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

### STATE AGRICULTURE DEVELOPMENT COMMITTEE

### RESOLUTION FY2018R8(7)

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

# UPPER PITTSGROVE TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
David J. Seery ("Owner")
Upper Pittsgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq. SADC ID#17-0159-PG

### August 24, 2017

- WHEREAS, on December 15, 2007, pursuant to <u>N.J.A.C.</u> 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Upper Pittsgrove Township, Salem County; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Upper Pittsgrove Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on December 2, 2015, the SADC received an application for the sale of a development easement from Upper Pittsgrove Township for the subject farm identified as Block 6, Lots 7, 13, and 14, Upper Pittsgrove Township, Salem County, totaling approximately 61 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Upper Pittsgrove Township's Project Area; and
- WHEREAS, the Property includes two (2), approximately 3 acre severable exception areas for and limited to one (1) future single family residential unit each and to afford future flexibility of uses resulting in approximately 55 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 (0) non-agricultural uses; and

- WHEREAS, at the time of application the Property was in corn production; and
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on March 18, 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. 2:76-17A.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on May 26, 2016 the SADC certified a development easement value of \$4,650 per acre based on zoning and environmental regulations in place as of April 27, 2016; and
- WHEREAS, the Owner accepted the Township's offer of \$4,650 per acre for the development easement for the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on August 9, 2016 the Upper Pittsgrove Township Committee approved the application and a funding commitment of an estimated \$730 per acre; and
- WHEREAS, the Salem County Agriculture Development Board approved the application on May 25, 2016 and secured a commitment of funding from the Salem County Board of Chosen Freeholders for the \$730 per ace required local match on June 1, 2016; and
- WHEREAS, the cost share breakdown is approximately as follows (based on approximately 55 net easement acres):

	<u>l otal</u>	
SADC	\$175,450	(\$3,190/acre)
Salem County	\$ 40,150	(\$730/acre)
Upper Pittsgrove Twp.	\$ 40,150	(\$730/acre)
Total Easement Purchase	\$255,750	(\$4,650/acre)

- WHEREAS, Upper Pittsgrove Township is requesting \$175,450 and sufficient funds are available (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm and consistent with the provisions of N.J.A.C. 2:76-6.11; and

- WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds; and
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Upper Pittsgrove Township for the purchase of a development easement on the Property, comprising approximately 55 net easement acres, at a State cost share of \$3,190 per acre, (68.60% of certified easement value and purchase price), for a total grant need of \$175,450 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);
- BE IT FURTHER RESOLVED, the Property includes two (2), approximately 3 acre severable exception areas for and limited to one (1) future single family residential unit each and to afford 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, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and
- BE IT FURTHER RESOLVED, the SADC will be providing its grant directly to Salem County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township 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-C; 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:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	<b>ABSENT</b>
Jane Brodhecker	YES
Alan Danser, Vice Chairman	<b>ABSENT</b>
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

S:\Planning Incentive Grant - 2007 rules Municipal\Salem\Upper Pittsgrove\Seery\Seery\_FA\_2017.06.28.docx

**Project Map** 

Schedule A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

David J. Seery
Block 6 Lots P/O 7 (35.8 ac);
P/O 7-ES (severable exceptions - 3.0 and 3.0 ac);
13 (7.0 ac) & 14 (12.2 ac)
Gross Total = 61.0 ac
Upper Pittsgrove Twp., Salem County

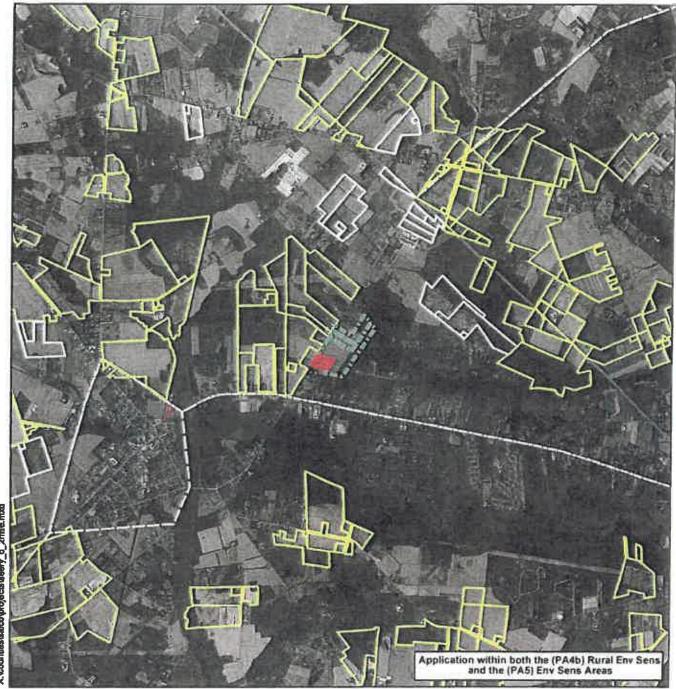
500	250	0	500	1,000 Feet
les .	 	·	 	

Sinci\_LIMEN: Any was of this product, with respect to socuracy and provision shall be the sole responsibility of the use The configuration and age-retirenced facetria of parcel polygams in this data input are approximate and were develope paramity for planning purposes. The georged assuracy and provisions of the Sitt dots contained in this site and trap hall not be, not are intended to be, yelled upon in fundam requiring administral and location of the ground burkended and/or vertical controls as would be obtained by an assural curvey conducted by a Respect Professional Land Surveyor.



Sources: Green Acres Conservation Experient Data NJOIT/OGIS 2012 Digital Aerial Image

### Preserved Farms and Active Applications Within Two Miles



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

David J. Seery
Block 6 Lots P/O 7 (35.8 ac);
P/O 7-ES (severable exceptions - 3.0 and 3.0 ac);
13 (7.0 ac) & 14 (12.2 ac)
Gross Total = 61.0 ac
Upper Pittsgrove Twp., Salem County





Sources; NJ Fernitud Preservation Program Green Acres Conservation Essement Data NJCIT/OGIS 2012 Digital Acrist Image

# SADC Municipal Pig Financial Status Schedule B

# Upper Pittsgrove Township, Salem County

											-	Grant	T.	
												Flecial Year 09		760,000.00
				BADC		•				,		Fiscal Year 11		500,000,005
				Cerlified	SADC	Grant		1				Flacel Year 13		500,000.00
				, Or	Grant	·	SADC		Federa	Federal Grant		Flacel Year 17		800,000,008
SADC tof	Farm	Acres	Acres	Negobiated Per Acre	Per Acre	Per .	Cost	Cost	Total Federal Grank	BADC Federal Grant	Encumbered	Λd	Expended	Balanca
						4								2,250,000.00
17-0086-PG	Kernan	75,3050	75.3050	4,200.00	2,920.00	69,52%	348,281,00	219,890.60			221,920.00	219,850.60	219,890.60	2,030,109.40
17-0097-PG	Newkirk	59.6220	59.0480	6,500,00	4,160.00	63.86%	383,812.00	245,049.20	191,906.00	53,143,20	245,049.20	191,906,00	191,906.00	1,838,203,40
17-0108-PG	Sohmid	22,8450	22.1790	8,000.00	3,900,00	85.00%	133,074.00	86,498.10			86,498.10	86,498,10	86,498.10	1,751,705,30
17-0111-PG	Lewis	19,1160	18,5420	6,050.00	3,925.00	64.85%	112,179.10	72,777.35			72,777,35	72,777,35	72,777,35	1,878,927,95
17-0113-PG	Кгатуле	30.6720	30.8720	6,600.00	4,200.00	63.64%	203,755.20	129,662,40			129,682.40	129.662.40	129,682,40	1.549.265.55
17-0120-PG	Sottlie	57.5340	67,5340	4,800.00	3,280,00	58,33%	276,163,20	188,711.52	168,648.60	79,396,92	188,711.52	109,314,60	109.314,60	1.439.850.85
	Newkirk/Keman ancillary												10,737.50	1,429,213,45
17-0136-PG	Jasper	90,6200	85,2500	5,300.00	3,650.00	66.96%	451,826.00	302,637,50			331.215.00	302.637.50	302.637.50	1.128,675,95
17-0132-PG	Bishop Bros	81,0000	81,000	5,800,00	3.800.00	65.52%	469.800.00	307,800.00	234,900.00	72,900.00	307, 800,00			818 775 95
17-0156-PG	Thurder, LeRoy J.	64,3500	64.3500	5,600.00	3,700.00	88.07%	360,360.00	238,095.00			227,798,45	238,095,00	238,095,00	580,880,95
17-0162-PG	'Williams, Steven R. & Katherine E.	22.0020	22.0020	3,750.00	2,650.00	70.87%	82,607.50	58,305.30			58,300,00	58,305,30	58,305,30	522.375.R5
08-0182-PG	Foote, Michael & Carolyn	8,6020	8.6020	6,700.00	2,295,82	34.27%	57,633.40	19,748.64	41,325.52	2,626,93	19,748,68			502,626,98
	Jasper ancillary									-			10,337.50	492,289,48
	Thumler sponery												6,998.50	486,292.96
000000000000000000000000000000000000000	- Williams anculally	and or	23 5000	00000	00000	000000	470 000 00	40 002 00					3,522.00	482,770,96
17-01-01-0-10-10-10-10-10-10-10-10-10-10-1	Sperv	55,0000	55,000	4.650.00	3.190.00	85.00% 85.00%	255, 730,00	175 450.00			175.450.00			393,070.95
17-0167-PG	Ambruster, Larry C.	25.0000	25,0000	7.900.00	3,900.00	48.37%	197,500,00	97,500,00			97,600,00			120,120,96
Totals Closed	ýn s	442.2860	435.0620				2,319,957.00	1,641,626.97	358,654.80	112,640,12				
rotals Encurabered	O	nzno-zal	184,6000				D4.056,720	404,717,64	AU3, 920, 52	204,439.93				
									Encumbe	Encumber/Expended Fy09	- 4		750,000.00	•
										Challed and a spended Py 11	64,170,65	•	435,829,35	•
									Encumbe	Encumbratexpended Fy13	2581005.00		233,996.00	•
									Encumbe	Encumber/Expended Fy17*	379,679,04			120,120.96

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

Seery, David 17- 0159-PG

### PIG EP - Municipal 2007 Rule 55 Acres

Block 6 Block 6 Block 6	Lot 7 Lot 13 Lot 14	Upper	Pittsgrove Pittsgrove Pittsgrove	Twp.	Salem	Coun	ty		
SOILS:			her ime		3% * 97% *	0 ,15	= = SOIL	.00 14.55 SCORE:	14.55
TILLABLE SOILS:		Cropland Har Wetlands Woodlands	rvested		62 % * 4 % * 34 % *	.15 0 0	11 11	9.30 .00 .00	

FARM USE:

Corn-Cash Grain

34 acres

TILLABLE SOILS SCORE:

9.30

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:
  - 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.

#### STATE AGRICULTURE DEVELOPMENT COMMITTEE

#### **RESOLUTION FY2018R8(8)**

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

# UPPER PITTSGROVE TOWNSHIP for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Larry C. Ambruster ("Owner")
Upper Pittsgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq. SADC ID#17-0167-PG

#### August 24th , 2017

- WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Upper Pittsgrove Township, Salem County; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Upper Pittsgrove Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on March 21, 2016, the SADC received an application for the sale of a development easement from Upper Pittsgrove Township for the subject farm identified as Block 10, Lot 10, Upper Pittsgrove Township, Salem County, totaling approximately 28 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Upper Pittsgrove Township's Project Area; and
- WHEREAS, the Property includes one (1), approximately 3 acre non-severable exception area for a future farm market and to afford future flexibility of uses with no residential opportunity resulting in approximately 25 net acres to be preserved; and
- WHEREAS, the portion of the Property outside the exception area includes one (1) existing single family residential unit, zero (0) agricultural labor units and (0) non-agricultural uses; and

- WHEREAS, at the time of application the Property was in hay production; and
- WHEREAS, the owner has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on June 12, 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. 2:76-17A.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 \$7,900 per acre based on zoning and environmental regulations in place as of August 6, 2016; and
- WHEREAS, the Owner accepted the Township's offer of \$7,900 per acre for the development easement for the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on June 13, 2017 the Upper Pittsgrove Township Committee approved the application and a funding commitment of an estimated \$1,525 per acre; and
- WHEREAS, the Salem County Agriculture Development Board approved the application on May 24th, 2017, and secured a commitment of funding from the Salem County Board of Chosen Freeholders for the \$1,525/acre required local match on June 21, 2017; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 25 net easement acres):

	<u>Total</u>	
SADC	\$121,250	(\$4,850/acre)
Salem County	\$ 38,125	(\$1,525/acre)
Upper Pittsgrove Twp.	\$ 38,125	(\$1,525/acre)
Total Easement Purchase	\$197,500	(\$7,900/acre)

- WHEREAS, Upper Pittsgrove Township is requesting \$121,250 and sufficient funds are available (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm and consistent with the provisions of N.J.A.C. 2:76-6.11; and

- WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Upper Pittsgrove Township for the purchase of a development easement on the Property, comprising approximately 25 net easement acres, at a State cost share of \$4,850 per acre, (61.39% of certified easement value and purchase price), for a total grant \$121,250 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);
- BE IT FURTHER RESOLVED, the Property includes one (1), approximately 3 acre nonseverable exception area for a future farm market and to afford future flexibility of uses with no housing opportunity; and
- BE IT FURTHER RESOLVED, the portion of the Property outside the exception area includes one (1) existing single family residential unit, zero (0) agricultural labor units and (0) non-agricultural uses; and
- BE IT FURTHER RESOLVED, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and
- BE IT FURTHER RESOLVED, the SADC will be providing its grant directly to Salem County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township 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-C; 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:**

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	<b>ABSENT</b>
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

S:\Planning Incentive Grant - 2007 rules Municipal\Salem\Upper P\ttsgrove\Ambruster, Larry S\AmbrusterL\_FA\_2017.06.28.docx

**Project Map** Schedule A 10/P/0 10 Application within the (PA4b) Rural Env Sens Area

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

Ambruster, Larry C.
Block 10 Lots P/O 10 (24.6 ac);
P/O 10-EN (non-severable exception - 3.0 ac)
Gross Total = 27.6 ac
Upper Pittsgrove, Salem County





### Preserved Farms and Active Applications Within Two Miles



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

Ambruster, Larry C.
Block 10 Lots P/O 10 (24.6 ac);
P/O 10-EN (non-severable exception - 3.0 ac)
Gross Total = 27.6 ac Upper Pittsgrove, Salem County



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

# SADC Municipal Pig Financial Status Schedule B

Upper Pittsgrove Township, Salem County

Great	Flecal Year 19   750,008,008,00   750,008,008,00   750,008,00   750,008,00   750,008,00   750,008,00   750,	SASC. Encumbered PY Ensended	219,890,80 219,890,60 181,988,00 191,908,00 88,888,10 86,498,10	79,786.92 168,711.62 109,314.60 109,344.00	331.218.00 302.637.50 302.637.50 302.637.50	227,788.45 238,096,00 238,096,00 580,00 580	05.165.0)	89.700.00 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.000 00.0000 00.000 00	(21.250.00
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		Negotieted Per Apre	6,500,00 6,500,00 6,000,00 6,050,00	4,800.00	5,300.00	3,750,00		8,000,00 4,650,00 7,900,00	
-		Acres Acres	78,3080 74,3060 89,6220 88,0480 22,8450 22,1790 19,1160 18,5420	30 B720 30 B720 B7 5340 57.5340		22.0020 22.0020 8.6020 6.6020		25,0000 25,0000 25,0000 25,0000	
		Fatire .	Newkirk Newkirk Schmid Lewis	Kranime Sortie		Thumbert, LeRoy J. Milliams, Steven R. & Katherine E. Foote, Michael & Carolyn	Jesper ancillary Thurslart analilary Williams ancillary	Hackett, James & Pauline Seary, David J. Ambrusser, Larry C.	
		SADC IDV			17-0136-PG 17-01-71		i desire	17-0158-PG 17-0158-PG 5	

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

Ambruster, Larry C. 17- 0167-PG PIG EP - Municipal 2007 Rule 25 Acres

Block 10 Lot 10 Upper Pittsgrove Twp. Salem County

SOILS: Statewide 100% \* .1 = 10.00

SOIL SCORE: 10.00

TILLABLE SOILS: Cropland Harvested 88% \* .15 = 13.20

Other 12% \* 0 = .00

TILLABLE SOILS SCORE: 13.20

FARM USE: Hay 22 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.

- 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:

- 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.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

# STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(9)

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

# WARREN COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Apple Mountain Recreation Inc ("Owners") White Township, Warren County

N.J.A.C. 2:76-17 et seq. SADC ID# 21-0581-PG

#### **AUGUST 24, 2017**

- 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 FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on March 6, 2015 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 16, Lot 23, White Township, Warren County, totaling approximately 67 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Warren County's West Project Area and in the Highlands Preservation Area; and
- WHEREAS, the Property includes one (1), approximately 2-acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses and one (1), approximately 704 square foot non-severable exception area for a driveway encroachment resulting in approximately 65 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, 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 59.37 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC July 2014; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on May 19, 2015 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 24, 2015 the SADC certified a development easement value of \$3,900 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$2,000 per acre based on zoning and environmental regulations in place as of the current valuation date August 2015; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,900 per acre for the development easement for the Property; and
- WHEREAS, on July 11, 2017 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 November 12, 2015 the White Township Committee approved the Owner's application for the sale of development, but is not participating financially in the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 19, 2015 the Warren County Agriculture Development Board 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 November 24, 2015, the Board of Chosen Freeholders of the County of Warren passed a resolution granting final approval and a commitment of funding for \$1,160 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, 66.95 acres will be utilized to calculate the grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 66.95 acres); and

	Total	Per/acre
SADC	\$183,443	(\$2,740/acre)
Warren County	\$ 77,662	(\$1,160/acre)
<b>Total Easement Purchase</b>	\$261,105	(\$3,900/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 <u>N.J.A.C</u>. 2:76-17.14, the Warren County Agriculture Development Board is requesting \$183,433 in FY13 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 Warren County for the purchase of a development easement on the Property, comprising approximately 66.95 net easement acres, at a State cost share of \$2,740 per acre, (70.25% of certified easement value and purchase price), for a total grant not to exceed \$183,443 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 2-acre nonseverable exception area for and limited to one(1) future single family residential unit(s) and to afford future flexibility of uses and one (1), approximately 704 square foot nonseverable exception area for a driveway encroachment; 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, 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-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.

9 04 M

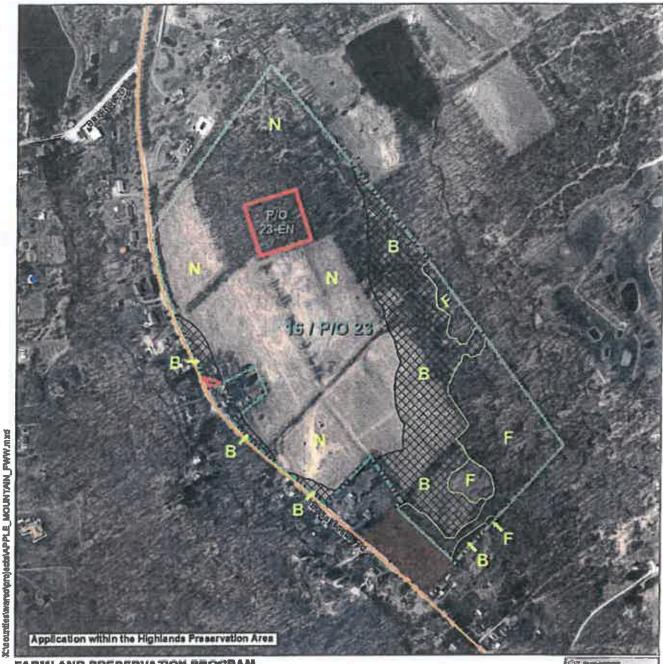
Susan E. Payne, Executive Director
State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS:

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

 $S:\ \ Planning\ Incentive\ Grant-2007\ rules\ County\ \ Warren\ \ Apple\ Mountain\ \ final\ approval\ resolution\_2017.02.08. doc$ 

#### Wetlands



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

Apple Mountain Recreation Inc.
Block 16 P/O Lot 23 (68.77 ac.)
& P/O Lot 23-EN (non-severable exception - 2.0 ac.)
Gross Total - 70.77 ac.
White Twp. Warren County





#### Preserved Farms and Active Applications Within Two Miles



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

Apple Mountain Recreation Inc.
Stock 16 P/O Lot 23 (68.77 ac.)
& P/O Lot 23-EN (non-severable exception ~ 2.0 ac.)
Gross Total ~ 70.77 ac.
White 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



# SADC County Financial Status Schedule B

								Base	Base Grant				Competitive Funds	ve Funds		
				Feder	10	Federal Grant		Fiecal Year 11 Flecal Year 13 Flecal Year 17		1,500,000.00	Maxim Fiscal Year 11 Fiscal Year 13 Fiscal Year 17	Maximum Granf ear 11 ear 13	3,000,000,00	Fund Balance 6.00 657,829.67	9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	
Farm Acros Basis Share Federal Grant	Coat Cost Total Bank Shara Federal Grant	Cost Total	Total Federal Grant			SADC Federal Grant	Enounbered	3	Expended	Balance 3,500,000.co	Sneumbered	Δ	Expended	FY11 Balance	FY11 Balance   FY13 Balance	FY17 Batance
6. Russell 198. UBTO 7705, 246.00 554, 643.60 6. Russell 47.910 311,415.00 198, 224, 520.00 1. Irma 71.000 681, 695, 600 284, 550.00 178, 575, 610, 513, 532, 600 325, 472.40 52, 5930. 325, 472.40 325, 472.40	792,948.00 584,643.60 311,415.00 184,226.60 481,500.00 284,650.00 513,532.00 389,472.40 325,016.40 289,588.00	554,643,60 184,826,60 294,650,00 359,472,40 269,588,00					582,568.00 211,725,00 206,391.50 366,268.00 230,720.00	554, 843,60 196, 626,50 234, 650,00 359, 472,40 209, 688,00	254,643.60 198,826.50 294,650.00 159,472.40 209,688.00	2,945,356,40 2,746,529,90 2,451,879,90 2,092,407,90						
48.3860 174,817,80 96.9220 519,678,00 138.2260 533,678,32	174,817,80 123,648.28 510,678.00 340,452.00 533,678.92 373,787.35	123,648.28 340,452.00 373,787.35		88,686,77		38,717.25	126,834,20 346,882,00 386,301,30	84,931,03	84,931.03 340,452,00 372,500,88	1,797,788,47	1.268.67	1,286,67	1 285 67	2 00k 7/3 43		
(Lot 17.02)	234,548,90 236,742,00 277,112,00 1,079,953,20 168,785,80		164,798.34 192,802,46 694,744,00 110,811,35				42,832.42	62,632,63	42,932,42	1,041,803.17	123,577,38 184,782,00 181,734,50 786,431,35	121,853,82 184,782,00 183,901,60 598,744,00	121,853,92 184,782,00 183,901,60 896,744,00	2,824,493,33	44413	
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Nountain Recreation 68,9500	261,105.00		163,443,00								130,913.00	125,596.50	125,598,50		503,098,24	• 1
1,308,0049 9,559,526,60	9,559,526,80 6,386,001.11	6,389,001.11		55,486,77		38,717.25										9
6 372,0710, 1,848,321.63 1,428,916.69 Encumber/Expended Pyde Encumber/Expended Pyd Encumber/Expended Pyd Fincumber/Expended Pyd Fincumber/Expended Pyd Fincumber/Expended Pyd Fincumber/Expended Pyd Fincumber/Expended Fyd	1,642,321.63 1,128,916.66	1,128,916,68		Encumberiex Encumberiex Encumberiex Encumberiex	SSES	pended Fy08 banded Fy11 cended Fy13 cended Fy17		1 4 1 1	1,586,600.60	1,000,000,00	812,510.00	8,888,42 209,539,16	283,888.02	2,709,245,56	319,655.24	
						Total				1,000,000,00				2,709,245.56	3(9,645,24	5,000,000.00

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

Apple Mtn Recreation Inc Farm 21- 0581-PG County PIG Program 65 Acres

Block 16	Lot 23	White Twp.	Warre	n Co	unty		
SOILS:		Other	35% *	0	=	.00	
		Prime	428 *	.15	=	6.30	
		Statewide	23% *	.1	=	2.30	
					SOIL	SCORE:	8.60
TILLABLE SOILS	4	Cropland Harvested	49% *	.15	-	7.35	
		Wetlands	15% *	0		. 00	
		Woodlands	36% *	0	100	.00	
			TILLA	BLE	SOILS	SCORE:	7.35

FARM USE: Timber Tracts acres
Soybeans-Cash Grain 34 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.
- 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:

2nd (.016) acres for Driveway encroachment Exception is not to be severed from Premises

- 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.

# STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(10)

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

# BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Giberson, Patrick and Johanna (Home Farm) ("Owners") Pemberton Township, Burlington County

### N.J.A.C. 2:76-17 et seq. SADC ID#03-0412-PG

#### August 24, 2017

- WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington 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, Burlington County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 794, Lot 7, Pemberton Township, Burlington County, totaling 250.2 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Burlington County's East Project Area and in the Pinelands Agricultural Production Area; and
- WHEREAS, the Property includes one (1), three (3) acre non-severable exception area limited to one (1) existing single family residential unit and to afford future flexibility of uses; one (1) 4.255 severable exception and one (1) 6.1 acre severable exception resulting in 236.845 net acres (surveyed) 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 grain 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 67.34 which exceeds 48, which is 70% of

- the County's average quality score as determined by the SADC on July 24, 2014; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 4, 2015 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, the New Jersey Pinelands Commission Amended Letter of Interpretation #1584 allocated 9.75 Pinelands Development Credits (PDCs) to Block 794, Lot 7; and
- WHEREAS, SADC Green Light Approval and Certification of Value were conditioned upon the owners obtaining formal access to the property over Block 100.01, Lot 1 in Pemberton Borough. On February 2, 2017 the Owners recorded an access easement in Book 13263, page 72 in the Burlington County Clerk's Office which meets this condition; and
- WHEREAS, the Burlington County Board of Chosen Freeholders purchased the development easement on July 19, 2016 and as a result the 9.75 PDCs were retired; and
- WHEREAS, as per <u>N.J.A.C.</u> 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to <u>N.J.S.A.</u> 4:1C-31; and
- WHEREAS, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and
- WHEREAS, on November 4, 2015, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19.3, yielding:
  - Formula Valuation without impervious cover option: \$3,294 per acre Formula Valuation with 10% impervious cover option: \$3,706 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-19.13 a landowner may choose to receive a higher base value pursuant to N.J.A.C. 2:76-19.4(c) by placing a deed restriction on the property that limits impervious coverage on the property to 10% of the total property acreage; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on November 12, 2015 the SADC certified a development easement value of \$2,300 per acre and a fee simple before value of \$5,000 per acre based on zoning and environmental regulations in place as of August 26, 2015; and
- WHEREAS, N.J.A.C. 2:76-19.14, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee,

- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,706 per acre for the development easement for the Property based on the Formula Value with impervious coverage option; and
- WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 23.68 acres; and
- WHEREAS, pursuant to N.J.A.C. 2:76-19.13, impervious coverage shall include, but is not limited to, houses, barns, stables, sheds, silos, outhouses, cabanas, and other buildings, swimming pools, does or decks. Temporary greenhouses or other temporary coverings which do not have impervious floors are not included; and
- WHEREAS, 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 April 6, 2016 the Pemberton Township Council approved the Owner's application (Resolution No. 79-2016) for the sale of development easement; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed a resolution granting final approval for funding the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$927,908 to cover the cost of the development easement; and
- WHEREAS, the Burlington County Board of Chosen Freeholders purchased the development easement on July 19, 2016 for \$877,747.57 (\$3,706 per acre) which was recorded in the Burlington County Clerk's Office on August 25, 2016 in Deed Book 13237, Page 2145; and
- WHEREAS, the United States of America, Department of the Air Force through a cooperative agreement with Burlington County has contributed \$438,873.78 towards the preservation of the Property; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 236.845 acres):

	Total	Per/acre
SADC	\$438,873.79	(\$1,853/acre, 50%)
County (DOD)	\$438,873.78	(\$1,853/acre, 50%)
<b>Total Easement Purchase</b>	\$877,747.57	(\$3,706/acre); and

- WHEREAS, pursuant to N.I.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 Burlington County Agriculture Development Board is requesting \$438,873.79 in FY17 base grant funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising approximately 236.845 net easement acres, at a State cost share of \$1,853 per acre, (50% of the easement value based on Pinelands Formula), for a total grant need of \$438,873.79 in FY17 base grant funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 23.68 acres; and
- BE IT FURTHER RESOLVED, the Property includes one (1), three (3) acre non-severable exception area limited to one (1) existing single family residential unit and to afford future flexibility of uses; one (1) 4.255 severable exception and one (1) 6.1 acre severable exception resulting in 236.845 net acres (surveyed) to be preserved; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunity, 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 final approval shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, 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-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.I.S.A. 4:1C-4f.

8/24/17 Date

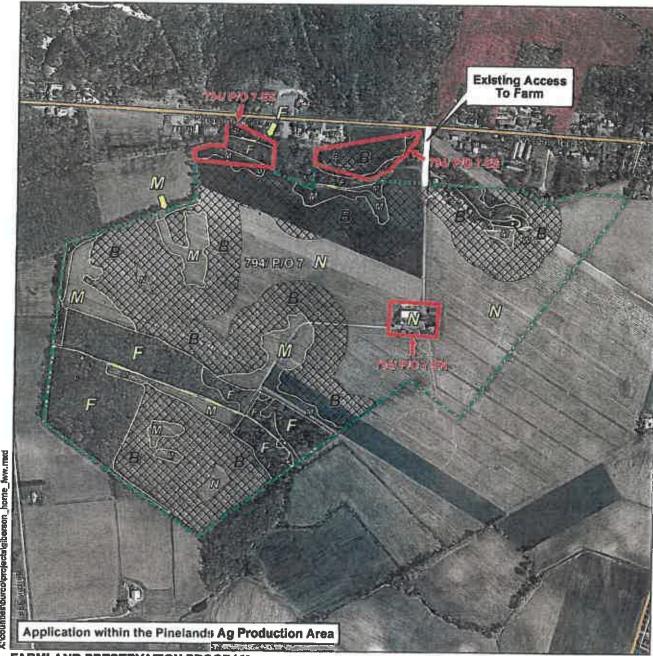
Susan E. Payne, Executive Director State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson YES Cecile Murphy (rep. DEP Commissioner Martin) YES Thomas Stanuikynas (rep. DCA Commissioner Richman) YES Ralph Siegel (rep. State Treasurer Scudder) ABSENT Jane Brodhecker YES Alan Danser, Vice Chairman ABSENT ABSENT W. Scott Ellis YES Denis C. Germano, Esq. **ABSTAIN** Peter Johnson Brian Schilling (rep. Executive Dean Goodman) YES ABSENT James Waltman

S:\Planning Incentive Grant -2007 rules County\Burlington\Giberson, Patrick and Johanna (Home Farm)\final approval resolution.doc

### Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

William and Joanna Giberson
Block 794 Lots P/O 7 (238.1 ac);
P/O 7-EN (non-severable exception - 3.0 ac)
& P/O 7-ES (severable exceptions - 4.0 ac & 5.0 ac)
Gross Total = 250.1 ac
Pemberton Twp., Burlington County



The configuration and gen-view and may prove the season of proceeding and provided a half be the sole responsibility of the large configuration and gen-view made and continued in part of pulsers in this depth super are supervisitate and where the provided provided in the season of provided provided provided to the rest and provided pr



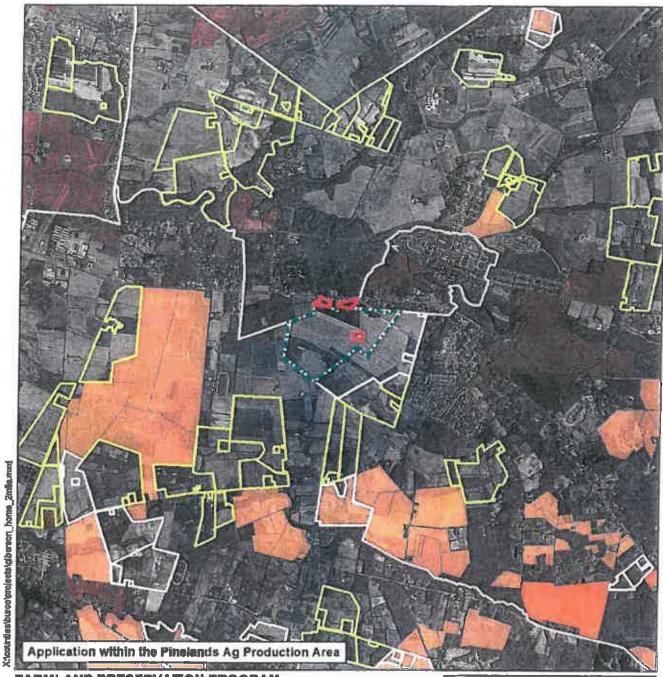
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W - Winer Arcee: Peopland Preservation Program

NJ Parpiand Preservation Pregram Gates Adea Conservation Externet Data NJDP Westards Data NJDP/Conservation PCC Data NJDP/Conservation PCC Data NJDP/Conservation Data

Ontober 30, 2015

### Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

William and Joanna Giberson
Block 794 Lots P/O 7 (238.1 ac);
P/O 7-EN (non-severable exception - 3.0 ac)
& P/O 7-ES (severable exceptions - 4.0 ac & 5.0 ac)
Gross Total = 250.1 ac
Pemberton Twp., Burlington County





2,000 1,000 0 2,000 4,000 5,000 Feet

MOTE

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 ILL Francisco Procurentia Aragonia Grant Assos Gia supposta E de must Data IL Francisco E de must Data IL Francisco E de must Data IL Francisco E de must Data IL Grant Gialda 2012 Data André Lesga

# SADC County Financial Status Schedule B

# **Burlington County**

			FY17 Balance		2		4,890,721.91 4,733,000.41 4,003,075.85 4,381,313,48 4,281,350,88 4,187,967.83	4,157,967.83
	Uarroa	9.67	FY13 Ballamos		4,696,013.78 4,644,235.21 4,670,465.21 3,290,472.32 2,794,689.56 2,377,238,030 2,247,238,030 2,247,238,030 1,277,238,339 1,277,238,339 1,277,238,339 1,277,238,339	1,396,406,24 1,461,650,28 1,127,420,51 896,397,42 413,866,86 226,510,39 116,130,89	T.	toreat
	Fund Bidance	0.00 \$57,829.87 17.636.217.28	FY11 Belance	188610000000000000000000000000000000000	7,584.44	00		
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200	Maximum Grant	Mar 13 Mar 13	M	183,919.15 564,681.41 239,911.55 284,595.40 1,147,974.02	104,886,22 560,718,57 73,800,00 4,240,672,88 240,875,18 208,057,48 123,147,21 287,259,88	278,643,87 136,755,95 234,229,78 231,033,09 482,680,59 (27,148,87 171,380,00 122,685,33		11.
	Flaces V.	Flacal Year 13 Flacal Year 13 Flacal Year 17	Encumbered	163,918.15 664,881.41 238,941.68 285,098,40 1,178,094,00	122,178,75 1280,718,57 73,800,00 12,700,012,88 241,74,74 307,881,48 307,881,48 268,962,25 123,188,00	216,402.66 242,662.242,516.00 242,516.90 490,541.82 130,493.68 179,476.00	119,278.09 147,721.50 320,124,55 42,692.38 119,862.60 53,383,05	PAZ,032.17
	1,606,000,00	1,000,000.00	3.504.057.50	3,901,111.64 2,896,266.39 2,805,418.67 2,807,087.50	1,575,419.40 1,239,672.84 1,118,284.17 1,007,007,50	1,609,000.00	881,128.21 198,546.81	000
Case Grant			Expended	198,945.86 408,845.26 291,847.72 602,361.17	428,638,00 7,5,746,39 121,408,34 117,206,67	1,067	9	1,5557.50 1,506,006,00 1,006,006,00
2000	Flocal Year 09 Flocal Year 44	Flacel Year (3 Flacel Year (7	Æ	169,846.86 406,846.25 291,847.72 602,361.17	425,638.00 338,746,98 121,408,34 117,208,67	1,657.50		
			Encumbered	210,383,67 408,318,76 316,617,11 602,361,17	427,600.00 338,748,99 171,408,34 117,206,67	1,057,50	438.873.79 372.579.40 188.546.81	1,000,000.00
			SADC Federal Grant					277,051.41 0.000 811,453.18 0.00 Encumbar/Expended PY08 Encumbar/Expended PY16 Encumbar/Expended PY17 Encumbar/Expended PY17
		Federal G	Total Federal Grant Fe	477,881.00	205,057.49 123,147.20	136,756.96 334,229.77	438,873,78 372,579,40	1,277,051.41 811,453.18 Encumber/Exp Encumber/Exp Encumber/Exp
			Share	199,345,86 406,845,25 291,845,72 789,230,32 664,681,41 239,941,85 254,596,40 1,47,974,02 2,49,100	426,538,00 336,746,39 72,408,34 222,192,89 386,718,87 73,600,00 206,067,48 123,47,24 277,240	278,443,87 278,402,88 232,140.59 482,680.66 127,145,97 171,380.00 122,885,33	438,873,79 372,678,40 307,872,50 328,124,55 42,682,38 119,662,50 53,383,05	1,812,832,17
		SADC	Cost	307,639.79. 643,702.50. 448,898.89 1,107,602.36. 357,450.80 424,690.A0 42,913,290.00 357,491.434	486,526.32 178,152.32 178,152.32 172,322.62 462,707.10 98,000,00 1,538,865.21 554,004,77 254,294,50 355,891.80 192,868.80	266,648.37 266,648.37 304,548.32 742,847.84 191,892.29 274,987.00	877,147,57 745,178,17 745,178,17 226,890,04 460,639,89 80,854,84 165,242,20 109,766,10	16,459,565.00 10,678,969,48 3,128,687,11 1,812,932,17
			Farm	Bur Ctylicamin Bur Ctylicayon Bock East Bur Ctylicayon Bock East Bur Ctylicayon Bock East Bur Ctylicayon Bur Ctylifamica	Bur CtyfOTfdilo, Anthony Bur CtyfAlloway Family Bur CtyfBunn Bur CtyfSinnon Berry Farm Carner Thompson - Geose Pond Thompson - Peach Thompson - Wright (Birches) Alloway - Prickett Alloway - Prickett Mankay - Milloway - M	Winten Howe Winten Howe Hubik Estate Abrams Homestead Farme Indian Mills Farm, LLC Wells Henry, SJ & Detorus M	Cidenton, P. & J.L. (Horne Farm). Cidenton Grain Farm; LLC Chung, Peter & Monica Rowe, Stanley & Rosestine Abrams, Pearl & Borothy Lacksughtan, Nobe & Dorothy To Betler Days Bearding, LLC Caul, Adam & Lisa	57 to
			SADCIDA	03-034-PG 03-0352-PG 03-0348-PG 03-0348-PG 03-0356-PG 03-0356-PG 03-0356-PG 03-0356-PG 03-0356-PG 03-0356-PG	03-0368-PG 03-0372-PG 03-0377-PG 03-0376-PG 03-0391-PG 03-0381-PG	13-15-16-16-16-16-16-16-16-16-16-16-16-16-16-	24 51 0 20 20 20 20 20 20 20 20 20 20 20 20 2	Totals Encumbered

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

Giberson, Patrick and Johanna (Home Farm)
03- 0412-PG
County PIG Program
238 Acres

	ty	n Coun	ngto	:li	Bui	mberton Boro	Pem	Lot 7	3lock <b>794</b>
	.85	=	. 05	*	17%	Local			SOILS:
	.00	=	0	*	7%	Other			
	9.75	- 8	.15	*	65%	Prime			
	1,10	-	. 1	*	11%	Statewide			
11.70	SCORE:	SOIL							
	12.45	-0	.15	×	83%	d Harvested	Cropland	LS:	TILLABLE SOILS
	.00	=	0	w	178	S	Wetlands		
12.45	SCORE:	SOILS	BLE	LLZ	TI				

FARM USE:

Cash Grains

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.
- Execution of and agreement between the Municipality, State Agriculture Development Committee and Landowner.
- 5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st three (3) acres for flexibility around single family residence Exception is not to be severed from Premises
    - 2nd four (4) acres for flexibility
    - Exception is severable
      3rd five (5) acres for flexibility
      Exception is severable
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    - Prior to closing, a formal unrestricted access, 50 foot wide access easement providing access to the farm, across Block 100.01, Lot 1 in Pemberton Boro. (owned by Giberson) will be recorded and put in place. This condition has been met, Deed Book 13263, Page 72.
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.



# STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(11)

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

# BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Giberson Grain Farm, LLC ("Owners") Pemberton Township, Burlington County

### N.J.A.C. 2:76-17 et seq. SADC ID#03-0406-PG

#### August 24, 2017

- WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington 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, Burlington County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 794, Lot 9, Pemberton Township, Burlington County, totaling 178.992 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Burlington County's East Project Area and in the Pinelands Agricultural Production Area; and
- WHEREAS, the Property includes one (1), 3.274 acre non-severable exception area limited to one (1) existing single family residential unit and to afford future flexibility of uses resulting in 175.745 net acres (surveyed) 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 grain production;
- 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 72.36 which exceeds 48, which is 70% of the County's average quality score as determined by the SADC on July 24, 2014; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 4, 2015 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, the New Jersey Pinelands Commission Letter of Interpretation #2123 allocated 7.75 Pinelands Development Credits (PDCs) to Block 794, Lot 9; and
- WHEREAS, the Burlington County Board of Chosen Freeholders purchased the development rights on July 19, 2016 and as a result, the 7.75 PDCs were retired; and
- WHEREAS, as per <u>N.I.A.C.</u> 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to <u>N.I.S.A.</u> 4:1C-31; and
- WHEREAS, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and
- WHEREAS, on November 4, 2015, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19.3, yielding:
  - Formula Valuation without impervious cover option: \$3,810 per acre Formula Valuation with 10% impervious cover option: \$4,286 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-19.13 a landowner may choose to receive a higher base value pursuant to N.J.A.C. 2:76-19.4(c) by placing a deed restriction on the property that limits impervious coverage on the property to 10% of the total property acreage; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on November 12, 2015 the SADC certified a development easement value of \$2,300 per acre and a fee simple "before" value of \$5,300 per acre based on zoning and environmental regulations in place as of August 26, 2015; and
- WHEREAS, N.J.A.C. 2:76-19.14, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$4,240 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$4,240 per acre for the development easement for the Property based on the Formula Value with impervious coverage option, which is \$4,286 per acre further reduced to \$4,240 in order to meet the requirements of N.J.A.C. 2:76-19.14; and

- WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 17.57 acres; and
- WHEREAS, pursuant to N.J.A.C. 2:76-19.13, impervious coverage shall include, but is not limited to, houses, barns, stables, sheds, silos, outhouses, cabanas, and other buildings, swimming pools, does or decks. Temporary greenhouses or other temporary coverings which do not have impervious floors are not included; and
- WHEREAS, 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 April 6, 2016 the Pemberton Township .Council approved the Owner's application (Resolution No. 79-2016) for the sale of development easement; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed a resolution granting final approval for funding the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$821,161 to cover the cost of the development easement; and
- WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on July 19, 2016 for \$745,158.80 (\$4,240 per acre) which was recorded in the Burlington County Clerk's Office on August 25, 2016 in Deed Book 13237, Page 2113; and
- WHEREAS, the United States of America, Department of the Air Force through a cooperative agreement with Burlington County has contributed \$372,579.40 towards the preservation of the Property; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 175.745 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$372,579.40	(\$2,120/acre; 50%)
County (DOD)	\$372,579.40	(\$2,120/acre; 50%)
Total Easement Purchase	\$745,158.80	(\$4,240/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 Burlington County Agriculture Development

- Board is requesting \$372,579.40 in FY17 base grant funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.I.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising approximately 175.745 net easement acres, at a State cost share of \$2,120 per acre, (50% of the easement value based on Pinelands Formula), for a total grant need of \$372,579.40 in FY17 base grant funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 17.57 acres; and
- BE IT FURTHER RESOLVED, the Property includes one (1), 3.247 acre non-severable exception area limited to one (1) existing single family residential unit and to afford future flexibility of use; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunity, 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 final approval 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-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.I.S.A. 4:1C-4f.

8 24 17 Date

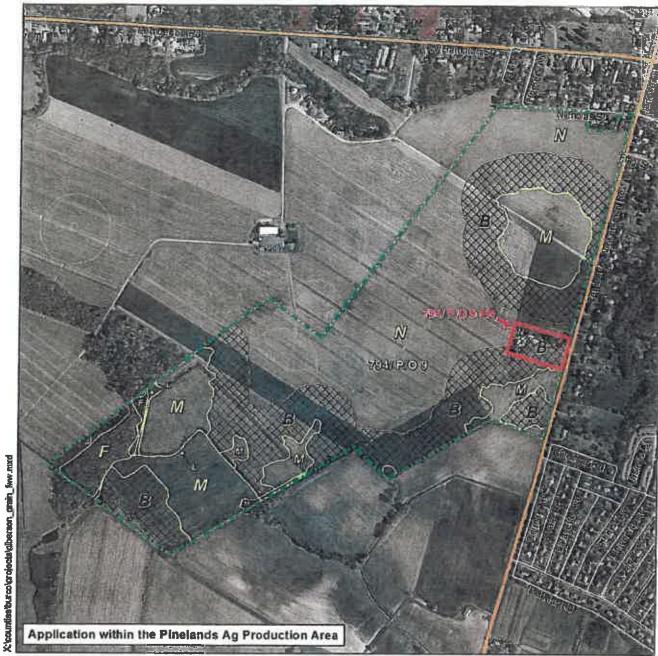
Susan E. Payne, Executive Director State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS:

YES Monique Purcell, Acting Chairperson YES Cecile Murphy (rep. DEP Commissioner Martin) YES Thomas Stanuikynas (rep. DCA Commissioner Richman) ABSENT Ralph Siegel (rep. State Treasurer Scudder) YES Jane Brodhecker Alan Danser, Vice Chairman ABSENT W. Scott Ellis ABSENT Denis C. Germano, Esq. YES **ABSTAIN** Peter Johnson YES Brian Schilling (rep. Executive Dean Goodman) ABSENT James Waltman

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#### Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Giberson Grain Farm, LLC Block 794 Lots P/O 9 (180.9 ac); P/O 7-EN (non-severable exception - 3.0 ac) Gross Total = 183.9 ac Pemberton Twp., Burlington County

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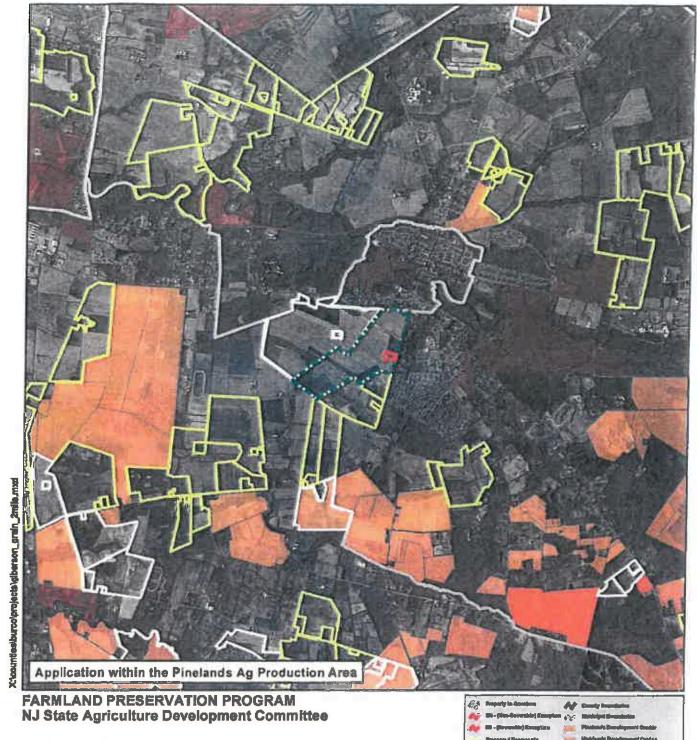
INCLA MARCHY, And y use of this product with respect to accoracy and product shall be the only responsibility of the user, the configuration party gen-referenced incursive of pure or polygens. In this refer layer are upper stands and upper developed standing for planning parameters. The productic excursory and production of the GRE state contained to the first condiction of the contained of the contained of the production of the condition of the GRE state contained to the first condipolytectific and the vigitizal contacts as wood be elibelized by an actual ground survey conducted by a Scursic of production of the condition of the conditi



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Sources:
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Gram Acres Conservation Encourage Date
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#### Preserved Farms and Active Applications Within Two Miles



Giberson Grain Farm, LLC Block 794 Lots P/O 9 (180.9 ac); P/O 7-EN (non-severable exception - 3.0 ac) Gross Total = 183.9 ac Pemberton Twp., Burlington County



Sources: NJFemined Preservation Program Green Acres Conservation Essenant Data NJP Instance Commission POC Data NJ Highlands Council Data NJOT/00-95 2012 Oighel Acres Image

MOTE:

The percel 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 Financial Status Schedule B

# **Burlington County**

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Schedle C

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

Giberson Grain Farm, LLC 03- 0406-PG County PIG Program 181 Acres

Block 794	Lot 9 Sha	mong Twp.	Bur	lingto	n Cour	ity	
SOILS:		Local	4%	* .05	1.5	.20	
		Other	1%	* 0	<u> y                                    </u>	.00	
		Prime	69%	* .15	=	10,35	
		Statewide	26%	* .1	*	2.60	
					SOIL	SCORE:	13.15
TILLABLE SOILS:	Cropland	Harvested	96%	.15	. =	14.40	
	Wetlands		4 %	* 0	les	- 00	
			TI	LLABLE	SOILS	SCORE:	14.40
FARM USE:	Corn-Cash Grain		42 ac	cres			
	Soybeans-Cash Grain	46 acres 64 acres					
	Beef Cattle Except Fee				25	beef cows	

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 three (3) acres for around existing SF residence and ag structures

Exception is not to be severed from Premises

- 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.

# STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(12)

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

# BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Chung, Peter and Monica ("Owners") Shamong Township, Burlington County

### N.J.A.C. 2:76-17 et seq. SADC ID#03-0413-PG

### August 24, 2017

- WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington 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, Burlington County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 15.01, Lot 7.02, Shamong Township, Burlington County, totaling 118.795 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Burlington County's South Project Area and in the Pinelands Agricultural Production Area; and
- WHEREAS, the Property includes one (1), two (2) acre non-severable exception area limited to zero (0) single family residential unit(s) and to afford future flexibility of uses resulting in 116.795 net acres (surveyed) to be preserved; and
- WHEREAS, the portion of the Property outside the exception area includes one (1)single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application the Property was in grain and vegetable 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 69.61 which exceeds 48, which is 70% of the County's average quality score as determined by the SADC on July 24, 2014; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 5, 2015 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, the New Jersey Pinelands Commission Letter of Interpretation #2134 allocated 5.25 Pinelands Development Credits (PDCs) to Block 15.01, Lot 7.02; and
- WHEREAS, the Burlington County Board of Chosen Freeholders purchased the development easement on June 23, 2016 and as a result the 5.25 PDCs were retired; and
- WHEREAS, as per <u>N.J.A.C.</u> 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to <u>N.J.S.A.</u> 4:1C-31; and
- WHEREAS, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and
- WHEREAS, on November 4, 2015, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19.3, yielding:
  - Formula Valuation without impervious cover option: \$3,312 per acre Formula Valuation with 10% impervious cover option: \$3,726 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-19.13 a landowner may choose to receive a higher base value pursuant to N.J.A.C. 2:76-19.4(c) by placing a deed restriction on the property that limits impervious coverage on the property to 10% of the total property acreage; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on November 12, 2015 the SADC certified a development easement value of \$3,585 per acre and a fee simple "before" value of \$8,185 based on zoning and environmental regulations in place as of July 14, 2015; and
- WHEREAS, N.J.A.C. 2:76-19.14, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$6,548 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,726 per acre for the development easement for the Property which is based on the Formula Value with the impervious cover option; and

- WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 11.68 acres; and
- WHEREAS, pursuant to N.J.A.C. 2:76-19.13, impervious coverage shall include, but is not limited to, houses, barns, stables, sheds, silos, outhouses, cabanas, and other buildings, swimming pools, docs or decks. Temporary greenhouses or other temporary coverings which do not have impervious floors are not included; and
- WHEREAS, 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.I.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 8, 2016 the Shamong Township Committee approved the Owner's application (Resolution 2016R-40) for the sale of development easement; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed a resolution granting final approval for funding the Property; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$458,298 to cover the cost of the development easement; and
- WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on June 23, 2016 for \$435,178.17 (\$3,726 per acre) which was recorded in the Burlington County Clerk's Office on July 21, 2016 in Deed Book 13232, Page 4168; and

WHEREAS, the estimated cost share breakdown is as follows (based on 116.795 acres); and

	<u>Total</u>	Per/acre
SADC	\$307,824.90	(\$2,635.60/acre)
County	\$127,353.27	(\$1,090.40/acre)
Total Easement Purchase	\$435,178.17	(\$3,726/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.I.A.C. 2:76-17.14, the Burlington County Agriculture Development Board is requesting \$188,546.81 in FY17 base grant funding and \$119,278.09 in FY17 competitive 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 Burlington County for the purchase of a development easement on the Property, comprising approximately 116.795 net easement acres, at a State cost share of \$2,635.60 per acre, (70.7% of the easement value based on Pinelands Formula), for a total grant need of \$307,824.90, \$188,546.81 in FY17 base grant funding and \$119,278.09 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 11.68 acres; and
- BE IT FURTHER RESOLVED, the Property includes one (1), two (2) acre non-severable exception area limited to zero (0) single family residential units and to afford future flexibility of use; and
- BE IT FURTHER RESOLVED, the Property includes one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses 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 final approval 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-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.

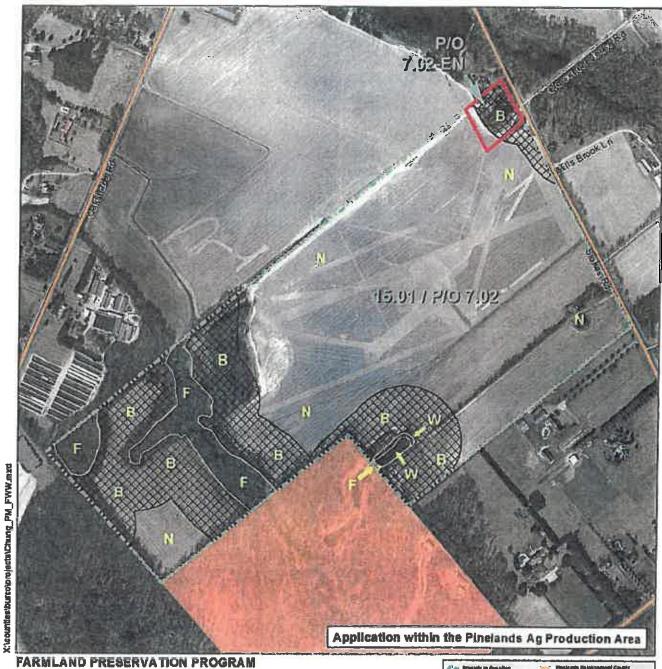
8/24/17 Date

Susan E. Payne, Executive Director State Agriculture Development Committee

### VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson YES Cecile Murphy (rep. DEP Commissioner Martin) YES Thomas Stanuikynas (rep. DCA Commissioner Richman) YES Ralph Siegel (rep. State Treasurer Scudder) ABSENT Jane Brodhecker Alan Danser, Vice Chairman ABSENT W. Scott Ellis ABSENT Denis C. Germano, Esq. YES **ABSTAIN** Peter Johnson YES Brian Schilling (rep. Executive Dean Goodman) ABSENT James Waltman

### Wetlands



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Peter & Monica Chung Block 15.01 P/O Lot 7.02 (116.06 ac) & P/O Lot 7.02-EN (non-severable exception – 2.0 ac) Gross Total = 118.08 ac Shamong Twp., Burlington County

500	250	0	500	1,000 Fee

### Preserved Farms and Active Applications Within Two Miles



### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Peter & Monica Chung
Block 15.01 P/O Lot 7.02 (116.06 ac)
& P/O Lot 7.02-EN (non-severable exception - 2.0 ac)
Gross Total = 118.08 ac
Shamong Twp., Burlington 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



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# SADC County | Financial Status Schedule B

# **Burlington County**

			EV47	Balance									:	•		•	•			:	-	!	:	:	ż	*			4,880,721.91	4 403 875 ag	4361213.48	4.241,350,88	4,187,967.83	•				4,187,967.83
	ance	791	17,28 FY13	Balance										1	4,895,013.78 4 ka4 29k 24	4,470,495.21	3,260,482.32	2,554,213,80	2,377,236.30	1,896,829,51	1,877,050.11	1,598,406.24	1,127,420,51	896,337.42	286,510,83	115,130.89	n'n										(0.90)	
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Competitive Funds		3,000,000.00	6,000,000,00	Expended			182 848 46	654,691,41	239,911.65	1,147,974.02	292,161.00	151,131,98			350 718 57	73,800.00	1,210,012.89	240,675,16	205,067.48	257.259.68	118,779,40	138,643,87	334 229 78	231,083,09	127,145,37	171,380,00	14.K.1800.33										3,000,000,00	
Con	Maximum Grant	#1.11 #1.13	ar 47	PV			181 919 15	664,681.41	239,911,65	1,147,974,02	292,151.00	151,131,95			350.718.57	73,800.00	1,210,012.89	240,675.16	205,057.48	267,269.58	118,779,40	278,843.87 136,765,95	334,229.78	231,053,09	127,145.97	171,380.00	000000177											
	A.	Fiscal Year, 11 Fiscal Year 13	Fiecal Year 17	Encumpered			183 949 18	664,681.41	239,911,65	1,178,054.00	292,161.00	151,131,85			350.718.57	73,800,00	1,210,012,89	241,746,76	307,381.46	268,962,25	123,188.00	310,801,90 215,402 46	393,976.00	242,516.90	130,493,58	179,476.00	CE.000.22	400	119,278.09	329 124.55	42,682,38	119,882,60	53,383,05					812,032.17
	1.067.50	1,500,000.00	1,000,000,00	3.501.057.60	4 464 464 52	2,895,266,39	2,003,418,67	201001				1 K7K 419 60	1,239,672.51	1,118,284,17	מביישה'רמה'ר		-							1,000,000.00			561,128.21	188,546.81	¥	:			•			0.00	• •	,
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Ļ	_		SADC																																0.000	spended FY09	Encombar/Expended FY14 Encombar/Expended FY13	Encumber/Expended FY17
		3	Total Grant	Federal Grant Federal Grant						477,861.00									206,057.49	45, 141, 63.		136,756.96	334 229.77				438,873,78	372,579.40							1,277,051.41	Encumberierp	Encomporte Encomberit	Encumberit
			Cont		400 0/2 05	408,845.25	784 284 72	664,681,41	239,911,85	1,147,974.02	292,151,00	425 638 00	335,746.98	121,408.34	360,718,67	73,800.00	1,210,012.89	240,675.16	206,067.48	257,529,68	119,779,40	215,402,68	334,228.78	232,140.59	127,148.97	171,380.0D.	438,873.79	372,579.40	307,824,90	329 124 66	42,682.38	119,862,60	53,383.05		10,675,858,45	I twanten all		
		1	Cost	Brak	447 620 70	643,702.60	4 340 467 20:	1,107,802,35	387,450.90	1,913,290.04	482,614,34	337,491,65 689 981 60	486,626.32	179,153,93	462,707,10	99,000.00	1,638,869,21	327,764,23	410,114.97	353,891,95	192,688,60	268 648.37	668,459,55	334,546.32	191,392.29	274,887.00	877,747.57	745,158,80:	236.980.04	480,639,59	58,954,64	185,242.2D	106,765.10,		16,469,968.90 10,675,858,45	a constant da		
			•	Farm	10 mg	Bur Cty/Krause	Bur Chrokingwood Gors	Bur Cty/Walnwright, Curtis	Bur Cty/D'Amico	. Bur Cty/Durr Estate	Bur Cty/Stattel	Bur Cty/Stavenson	Bur Cty/Alloway Family	Bur Cty/Bush	Bur Cly/Simons Berry Farm	Gramer	Thompson - Goose Pand	Thompson & Wright (Birches)	Alloway - Prickett	Whaler South	Thompson - Vincentown	Whalen Home Haines, Thomas	Hublik Estate	Abrams Homestead Farms Indian Mitte Easts 11.0	Wells	-Abrams	Olberson, P. & J.L. (Home Farm)	Giberson Grain Farm, LLC	Chung, Peter & Monica Rowe Stenley & Roseanne	Abrams, Pearl A.	McNaughton, Noble & Dorothy	To Better Days Boarding, LLC	Caul, Adem & Lisa		57 s			
				SADC ID#		03-0352-PG	105-0349-PG		03-6388-PG	03-0350-PG	03-0369-PG	03-0365-PG	03-0375-PG	03-0372-PG	03-0380-PG	03-0376-PG	03-0381-PG	03-0362-PG	03-0392-PG	03-0394-PG	Dd-878-PG	03-0393-PG	03-030-PG	03-0402-PG	03-0396-PG	03-0403-PG	03-0412-PG	03-0406-PG	03-0413-PG	C3-0415-PG	C3-0409-PG	03-0414-PG	03-0411-PG		Totals Closed			

Schedle C

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

Chung, Peter & Monica 03- 0413-PG County PIG Program 116 Acres

Block 15.01	Lot 7.02	Shamong Twp.	Burlingto	n Coun	ty	
SOILS:		Prime	29% * .15	=	4.35	
		Statewide	61% * .1	200	6.10	
		Unique zero	10% * 0	=	.00	
				SOIL	SCORE:	10.45
TILLABLE SOILS:		Cropland Harvested	82% * .15	=	12.30	
		Woodlands	18% * 0	=	.00	
			TILLABLE	SOILS	SCORE:	12.30

FARM USE:

Corn-Cash Grain Vegtable & Melons acres 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 two (2) acres for flexibility of use around ag structures and non ag use '

Exception is not to be severed from Premises No residences

- 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.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

# STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(13)

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

# BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Rowe, Stanley and Roseanne ("Owners") Shamong Township, Burlington County

N.J.A.C. 2:76-17 et seq. SADC ID#03-0408-PG

### August 24, 2017

- WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington 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, Burlington County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 17, Lot 12.01, Shamong Township, Burlington County, totaling 34.758 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Burlington County's South Project Area and in the Pinelands Agricultural Production Area; and
- WHEREAS, the Property includes zero (0) existing single family residential unit; zero (0) agricultural labor units; no pre-existing non-agricultural uses; and no exception areas; resulting in 34.758 net acres (surveyed) to be preserved; and
- WHEREAS, at the time of application the Property was in vegetable and melon production; and
- WHEREAS, the Owners have read and signed the SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, the Property has a quality score of 77.07 which exceeds 48, which is 70% of the County's average quality score as determined by the SADC July 24, 2014; and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b) on November 4, 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, the New Jersey Pinelands Commission Letter of Interpretation #2136 allocated 1.75 Pinelands Development Credits (PDCs) to Block 17, Lot 12.01; and
- WHEREAS, as a result of the conveyance of the deed of easement to the County, the 1.75 PDCs will be retired; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on November 12, 2015 the SADC certified a development easement value of \$6,700 per acre and a fee simple value of \$10,500 per acre based on zoning and environmental regulations in place as of July 25, 2015; and
- WHEREAS, N.J.A.C. 2:76-19.4, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$8,400 per acre; and
- WHEREAS, as per <u>N.J.A.C.</u> 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to <u>N.J.S.A.</u> 4:1C-31; and
- WHEREAS, on November 4, 2015, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19.3, yielding:
  - Formula Valuation without impervious cover option: \$3,775 per acre Formula Valuation with 10% impervious cover option: \$4,247 per acre; and
- WHEREAS, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,818 per acre for the development easement which is higher than the SADC certified easement value of \$6,700 per acre but less than the highest easement value of \$6,935 per acre; and
- WHEREAS, 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.I.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 8, 2016 the Shamong Township

- Committee approved the Owner's application (Resolution No. 2016R-40) for the sale of development easement; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed Resolution #2016-7 granting final approval for funding the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$248,039 to cover the cost of the development easement; and
- WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on September 8, 2016 for \$236,980.04 (\$6,818 per acre) which was recorded in the Burlington County Clerk's Office on October 1, 2016 in Deed Book 13242, Page 7070; and

WHEREAS, the estimated cost share breakdown is as follows (based on 34.758 acres); and

	<u>Total</u>	Per/acre
SADC	\$147,721.50	(\$4,250/acre)
County	\$ 89,258.54	(\$2,568/acre)
<b>Total Easement Purchase</b>	\$236,980.04	(\$6,818/acre)

- WHEREAS, pursuant to N.I.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 Burlington County Agriculture Development Board is requesting \$147,721.50 in FY17 competitive funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising approximately 34.758 net easement acres, at a State cost share of \$4,250 per acre, (63.43% of certified easement value and 62.33% of purchase price), for a total grant need of \$147,721.50 in FY17 competitive funding 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 zero (0) existing single family residential unit; zero (0) agricultural labor units; no pre-existing non-agricultural uses; and no exception areas; resulting in 34.758 net acres (surveyed) to be preserved; 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 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-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.I.S.A. 4:1C-4f.

8 24 M Date

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

YES Monique Purcell, Acting Chairperson YES Cecile Murphy (rep. DEP Commissioner Martin) YES Thomas Stanuikynas (rep. DCA Commissioner Richman) **ABSENT** Ralph Siegel (rep. State Treasurer Scudder) YES Jane Brodhecker ABSENT Alan Danser, Vice Chairman ABSENT W. Scott Ellis YES Denis C. Germano, Esq. **ABSTAIN** Peter Johnson YES Brian Schilling (rep. Executive Dean Goodman) ABSENT **James Waltman** 



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Stanley and Roseanne Rowe Block 17 Lot 12.01 (34.3 ac) Gross Total = 34.3 ac Shamong Twp., Burlington County





### Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Stanley and Roseanne Rowe Block 17 Lot 12.01 (34.3 ac) Gross Total = 34.3 ac Shamong Twp., Burlington County



6,000 Feet 2,000 1,000 0

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 | Financial Status Schedule B

# **Burlington County**

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Schedle C

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

Rowe, Stanley & Roseanne 03- 0408-PG County PIG Program 34 Acres

Block 17	Lot 12.01	Shamong Twp.	Bui	rli	ngto	n Coun	ty	
SOILS:		Other	5%	*	0	827	-00	
		Prime	95%	*	.15	=	14.25	
						SOIL	SCORE:	14.25
TILLABLE SOILS:		Cropland Harvested	94 %	*	.15	=	14.10	
		Wetlands	2 %	*	0	=	.00	
		Woodlands	4 %	*	0	1.2	.00	
			Tì	LL	BLE	SOILS	SCORE:	14.10

FARM USE:

Vegtable & Melons

29 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.
- 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: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.

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

#### GENERAL INFORMATION

COUNTY OF Burlington Shamong Twp. 0332
APPLICANT Rowe, Stanley & Roseanne

PRIORITIZATION SCORE

SOILS: Other 5% \* 0 = .00

Prime 95% \* .15 = 14.25

SOIL SCORE: 14.25
TILLABLE SOILS: Cropland Harvested 94% \* .15 = 14.10

Cropland Harvested 94 \* .15 = 14.10
Wetlands 2 \* \* 0 = .00

Woodlands 4% \* 0 = .00

TILLABLE SOILS SCORE: 14.10

BOUNDARIES Deed Restricted Farmland (Permanent) 54% 2 = 10.80
AND BUFFERS: Residential Development 15% \* 0 = .00

Streams and Wetlands 20% \* .18 3.60 Woodlands 11% \* .06 = .66

BOUNDARIES AND BUFFERS SCORE: 15.06

CONTIGUOUS Rowe Restricted Farm or Current Application 2
PROPERTIES Chung Restricted Farm or Current Application 2

/ DENSITY: Abrams Romestead Restricted Farm or Current Application 2

Wells Restricted Farm or Current Application 2
PDC Restricted Farm or Current Application 2

DENSITY SCORE: 10.00

LOCAL COMMITMENT: 100% \* 20 = 20.00

LOCAL COMMITMENT SCORE: 20.00

SIZE SCORE: 1.49

IMMIMENCE OF CHANGE: SADC Impact factor = 2.17

IMMINENCE OF CHANGE SCORE: 2.17

COUNTY RANKING:

EXCEPTIONS: EXCEPTION SCORE: .00

TOTAL SCORE: 77.07



# STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(14)

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

# BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Abrams, Pearl A. ("Owner") Shamong Township, Burlington County

N.J.A.C. 2:76-17 et seq. SADC ID#03-0415-PG

August 24, 2017

- WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington 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, Burlington County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm that at the time was identified as Block 18, Lots 11.01 and 12, Shamong Township, Burlington County, totaling108.237 gross acres hereinafter referred to as "the Property" and
- WHEREAS, the targeted Property is located in Burlington County's East Project Area and in the Pinelands Agricultural Production Area; and
- WHEREAS, the Property includes one (1), 6.385 acre non-severable exception area limited to zero (0) single family residential units and to afford future flexibility of uses resulting in 101.852 net acres (surveyed) 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 grain and vegetable production;
- WHEREAS, on advice of counsel the Owners refused to sign the SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses, the County has informed the SADC the Owners were provided copies of the documents; and
- WHEREAS, the Property has a quality score of 73.77 which exceeds 48, which is 70% of

- the County's average quality score as determined by the SADC on July 24, 2014; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 4, 2015 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, the New Jersey Pinelands Commission Letter of Interpretation #1338 allocated 5.5 Pinelands Development Credits (PDCs) to Block 18, Lots 11.01 and 12; and
- WHEREAS, as a result of the survey, it was revealed that Lot 15 (0.474 acres) is owned by the Applicant and if Lot 11.01 were preserved, Lot 15 would become a landlocked parcel. The Applicant agreed to include Lot 15 in the preservation application and to donate the value of Lot 15, which has no Pinelands Development Credits assigned to it as confirmed by the Pinelands Commission; and
- WHEREAS, the inclusion of Lot 15 increases the total net easement surveyed acres of the Property to be preserved to 102.326 acres as shown on Schedule A; and
- WHEREAS, the Burlington County Board of Chosen Freeholders purchased the development easement on August 25, 2016 and as a result the 5.5 PDCs associated with Block 18 Lot 11.01 and 12 were retired; and
- WHEREAS, as per N.J.A.C. 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to N.J.S.A. 4:1C-31; and
- WHEREAS, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and
- WHEREAS, on December 1, 2015, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19:3, yielding:
  - Formula Valuation without impervious cover option: \$4,194 per acre Formula Valuation with 10% impervious cover option: \$4,719 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-19.13 a landowner may choose to receive a higher base value pursuant to N.J.A.C. 2:76-19.4(c) by placing a deed restriction on the property that limits impervious coverage on the property to 10% of the total property acreage; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 24, 2016 the SADC certified a development easement value of \$4,598 per acre and a fee simple "before" value of \$8,198 per acre based on zoning and environmental regulations in place as of

- WHEREAS, N.J.A.C. 2:76-19.14, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$6,558.40 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$4,719 per acre for the development easement for the Property based on the Formula Value with impervious coverage option; and
- WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 10.23 acres; and
- WHEREAS, pursuant to N.J.A.C. 2:76-19.13, impervious coverage shall include, but is not limited to, houses, barns, stables, sheds, silos, outhouses, cabanas, and other buildings, swimming pools, docs or decks. Temporary greenhouses or other temporary coverings which do not have impervious floors are not included; and
- WHEREAS, 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.I.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 5, 2010 the Shamong Township Committee approved the Owner's application (Resolution 2010R-74) for the sale of development easement; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed a revised resolution granting final approval for funding the Property. A condition of the final approval was that the landowner donate the easement value of Block 18, Lot 15; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.13 on September 14, 2011, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$486,954 to cover the cost of the development easement; and
- WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on August 25, 2016 for \$480,639.59 (\$4,719 per acre) which was recorded in the Burlington County Clerk's Office on September 28, 2016 in Deed Book 13244, Page 2086; and

WHEREAS, the estimated cost share breakdown is as follows (based on 101.852 acres):

	<u>Total</u>	Per/acre
SADC	\$329,124.55	(\$3,231.40/acre)
County	\$151,515.04	(\$1,487.60/acre)
Total Easement Purchase	\$480,639.59	(\$4,719/acre); 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, pursuant to <u>N.J.A.C</u>. 2:76-17.14, the Burlington County Agriculture Development Board is requesting \$329,124.55 in FY17 competitive funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising approximately 102.326 net easement acres (Lot 15 containing 0.474 acres will be donated), at a State cost share of \$3,231.40 per acre, (68.48% the easement value based on Pinelands Formula), for a total grant need of \$329,124.55 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 10.23 acres; and
- BE IT FURTHER RESOLVED, the Property includes one (1), 6.385 acre non-severable exception area limited to zero (0) single family residential units and to afford future flexibility of uses resulting in 102.326 net acres (surveyed) to be preserved; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunity, 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 final approval 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-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.I.S.A. 4:1C.4f

8/24/17 Date

Susan E. Payne, Executive Director State Agriculture Development Committee

#### **VOTE WAS RECORDED AS FOLLOWS:**

Monique Purcell, Acting Chairperson YES Cecile Murphy (rep. DEP Commissioner Martin) YES Thomas Stanuikynas (rep. DCA Commissioner Richman) YES Ralph Siegel (rep. State Treasurer Scudder) ABSENT Jane Brodhecker YES Alan Danser, Vice Chairman ABSENT W. Scott Ellis ABSENT Denis C. Germano, Esq. YES Peter Johnson **ABSTAIN** Brian Schilling (rep. Executive Dean Goodman) YES James Waltman ABSENT

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Abrams, Pearl
Block 18 Lots 12 (10.4 ac), 15 (0.6 ac), P/O 11.01 (83.3 & 10.5 ac)
& P/O 11.01-EN (non-severable exception – 6.4 ac)
Gross Total – 111.11 ac.
Shamong Twp., Burlington County



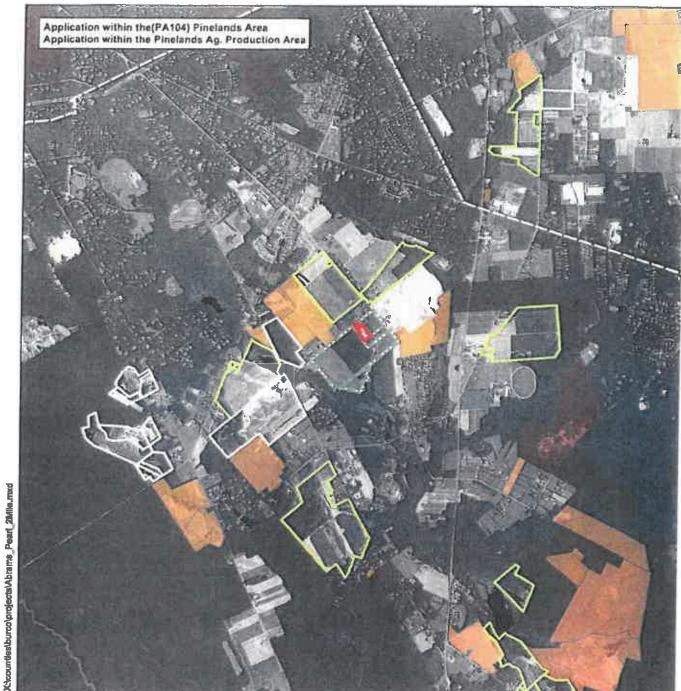
Bources: NJ Farmland Preservation Program Green Acres Consurvation Easternert Data NJDEP Wellands Data NJ Pinejands Consulesion PDC Data NJOT70818 2015 Cigital Aerial Issuga

DISCLAMMER: Any use of this product with respect to socuracy and precision shall be the sole responsibility of the user. The configuration and goot-relevanced location of particle polygons in this data layer are approximate and ward developed privately for placenting preprieses. The posterior excessory and precision to the Sict Safety commissed in the sent may shall not be, not are intended to be, relied upon in mesters requiring delineation and location of two ground hoppoints under very conduction of some ground sorter or excessor of the ground sorter or excessor or excessor



Wetlands Logund:
F - Frezhweiter Wellands
L - Linear Wellands
M - Wetlands Modified for Agricult
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B - 300° Buffer
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### FIESELVEU FAITIS ALLU ACUVE APPIICAUOTIS VVILIIIT I WO IVIILES



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

Abrams, Pearl Block 18 Lot 12 (10.35 ac), Lot 15 (.598 ac), P/O Lot 11.01 (96.16 ac) & P/O Lot 11.01-EN (non-severable exception -- 4.0 ac) Gross Total -- 111.11 ac. Shamong Twp. Burlington County



NOTE: The percel 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



Dele: 101/201

# SADC County Financial Status Schedule B

# **Burlington County**

				FY47						•			. 128	- N	. 22	.60	2			181		0.00	0.00	4 880 701 04	4,733,000.41	4,361,213.48	4,241,350.88	1 1	,		(0.00)
	Fund Balance	2	20.57	FY13 Balance									4,895,013,78	4,470,495.21	2,794,898.96	2,854,213,60	2.284.089.09	1,876,629.51	~ ~	1,127,420,51	413,658,86	115,130.89									\$
			567,429,67	4 18						186,760.37	36,634.42		i . ·		`. :	7.554.44		:					0.00		:		,.				
Competitive Funds		3,000,000.00	6,000,000,00	Expended			40.00	664,681.41 239 441 8K	284,586.40	292,151,00	151,131,95		104,986,22	73,800.00	465,593,36	240,575,16	123,147.21	119,779,40	278,643,87 136,766,96	234,229,76	482,680,56	171,380.00	122,685,33	34		ij.				3,000,000,00	5,880,008.0D
	Meximum Grant	Mr 11	Mr 13 Mr 17	à			17 676 667	165,811.15 664,681.41 239,944 RS	284,698.40	292,161.00	151,131,96		104,986.22	73,600.00	465,593.36	240,678,16	123,147,21	119,779.40	278,643,87 136,756,96	234,229,78	452,580,56	171,380.00	122,685,33							,	1
		Fiscal Year 11	Fiscal Year 13 Fiscal Year 17	Enclimbered		б	404 240	664,681.41 239.911.66	285,306.40	292,151,00	151,131.85		122,178.75 350.718.57	73,800.00	495343.,96	244,746,78	174,041.05	123,185,00	210,901.90	242.848.90	490,541,62	179,476,80	122,686.33	119 278 09	147,721.50	42,662.38	119,862.60				
	1,067.50	1,300,000,00	1,000,000,00	Belence	3,801,067.60	2,355,288.39	2,803,418.67	DE. 190, 100, 5			1,575,419.80	1,239,672.61	1,001,057.50				-	•		1.005.000.00			561,128.21	188,546,81	•			•		0.00	•
CITATION				Expended		198,945.86 406,845.25	291,847.72	11.102,300			426,538.00	335,748.99 121,408.34		•						1.057.50										1,500,000,00	1,000,000,00
MILLION SCREET	Fiscal Year 09	Flacel Year 11	Flocal Year 13 Flocal Year 17	74		199,946.86.	291,847,72	31.12			425,638.00	121,408.34	117,206.67							1.067.50				!							•
				Enclymbered		210,383.57 406,318.76	316,817,11	202,301.1			427,500.00	338,746,99	117,206.87							1.057.60			436,873.79	372,579,40							
			Grant	SADC Federal Grant																									0.000	Encumber/Expended FYV1	Encumber/Expended FY13
			Federal Gr	Total Federal Grant Fed					477.861.00							205,067,49	123,147,20		136,756,95	334,229.77			438,673.78	372,579.40			٧		1,277,051.41	Encumber/Expended Encumber/Expended	Encumberrexp
	•	_		Goet Share		199,945.86 408,845.25	291,847.72.	664,651.41	284,596.40	292,151.00	425,638,00	121,406.34	350,718.57	73,800,00	486,963.36	240,675,16	123,147.21	119,779,40	216,402.66	234,229,78	482,680,58	171,380.00	438,873,79	372,579.40	147,721.50	42,662.38	53,383,05		1,676,968.46		
			SADC	Cost		307,638,79. 643,702.50.	448,996.99	1,107,802.36	424,890.40	482,614,34	889,981.65	488,526,52 178,153,93	312,322,82	99,000,00	634,064,71	410,114.87	246,294.41	192,686.80	256,646.37	334,5469,66	742,947.84	274,987.00	877,747.57	745,158.BG 435,178.17	236,980.04	38,954.64	105,786,10		18,489,988.90 10,676,958.46		
	_			Fam		Bur Cly/Griffin Bur Cly/Krause	Bur CtylClayton Block East Due ChyMaleudishe Com	Bur CtylWainwright, Curtis Bur Ctyl/Yanico	Bur Cty/Murphy Rur ChyDur Estate	Bur Chylstattel	Bur Cty/DiTullio, Anthony	Bur Cty/Bush Bur Cty/Bush	Bur CtylChung Bur CtylSimons Berry Farm	Cramer Coope Bond	Thompson - Peach	Thompson & Viright (Birches) Alloway - Prickett	Alloway - Half	Thompson - Vincentown	Withing Homes Halines, Thomas	Highlik Estate Abrams Komestead Farms	Indian Mills Farm, LLC	Abrams	Giberson, P. & J.L. (Home Farm)	Gibernon Grain Farm, LLC Churg, Peter & Monica	Rows, Stanley & Roseanne Abrams Paret A	McNaughton, Noble & Dorothy	to setter Days boarong, LLC Caul, Adam & Liss.	9	F 0		
_			-	SADC ID#			03-0349-0-C0					03-0376-PG 03-0372-PG	03-0377-PG 8	03-0376-PG		03-0362-PG 03-0382-PG			:	03-0300-PG	. :	,			03-0408-PG		03-0411-PG		Totals Closed		

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

Abrams, Pearl 03- 0415-PG County PIG Program 107 Acres

	107	Acres				
Block 18	Lot 11.01 Shamong	Twp.	Burling	gton Cou	nty	
Block 18	Lot 12 Shamong	Twp.	Burling	gton Cour	ty	
Block 18	Lot 15 Shamong	Twp.	Burling	gton Cour	nty	
SOILS:	Prim	е	99% *	,15 =	14.85	
	Uniq	ue .125	18 *	.125 =	.13	
				SOIL	SCORE:	14.98
TILLABLE SOILS:	Cropland Harve	ested	97% *	.15 =	14.55	
	Wetlands		2 % *	0 =	.00	
	Woodlands		18 *	0 -	.00	
			TILLAR	LE SOILS	SCORE:	14.55
FARM USE:	Corn-Cash Grain		10 acres			
	Soybeans-Cash Grain Vegtable & Melons		65 acres 18 acres			carrots
	Irish Potatoes-Field Crop		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 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 (6.4) acres for flexibility around ag structures, no residential use

Exception is not to be severed from Premises

- c. Additional Restrictions: No Additional Restrictions
- d. Additional Conditions: No Additional Conditions
- e. Dwelling Units on Premises: No Dwelling Units
- f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(15)

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

# BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of McNaughton, Noble and Dorothy ("Owners") Tabernacle Township, Burlington County

N.J.A.C. 2:76-17 et seq. SADC ID#03-0409-PG

### August 24, 2017

- WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington 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, Burlington County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 1101, Lot 11.02, Tabernacle Township, Burlington County, totaling 18.224 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Burlington County's South Project Area and in the Pinelands Agricultural Production Area; and
- WHEREAS, the Property includes one (1) existing single family residential unit; zero (0) agricultural labor units; no pre-existing non-agricultural uses; and no exception areas; resulting in 18.224 net acres (surveyed) to be preserved; and
- WHEREAS, at the time of application the Property was in rye and nursery stock production;
- WHEREAS, on advice of counsel the Owners refused to sign the SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses, the County has informed the SADC the Owners were provided copies of the documents; and
- WHEREAS, the Property has a quality score of 65.6 which exceeds 48, which is 70% of the County's average quality score as determined by the SADC on July 24, 2014; and

- WHEREAS, pursuant to N.I.A.C. 2:76-17.9(b) on October 9, 2015 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, the New Jersey Pinelands Commission Letter of Interpretation #2135 allocated 0.75 Pinelands Development Credits (PDCs) to Block 1101, Lot 11.02; and
- WHEREAS, Burlington County Board of Chosen Freeholders purchased the development easement on September 28, 2016 and as a result the 0.75 PDCs were retired; and
- WHEREAS, as per <u>N.J.A.C</u>. 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to <u>N.J.S.A</u>. 4:1C-31; and
- WHEREAS, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and
- WHEREAS, on November 4, 2015, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19.3, yielding:
  - Formula Valuation without impervious cover option: \$2,876 per acre Formula Valuation with 10% impervious cover option: \$3,235 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-19.13 a landowner may choose to receive a higher base value pursuant to N.J.A.C. 2:76-19.4(c) by placing a deed restriction the property that limits impervious coverage on the property to 10% of the total property acreage; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.11, on November 12, 2015 the SADC certified a development easement value of \$1,804 per acre and a fee simple "before" value of \$9,631 per acre based on zoning and environmental regulations in place as of August 20, 2015; and
- WHEREAS, N.J.A.C. 2:76-19.14, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$7,705 per acre; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,235 per acre for the development easement for the Property based on Formula Value with impervious coverage option; and

- WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property which totals approximately 1.83 acres; and
- WHEREAS, pursuant to N.I.A.C. 2:76-19.13, impervious coverage shall include, but is not limited to, houses, barns, stables, sheds, silos, outhouses, cabanas, and other buildings, swimming pools, docs or decks. Temporary greenhouses or other temporary coverings which do not have impervious floors are not included; and
- WHEREAS, 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.I.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 14, 2016 the Tabernacle Township Committee approved the Owner's application (Resolution No. 2016-46) for the sale of development easement; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed Resolution #2016-5 granting final approval for funding the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$65,768 to cover the cost of the development easement; and
- WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on September 28, 2016 for \$58,954.64 (\$3,235 per acre) which was recorded in the Burlington County Clerk's Office in Deed Book 13250, Page 3195; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 18.224 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$42,662.38	(\$2,341/acre)
County	\$16,292.26	(\$ 894/acre)
Total Easement Purchase	\$58,954.64	(\$3,235/acre); and

- WHEREAS, pursuant to N.I.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 Burlington County Agriculture Development Board is requesting \$42,662.38 in FY17 competitive funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising approximately 18.224 net easement acres, at a State cost share of \$2,341 per acre, (72.36% of the easement value based on Pinelands Formula), for a total grant need of \$42,662.38 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property which totals approximately 1.83 acres; and
- BE IT FURTHER RESOLVED, the Property includes one (1) existing single family residential unit; zero (0) agricultural labor units; no pre-existing non-agricultural uses; and no exception areas; resulting in 18.224 net acres (surveyed) to be preserved; 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 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
- BEIT 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-C; and
- BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.I.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.I.S.A. 4:1C-4f.



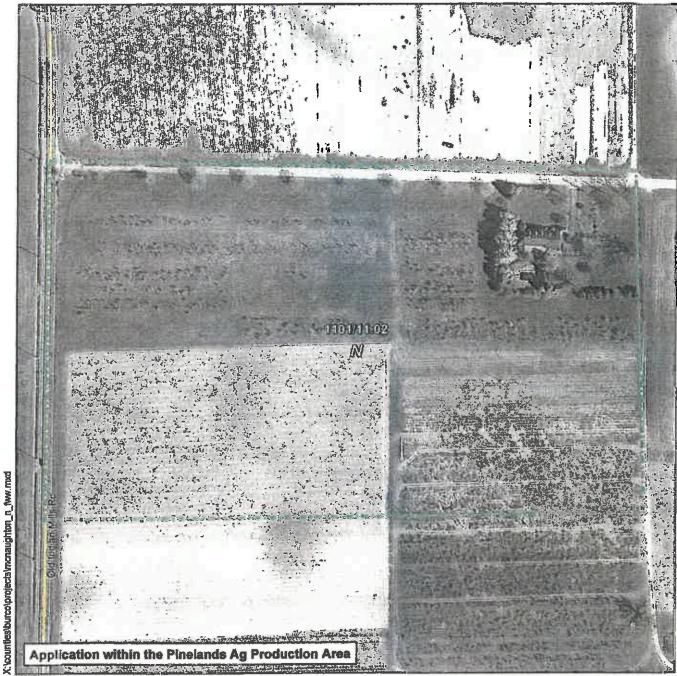


Susan E. Payne, Executive Director State Agriculture Development Committee

### VOTE WAS RECORDED AS FOLLOWS:

YES
YES
YES
ABSENT
YES
ABSENT
ABSENT
YES
ABSTAIN
YES
ABSENT

S:\Planning Incentive Grant -2007 rules County\Burlington\McNaughton, Noble & Dorothy\final approval resolution.doc



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Noble and Dorothy McNaughton Block 1101 Lot 11.02 (18.7 ac) Gross Total = 18.7 ac Tabernacle Twp., Burlington County



250 125 0 250 500 Feet

Verganda Legamor F - Frontruder Watlands L - Linear Watlands M - Watlands Modified for Agitaethe T - Tickel Weblands N - Han-Weblands B - SOC Butter

NJ Farmland Preservation Program Green Acase Conservation Enterwird Oak NJP Privatends Convention of DC Date NJ Highlands Council Data NJO 170316 2012 Oights Avriet Image

### Preserved Farms and Active Applications Within Two Miles



NJ State Agriculture Development Committee

Noble and Dorothy McNaughton Block 1101 Lot 11.02 (18.7 ac) Gross Total = 18.7 ac Tabernacle Twp., Burlington 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

# SADC County Financial Status Schedule B

# **Burlington County**

			20	Fiscal Year 09	rant	1,057.50	Maxim	E .	Competitive Funds	Fün	alance	
Federal Gr	deral G			Fiscal Year 11 Fiscal Year 15 Fiscal Year 17		1,560,000,00	Fiscal Year 11 Fiscal Year 13 Fiscal Year 17	r 13	8,000,000.00 6,000,000.00 6,000,000.00	5.00 557,829.87 17,536,217.28	19.87 217.28	
Cost Gest Tetal SADC FRAM Basis Stare Federal Grant Pedejral Grant	Graint Federal Grai		Encumbered	A	Expended	Belance 3,601,087.60	Excumbered	2	Expended	FY11 Balla,rrce	FY13 Balance	PY17 Belance
307,838.79 199,846.86 843,702.66. dtb.846.25 Cora 1,310,467.20. 291,847.72. Curtis 1,107,467.20. 788,280.32 1,107,402.35 644,891.45 424,890.40 224,911.85			210,383,57 408,318,78 318,817,11 602,361,17	199,845,86 405,846,26 291,847,72 602,361,17	199,948.86 405,845.25 291,847.72 802,361,17	2,901,111.64 2,635,286.39 2,603,418.67 2,001,057.50	183,919,15 664,651,41 239,911,65 285,308,40	183,819,15 684,681,41 239,911,65 284,898,40	183,918,13 664,681,41 239,911,65 284,696,40			
Bur Ctylibuir Edizire (1913,200,04 1/47,814.02 477,881.00 492,814.02 49.00 49.	91.00		427,600.06 335,746,99 121,406.34 117,208.67	426,639.00 335,746,99 121,409,34 117,208,87	425,639,00 335,748,39 121,408,34 117,206,87	1,675,419,50 1,239,672,81 1,119,284,17 1,001,057,30	1,176,054.00 282,161.00 161,131.96 122,179.76 360.718.67	1,147,974,02 292,151,00 1E1,131,95 104,986,22 360,718,87	1,147,874,02 292,151,00 151,131,96 104,966,22 360,718,57	478,917.37 188,786.37 35,634.42	4.885,013.78	
99,000,00 1,828,886,21 1, 634,094,71 327,744,23 410,144,97 248,294,41	157.49 147.20						73,800.00 1,210,012.89 483343.,98 241,748.78 207,381,48 174,041,06 268,982.25	73,800.00 1,210,012.89 465,633.36 240,676.16 205,067.48 123,147.21 207,248,88	73,800,00 1,210,012.88 468,693.36 240,675.16 225,057.48 123,447.21 267,259.88	7,554.44	4,470,496,21 3,280,462,32 2,794,886,96 2,577,238,30 2,377,238,30 2,254,089,09 1,938,929,51	
113, 178, 178, 178, 178, 178, 178, 178, 178	228.77 ·		1,057.60	1,06,7,50,	1,057,50	1,000,000.00	310,991.30 218,402.66 393,976.00 242,616.90 490,641.62 179,476.00 122,885.31	278,643,67 138,76,56 33,4229,78 231,083,08 492,880,36 127,48,97 177,360,00	278,643,87 138,729,78 134,229,78 234,083,09 231,083,09 127,145,97 171,390,00		1,698,409,24 1,461,660,29 1,427,420,61 898,337,42 413,858,88 738,610,89 116,130,89	9
pe Farm) 677,747,57 C 445,168,80: 435,176,17 725,800;04 490,636,63 61,010 105,786,10	73.78 79.40		438,873.79 372,579,40 188,546.81			561 126.21 188,546.81	119,278.09 147,721.50 329,124.55 42,682.38 119,882.60 53,363,06		16			4,880,721.91 4,73,000.41 4,403,875.86 4,391,213.48 4,241,390.88
31 16,469,988.90 10,578,48 1,277,051.41 0,000 8 3,128,887.11 1,812,022,17 811,483.18 0,00		0.0		,								
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McNaughton, Noble & Dorothy
03- 0409-PG
County PIG Program
19 Acres

Block 1101 Lot 11.02 Tabernacle Twp. Burlington County

SOILS: Prime 100% \* .15 = 15.00

SOIL SCORE: 15.00

TILLABLE SOILS: Cropland Harvested 86% \* .15 = 12.90

Other 14% \* 0 = .00

TILLABLE SOILS SCORE: 12.90

FARM USE: Cash Grains 11 acres tye
Ornament Nursery Products 6 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: 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.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

### STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(16)

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

## BURLINGTON COUNTY for the PURCHASE OF A DÉVELOPMENT EASEMENT

On the Property of To Better Days Boarding, LLC ("Owner") Springfield Township, Burlington County

N.J.A.C. 2:76-17 et seq. SADC ID#03-0414-PG

#### August 24, 2017

- WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington 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, Burlington County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 303, Lot 22.02, Springfield Township, Burlington County, totaling 58.5 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Burlington County's North Project Area; and
- WHEREAS, the owner requested a 1.5 acre severable exception. The 1.5 acre severable exception has been subdivided and is identified as Lot 22.04 (Schedule A); and
- WHEREAS, the Property includes one (1), 2.117 acre non-severable exception area limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in 54.883 net acres (surveyed) 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 grain production;
- 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 68.38 which exceeds 48, which is 70% of the County's average quality score as determined by the SADC on July 24, 2014; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 5, 2015 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 November 12, 2015 the SADC certified a development easement value of \$3,000 per acre based on zoning and environmental regulations in place as of September 2, 2015; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,400 per acre for the development easement, which is higher than the certified easement value, but not higher than the highest appraised value of \$4,800 per acre; and
- WHEREAS, 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 March 9, 2016 the Springfield Township Committee approved the Owner's application (Resolution 2016-03-04) for the sale of development easement; and
- WHEREAS, pursuant to <u>N.I.A.C.</u> 2:76-17.13 on January 14, 2016 the Burlington CADB passed a resolution granting final approval for funding the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$192,814 to cover the cost of the development easement; and
- WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on August 19, 2016 for \$185,242.20 (\$3,400 per acre) which was recorded in the Burlington County Clerk's Office on September 15, 2016 in Deed Book 13240, Page 817; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 54.483 payable acres); and

	<u>Total</u>	Per/acre
SADC	\$119,862.60	(\$2,200/acre; 73.33% of \$3,000)
County	\$ 65,379.60	(\$1,200/acre)
Total Easement Purchase	\$185,242.20	(\$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 Burlington County Agriculture Development Board is requesting \$119,862.60 in FY17 competitive grant funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising approximately 54.883 net easement acres, at a State cost share of \$2,200 per acre, (73.33% of certified easement value and 64.71% of purchase price), for a total grant need of \$119,862.60 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), 2.117 acre non-severable exception area limited to one (1) future single family residential unit and to afford future flexibility of use; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunity, 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 final approval 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-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.I.S.A. 4:1C-4f

8/24/17 Date

Susan E. Payne, Executive Director State Agriculture Development Committee

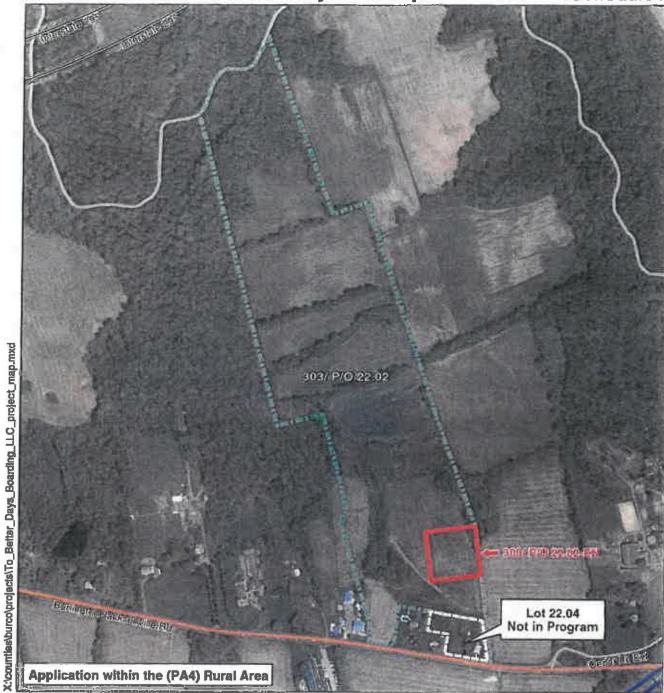
#### VOTE WAS RECORDED AS FOLLOWS:

YES Monique Purcell, Acting Chairperson YES Cecile Murphy (rep. DEP Commissioner Martin) Thomas Stanuikynas (rep. DCA Commissioner Richman) YES **ABSENT** Ralph Siegel (rep. State Treasurer Scudder) YES Jane Brodhecker ABSENT Alan Danser, Vice Chairman ABSENT W. Scott Ellis YES Denis C. Germano, Esq. ABSTAIN Peter Johnson YES Brian Schilling (rep. Executive Dean Goodman) ABSENT James Waltman

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**Project Map** 

Schedule A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

To Better Days Boarding, LLC
Block 303 Lots P/O 22.02 (55.1 ac)
& 22.02-EN (non-severable exception - 2.0 ac)
Gross Total = 57.1 ac
Springfield Twp., Burlington County

500 250 0 500 1,000 Fee

DBECLAMEER: Any use of this product with respect to excessey and precision shall be the sole responsibility of the user The excellingualities and gift - wherever the product of protol polygoral in this data, layer are approximate and were developed some shall not be a purposes. The posterior country and procession of the GIS data consisted in this file and some shall not be, not not instructed to be, refer upon in unique requiring elaboration and location of the ground techniqued and/or varietal controls as would be obtained by an estudy ground survey conducted by a floarded "Accessional Land Gurveyor."



Sourcee: Green Acres Conservation Essement Cele NJOIT/0818 2015 Digital Aerial Image

### Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

To Better Days Boarding, LLC
Block 303 Lots P/O 22.02 (55.1 ac)
& 22.02-EN (non-severable exception - 2.0 ac)
Gross Total = 57.1 ac
Springfield Twp., Burlington County

2,000 1,000 0 2,600 4,000 8,000 Fast

Property in Question

EN - (Non-beverable) Exception

INS - (Revarable) Exception

Preserved Massements

Active Applications

Preserved With Federal Funds

County Boundaries

Municipal Soundaries

Municipal County and Non-Profit
Protective Open Space, State Owned
Coppered On & Nonreadie Exception

8/7 am land Preservation Program
Street Advise Constitution Estimated Out
RIOT/OCAN 2015 Digital Askel Image

# SADC County I Financial Status Schedule B

# **Burlington County**

			FY17 Balance								, ;							1		. !	t	٠	4,880,721,91	4,733,000,41	4,361,213.48	4,187,967.83			4,167,967,83
	Fund Balance	0,00 667,828.67 47,636,247,38	FY13 Ballance					•				4,895,013.78	4,470,496.21	2,794,888,96	2,554,213,80	2,254,089.09	1,877,050,11	1 461 660 28	1,127,420.51	413,850.86 288,510.89		:							(0.80)
	Fund	00,00 558,783 5 838 79	FY11			dito timiento			186,798,37	35,634,42					7,654.44					i	98								•
Competitive Funds		3,000,000.00 6,000,000.00 5,000,000.00	Expended			183,919,18	238,911,66	284,596.40	292,181,00	161,131.95		350,718 57	73,600,00	465,583,36	205,057,48	123,147,24	119,779.40	136,755.85	234,229.78	482,680.58 127,146.97	171,380.00							- 000	4,000,000.06
Con	Maximum Grant	ar 11 ar 13	PV			183,919,18	239,911,66	284,596.40	292,111.00	58.T.T.T.T.		350,718.67	73,800.00	485,693.3E	240,675.16 205,037.48	123,147,21	119,779.40	138,755.98	234,229.78	127,145,97	171,380.00								
	2	Flacel Year 11 Flacel Year 13 Flacel Year 17	Enclinationed			183,919.15	239,911.68	285,508.40	292,151,00	C2.151,181		350,718.57	73,800.00	48334388	307,381.46	174,D41.05 268,862,25	123,188,DO	216,402.98	242,816.90	130,493.58	122,685,33	;	119,278,09	329,124,55	119,862,80	53,383,05			842,012.17
	1,057.50	1,000,000,00	Balanca .	3,504,057.60	3,301,111,64	2,603,418,87	•			1,675,419,50	1,238,672,61	1,001,087.50							1,000,000.00			188 546.81			1			6.00	1 1 2
Grant			Expended		199,945.86	291,647,72				425,538.00	121,408,34	117,208,67							1,067.50									1,047,80	1,000,000.00
HESS GRAN	Fiscal Year 09	Fiscal Year 13 Fiscal Year 13	Ad		199,945.86	291,847.72				425,638,DG	121,408.34	117,206,67							1,067.50										
			Encumbered		210,383.57	602,381.17				427,500.00	121,408.34	117,206.67							1,067.50			372,579,40	188,546.81						1,000,000,00
		Grant	SADC Federal Grant																								0.000	xpended PY09	spended FY19 spended FY19 Total
		Federal Grant	Fordered Grant					477,881.00							205,057.49	123,147.20		136,755,95				438,873,78					1,277,051.41	Encumber/Expen	Encumber/Exper
		!	Strare		405,945,86	786,280,32	238,911.66	1,147,974.02	245,756,19	426,638.00	121,408.34	350,716.57	73,800.00	465,953.38	205,057.48	267,529.56	119,779.40 271,643.87	216.402.86	232 140 59	127,148.97	122,686.33	372,579,40	307,824.90	329,124.56	119,862.60	53,383,06	1,812,032.17		
		SADC	Gasts Basis		307,636.79	1,310,457,20	187,480.90	1,913,290,04	337,481.65	689,981,60	179,153.93	462,707.19	99,008,08	634,084,71	410,114,97	363,891.96	192,668.60.	286,848.37	334,648,32	191,882,28	211,711,84	745,158.80	435,176,17 236,980,04	480,639,59	186 242 20	108,788,10	16,488,968.90 10,875,955.46		
			Farm	•	Bur Cty/Krause Bur Cty/Krause Bur Cty/Cindon Block Hou	Bur Cty/Walnwright, Cora	Bur Cty/D'Amico	Bur Chybur Estate	Bur Cty/Stettel Bur Cty/Stevenson	Bur Cty/DiTulilo, Anthony	Bur Cly/Sush	Chung Rimons Berry Farm	Cramer Thomason - Goore Pond	Thompson - Peach	Alloway - Prickett	Whalen South	Thompson - Vincentown Whelen Hame	Hairnes, Thomas Hubblik Estate	Abrame Homestead Farms	Wolfs	Henry, SJ & Delores M	Giberson, P. & J.L. (Home Farm) Giberson Grain Farm, LLC	Chung, Peter & Monica Rows, Stanley & Roseanne	Abrams, Pearl A.	To Better Days Boarding, LLC	Caul, Adam & Lisa			
			SADC IDA		03-0362-PG				03-0346-PG	03-0369-PG			03-0376-PG 03-0381-PG				03-0378-PG 03-0383-PG	. :		0 0 0			03-0413-PG 03-0406-PG	03-0415-PG	•	D-1-1-1-10	Totals Closed Totals Encumbered		

#### To Better Days Boarding, LLC 03- 0414-PG County PIG Program 57 Acres

Block 303	Lot 22.02	Springfield Twp.	Burlin	gtor	Coun	ty	
SOILS:		Other	19% *	0	=	.00	
		Prime	81% *	.15	=	12,15	
					SOIL	SCORE:	12.15
TILLABLE SOILS:	•	Cropland Harvested	65 % *	.15	=	9.75	
	•	Wetlands	11% *	C	=	.00	
		Woodlands	24% *	0	=	.00	
			TILLA	BLE	SOILS	SCORE:	9.75

FARM USE:

Soybeans-Cash Grain

35 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.
- Compliance with all applicable statutes, rules and policies.
- 5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - lst two (2) acres for future single family residential unit Exception is not to be severed from Premises
  - 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.

### STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(17)

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

## BURLINGTON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Caul, Adam and Lisa ("Owners") Springfield Township, Burlington County

N.J.A.C. 2:76-17 et seq. SADC ID#03-0411-PG

### August 24, 2017

- WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington County, hereinafter "County" pursuant to N.I.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.7, Burlington County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 2302, Lot 4, Springfield Township, Burlington County, totaling 41.617 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Burlington County's North Project Area; and
- WHEREAS, the Property includes one (1), two (2) acre non-severable exception area limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in 39.617 net acres (surveyed) 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 hay and cattle production;
- 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 72.09 which exceeds 48, 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) on August 14, 2015 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 November 12, 2015 the SADC certified a development easement value of \$2,700 per acre based on zoning and environmental regulations in place as of July 16, 2015; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$2,700 per acre for the development easement for the Property; and
- WHEREAS, 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.I.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 9, 2016 the Springfield Township Committee approved the Owner's application (Resolution 2016-03-03) for the sale of development easement; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed a resolution granting final approval for funding the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$106,893 to cover the cost of the development easement; and
- WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on May 17, 2016 for \$106,766.10 (\$2,700 per acre) which was recorded in the Burlington County Clerk's Office in Deed Book 13225, Page 8754; and
- WHEREAS, the United States of America, Department of the Air Force through a cooperative agreement with Burlington County has contributed \$53,383.05 towards the preservation of the Caul farm; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 39.543 payable acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$ 53,383.05	(\$1,350/acre)
County (DOD)	\$ 53,383.05	(\$1,350/acre)
Total Easement Purchase	\$106,766.10	(\$2,700/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.I.A.C. 2:76-17.14, the Burlington County Agriculture Development Board is requesting \$53,383.05 in FY17 competitive funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising approximately 39.617 net easement acres, at a State cost share of \$1,350 per acre, (50% of certified easement value and purchase price), for a total grant need of \$53,383.05 in FY17 competitive funding 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), two (2) acre non-severable exception area limited to one (1) future single family residential unit and to afford future flexibility of use; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunity, 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 final approval 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-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

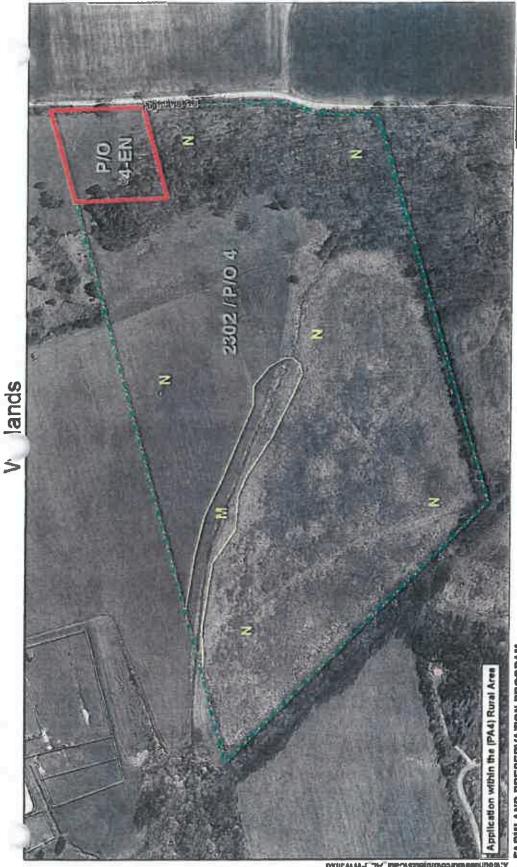
BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.I.S.A. 4:1C-4f.

8/24/17

Susan E. Payne, Executive Director State Agriculture Development Committee

#### **VOTE WAS RECORDED AS FOLLOWS:**

Monique Purcell, Acting Chairperson YES Cecile Murphy (rep. DEP Commissioner Martin) YES Thomas Stanuikynas (rep. DCA Commissioner Richman) YES Ralph Siegel (rep. State Treasurer Scudder) ABSENT Jane Brodhecker YES Alan Danser, Vice Chairman ABSENT W. Scott Ellis **ABSENT** Denis C. Germano, Esq. YES Peter Johnson **ABSTAIN** Brian Schilling (rep. Executive Dean Goodman) YES James Waltman ABSENT



FARILLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Adam & Lisa Cauf Block 2302 P/O Lot 4 (38.78 ac) & P/O Lot 4-EN (non-severable exception – 2.0 ac) Gross Total – 40.78 ac Springfield twp. Burtington County

### Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Adam & Lisa Caul Block 2302 P/O Lot 4 (38.78 ac) & P/O Lot 4-EN (non-severable exception - 2.0 ac) Gross Total - 40.78 ac Springfield twp. Burlington 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



Butroni: U.Farniant Presengton Program Green Actin: Comervation Estemant Cate NJ Philabeds Campobelen PC Dyte NJ Mahtenië Georati De (PC Dyte NJOT/COSS 2012 Digital Aerial (mage

Date: 2/3/2015

## SADC County Financial Status Schedule B

# **Burlington County**

	-			FY17	Baltince				* ,	. !		· .	- 14	117	4,880,721.91	4.361.213.48	4,241,380.88				4,187,967.83
	Sand Dalana		29/67	FY13	Salance			4,895,013,78	4,470,495.21 3,260,482.32 2,794,888.86	2,377,236,30	1,996,629.51	4 5 8		0.00				ì			[0.00]
<b>1</b>		000	567,829,67	FYH		1	36,534.42							0.00			•	8	12		
Competitive Funds		3,000,000.00	5,000,000,00		Expended	183,918.16 664,881.41 239,91.86 224,698.40 1,147,578,02	292,151,00 151,131,95	104,986.22	73,800.00 1,210,012.89 456,693.36	240,675.16 295,067,48 123,147,21	267,259,58 119,779,40 278,543,67	136,788,96 334,229,78 231,065,09	482,680,68 127,146.97 171,380,00	122,685,33						3,000,000.00	and manifestants
בסט	Marchitette Grant	Mr 11	Mar 13	16		183,919.16 084,681.41 229,911.85 284,588.40	292,161,00 751,131,35	104,986,22 -	73,800.00 1,210,012.89 465,693.38	240,675,16 206,087,48 123,147,21	257,259,68 118,779,40 278,643,87	136,765,95 384,229,78 251,083,09	127, 145.97 171,380.00	122,685.33							: <b>=</b>
		Piscal Year 11	Fiscal Year 13 Fiscal Year 17	Personne		183,918.16 884,881.41 239,911.85 285,305,40 1,178,084,00	292,161,00	122,179.75	73,800.00 1,210,012.89 493343.86	241,745.76 307,381.46 174,041.05	268,962.25 123,188,50 310,901,90	242,518,90	130,453.88 130,453.88 178,478.00	CE'COD'571	119,278.09	329,124,55 42,562,38	53,383,05			, ,	\$12,032.17
	1,057,40	1,600,000,00	1.000,000,00	Relance	3,604,067.50	3,301,111,84 2,096,288,39 2,001,087,80	1,575,419.50	1,001,057.60	. , .		, ::	1,000,000.00		561,126.21			1	,		00'0	1
CIBIL				Emercind		199,945.86 468,643.28 291,847.73 802,361.17	425,638.00 335,745.98	117,206,67				1,067.50				20				1,600,600.00	
	Fiscal Year 09	Fiscal Year 11	Fiscal Year 17	Ad		189,946,86 405,846,25 281,847,72 602,381,17	425,638,00 336,748.98	117,206,67				1,067.50						3			
-				Enzumbered		210,383,87 408,318,75 318,817,11 882,381,17	335,746.98	117,205.67				1,067.80		438,673.79	188,546.81						1,848,000.00
			Federal Grant	SADC Federal Grant															0.00	Superided PY08 Superided PY11 Separated PY13	<b>Expended PV17</b>
٠	•		Federa	Total Federal Grand		ć0.180,077				206,057.49	136 765 96	34,229.77		438,873,78 372,578.40					1,277,081.41	епсимбелтерен. Епсимбелтерен Епсимбелтерся	Encumber/Enpor
				Share		198,946,88 406,946,28 271,947,72 736,280,32 894,881,41 221,911,63 224,886,40 1,147,974,43			-	206,067,48	119,779.40 278,643.87 278,402.64	232,140,69 403 ann re	171,280,00	,	·	42,662,38.			3,126,967.11 1,812,032.17		
			SADC	Cost		307,639,79. 643,762,80. 446,396,39. 1,310,467,20. 1,107,902,34. 357,460,80. 1,812,390,40.	337,491,85 600,301,40 400,626,32 179,153,93	312,322,82	1,634,866.21 634,064.71:	246,294.41	192,680,80 377,940,67	2000	191,862.29 274,867.00 211,711.84	745,158.80	236,880,04	38,834,64 185,242,20	106,786.10		3,126,867.11		
				Patrin		Bur Cty/Griffin  Bur Cty/Kratise  Bur Cty/Kratise  Bur Cty/Malnwright, Core  Bur Cty/Malnwright, Curlis  Bur Cty/Malnwright, Curlis  Bur Cty/Malnwright  Bur Cty/Mullish  Bur Cty/Mullish  Bur Cty/Mullish  Bur Cty/Mullish	2 c >	Bur Cty/Chang Bur Cty/8/mons Berry Farm Cramar	Thompson - Gooss Fond Thompson - Peach Thompson - Mydun (Birches)	Allowary - Prickett  Allowary - Hall  Whether Endet	Thompson - Vincentown Whater Home Haines, Thomas	Hlubik Esiste Abrama Homestead Farms Indian Mills Farm. L.C.	Wells Abrama Henry, SJ & Delores M	Giberson, P. & J.L. (Home Farm) Giberson Grain Ferm, LLC	Chung, Peter & Monica Rowe, Stanley & Roseanne	McNaughton, Noble & Dorotmy To Better Dave Boarding, LLC	Caul, Adam & Lista		E es		
				SADC IDS		03-4048-PG 03-4048-PG 03-4048-PG 03-4048-PG 03-4048-PG 03-4048-PG	03-0308-PG 03-0308-PG 03-0375-PG	03-0377-PG 03-0380-PG 03-0378-PG	03-0381-PG 03-0383-PG 03-0382-PG	03-0392-PG 03-0391-PG	03-0378-PG 03-0398-PG 03-0398-PG	03-0408-PG 03-0408-PG 03-0404-PG	03-0405-PG 03-0407-PG	03-0412-PG 03-0408-PG	03-000-PG	03-04-08-PG 03-04-14-PG	03-0411-PG		Totals Closed Totals Encumbered		

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

Caul, Adam & Lisa 03- 0411-PG County PIG Program 37 Acres

Block 2302 Lot 4 Springfield Twp. Burlington County

22% \* 0 SOILS: Other .00

78% \* .15 11,70 Prime

SOIL SCORE; 11.70

TILLABLE SOILS: Cropland Pastured 55 % \* .15 8.25 Cropland Harvested 25 % \* .15 3.75

> 20% \* . 00 TILLABLE SOILS SCORE:

0

12.00

FARM USE: Hay acres Beef Cattle Except Feedlots acres

Woodlands

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

- 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.
- Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:

1st two (2) acres for Flexibility of use and for possible housing opportunity

Exception is not to be severed from Premises 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.
- e. 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.
- 7. Review and approval by the SADC legal counsel for compliance with legal requirements.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(18)

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

## GLOUCESTER COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Piersol Homes @ Country Bridge Estates, LLC ("Owners") South Harrison Township, Gloucester County

N.J.A.C. 2:76-17 et seq. SADC ID# 08-0171-PG

### August 24, 2017

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on March 1, 2013 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as and Block 5, Lots 7.09 7.28; and Block 5.01 Lots 1 6, South Harrison Township, Gloucester County, totaling 49.824 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Gloucester County's Raccoon Creek Project Area; and
- WHEREAS, the Property includes zero (0) single family residences, zero (0) agricultural labor units, no pre-existing non-agricultural uses on the area to preserved; and
- WHEREAS, there are zero (0) exception areas; and
- WHEREAS, at the time of application the Property was in sorghum 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 68.03 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on June 11, 2013 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 26, 2013 the SADC certified a development easement value of \$28,800 per acre based on zoning and environmental regulations in place as of July 2013; and
- WHEREAS, a condition of the certification of easement value and this final approval is to vacate prior to closing all utility, access, drainage, conservation and other easements associated with the subject's development approvals and no longer officially deemed necessary to the property. A Termination of Drainage Easements Agreement was recorded in the County Clerk's office on September 18, 2014 in Book 5234, Page 153, which will be reviewed by the SADC prior to issuing a cost share grant; and
- WHEREAS A Judgment was recorded in the County Clerk's office on October 30, 2014 in Book 5250, Page 1 which vacated sight triangle easement, road access easements and drainage easements associated with the subject's development approvals, which will be reviewed by the SADC prior to issuing a cost share grant; and
- WHEREAS, a condition of the Certification of Easement Value was to consolidate all individual lots into one tax lot simultaneous with closing or shortly after closing. This condition has been met and a Deed of Consolidation was recorded on May 18, 2015 in Book 5319, Page 342 which consolidated the individual lots into Block 5, Lot 7; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$28,800 per acre for the development easement for the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on December 4, 2013 the South Harrison Township Committee approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on December 4, 2013, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$28,800 per acre; and

- WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on December 31, 2013 for \$1,434,931.20 (\$28,800 per acre) which was recorded on September 18, 2014 in the Gloucester County Clerk's Office in Deed Book 5234, Page 156; and
- WHEREAS, on January 21, 2016 the Gloucester CADB passed a resolution confirming their request for SADC final approval for a cost share grant for the Piersol farm; and
- WHEREAS, due to insufficient funding, the SADC has not been able to provide a cost share for the Property and therefore the County's request for SADC final approval and a cost share were significantly delayed; and
- WHEREAS, at this time funding has become available and in order to provide a cost share and pursuant to SADC Policy P-52 an updated certified easement value was needed in order to establish a current date of value and establish the basis for the SADC cost share grant; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 22, 2017 the SADC certified an updated development easement value of \$25,800 per acre based on a valuation date of May 4, 2017; and
- WHEREAS, the current easement value of \$25,800 per acre is \$3,000 per acre less than the \$28,800 per acre previously certified by the SADC and as per N.I.A.C. 2:76-6.11 (d) and Policy P-52 the SADC cost share will be based on the lower and updated certified development easement value; and
- WHEREAS, the County submitted applications in priority order to the SADC to conduct a final review of the applications for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 49.824 surveyed acres):

	Cost Share	
SADC	\$ 771,275.52	(\$15,480/acre; 60% of \$25,800)
Gloucester County	<b>\$ 663,655.68</b>	(\$13,320/acre;)
<b>Total Easement Purchase</b>	\$1,434,931.20	(\$28,800/acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-14(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.I.A.C. 2:76-17.14, the Gloucester County Agriculture Development Board is requesting \$771,275.52 from its FY17 base grant (Schedule B); and
- WHEREAS, pursuant to <u>N.I.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.I.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 Gloucester County for the purchase of a development easement on the Property, comprising approximately 49.824 acres, at a State cost share of \$15,480 per acre, (60% of updated certified value of \$25,800), for a total grant not to exceed \$771,275.52 pursuant to N.I.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, the Property is approved with zero (0) exception areas; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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 premises 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 of the premises as identified in Policy P-3-C; and
- BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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, a condition of the certification of easement value and this final approval is to vacate prior to closing all utility, access, drainage, conservation and other easements associated with the subject's development approvals and no longer officially deemed necessary to the property. A Termination of Drainage Easements Agreement was recorded in the County Clerk's office on September 18, 2014 in Book 5234, Page 153, which will be reviewed by the SADC prior to issuing a cost share grant; and

BE IT FURTHER RESOLVED, a Judgment was recorded in the County Clerk's office on October 30, 2014 in Book 5250, Page 1 which vacated sight triangle easement, road access easements and drainage easements associated with the subject's development approvals, which will be reviewed by the SADC prior to issuing a cost share grant; 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.

8/24/17 Date

Susan E. Payne, Executive Director State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES -
James Waltman	ABSENT

S:\Planning Incentive Grant -2007 rules County\Gloucester\Gloucester\Piersol Homes @ Country Bridge Estates, LLC\final approval.doc



Wetlands

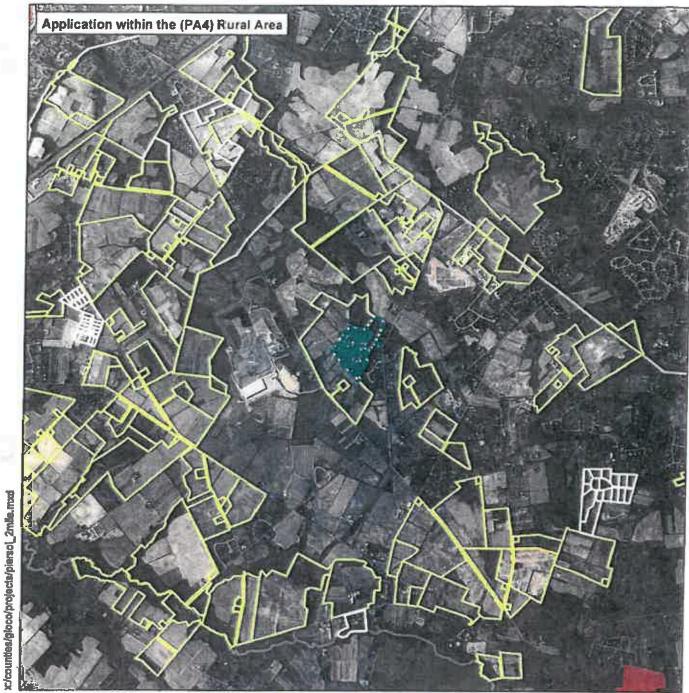
**FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee** 

Susan Piersol/Piersol Homes at Country Bridge Estates, LLC Block 5 Lots 7.09 (2.0 ac); 7.10 (3.7 ac); 7.11 (1.5 ac); 7.12 (3.5 ac); 7.13 (11.4 ac); 7.14 (1.4 ac); 7.15 (1.3 ac); 7.16 (1.4 ac); 7.17 (1.2 ac); 7.18 (1.5 ac); 7.19 (1.4 ac); 7.20 (1.3 ac); 7.21 (1.9 ac); 7.22 (1.7 ac); 7.23 (1.3 ac); 7.24 (1.1 ac); 7.25 (1.1 ac); 7.26 (1.1 ac); 7.27 (1.1 ac); 8.7.28 (1.3 ac) Block 5.01 Lots 1 (1.8 ac); 2 (1.4 ac); 3 (1.3 ac); 4 (1.1 ac); 5 (1.8 ac); & 6 (1.3 ac) Gross Total = 50.6 ac South Harrison Twp., Gloucester County Gross Total As Reported by Landowner - 54.03 ac

1,000 Feet 500



### Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Susan Piersol/Piersol Homes at Country Bridge Estates, LLC Block 5 Lots 7.09 (2.0 ac); 7.10 (3.7 ac); 7.11 (1.5 ac); 7.12 (3.5 ac); 7.13 (11.4 ac); 7.14 (1.4 ac); 7.15 (1.3 ac); 7.16 (1.4 ac); 7.17 (1.2 ac); 7.18 (1.5 ac); 7.19 (1.4 ac); 7.20 (1.3 ac); 7.21 (1.9 ac); 7.22 (1.7 ac); 7.23 (1.3 ac); 7.24 (1.1 ac); 7.25 (1.1 ac); 7.26 (1.1 ac); 7.27 (1.1 ac); 8.7.28 (1.3 ac) Block 5.01 Lots 1 (1.6 ac); 2 (1.4 ac); 3 (1.3 ac); 4 (1.1 ac); 5 (1.6 ac); 8.6 (1.3 ac). Gross Total = 50.6 ac South Harrison Twp., Gloucester Country Gross Total As Reported by Landowner - 54.03 ac

2,000 1,000 0 2,000 4,000 6,000 Fee

HOTE:

The percel 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 Scard of Professional Engineers and Land Surveyors



NJ Pamiend Programs Program Grant Aries Conservation Reservational NJOT/Colis 2012 Digital Acrist hauge

May 21, 2013

## SADC County Financial Status Schedule B

# Gloucester County

Competitive Funds	Fund Balance	667,829.07	AN POST TANK AN
3,000,000,00 Fund			F 4
E .		Flacal Year 17 6,	2
Fiscal Fiscal Fiscal Fiscal Encumbered	Encumb	Encumb	ŀ
1,500,000.00 1,500,000.00 1,000,000.00 1,000,000.00 2,500,000.00 817,317.98 2.582,682,032		H	Į .
Fiscal Year 11 Fiscal Year 12 Fiscal Year 17 Fiscal Year 17		<u> </u>	
			Encumbered
Grant	Grant	SADC	Parameter School Contract
SADC			Share
88	- 1	1	Black
	_		Form
			SADCIDE

### Piersol Homes @ Country Bridge Estates, LLC 08- 0171-PG County PIG Program 51 Acres

		51 Acres		
Block 5	Lot 7.10	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.11	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.12	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.13	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.14	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.15	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.16	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.17	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.18	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.19	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.20	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.21	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.22	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.23	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.24	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.25	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.26	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.27	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.28	South Harrison Twp.	Gloucester County	
Block 5.01	Lot 1	South Harrison Twp.	Gloucester County	
Block 5.01	Lot 2	South Harrison Twp.	Gloucester County	
Block 5.01	Lot 3	South Harrison Twp.	Gloucester County	
Block 5.01	Lot 4	South Harrison Twp.	Gloucester County	
Block 5.01	Lot 5	South Harrison Twp.	Gloucester County	
Block 5.01	Lot 6	South Harrison Twp.	Gloucester County	
Block 5	Lot 7.09	South Harrison Twp.	Gloucester County	
SOILS:		Local	7% * .05 = .35	
		Other	26% * 0 = .00	
		Prime	50% * .15 = 7.50	
		Statewide	17% * .1 = 1.70	
			SOIL SCORE:	9.55
MTTT 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		Cropland Harvested		3.00
TILLABLE SOILS:		Other	60% · .15 = 9.00 2% · 0 = .00	
		Wetlands		
		Woodlands	00	
		MODELENGS		0.00
			TILLABLE SOILS SCORE:	9.00
FARM USE:	Field Crop E	xcept Cash Grain	34 acres	Sorghum

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:

Soybeans-Cash Grain

- 1. Available funding.
- 2. The allocation, not to exceed O 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:

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Piersol	Homes	@	Country	Bridge	Estates,	LLC
			08- 017	1-PG		
	C	ou	nty PIG	Program	l	
			51 Acr	es		

		5	I Acres						
Block 5	Lot 7.10	South	Harrison	Twp.	Gloud	ester	Cou	nty	
Block 5	Lot 7.11	South	Harrison	Twp.	Gloud	ester	Cou	nty	
Block 5	Lot 7.12	South	Harrison	Twp.	Glouc	ester	Cou	nty	
Block 5	Lot 7.13	South	Harrison	Twp.	Glouc	ester	Cou	nty	
Block 5	Lot 7.14	South	Harrison	Twp.	Glouc	ester	Cour	nty	
Block 5	Lot 7.15	South	Harrison	Twp.	Glouc	ester	Cour	nty	
Block 5	Lot 7.16	South	Harrison	Twp.	Glouc	ester	Cour	nty	
Block 5	Lot 7.17	South	Harrison	Twp.	Glouc	ester	Cour	nty	
Block 5	Lot 7.18	South	Harrison	Twp.	Glouc	ester	Cour	nty	
Block 5	Lot 7.19	South	Harrison	Twp.	Glouc	ester	Cour	nty	
Block 5	Lot 7.20	South	Harrison	Twp.	Glouc	ester	Cour	ity	
Block 5	Lot 7.21	South	Rarrison	Twp.	Glouc	ester	Cour	nty	
Block 5	Lot 7.22	South	Harrison	Twp.	Glouc	ester	Cour	ity	
Block 5	Lot 7.23	South	Harrison	Twp.	Glouce	ester	Cour	ity	
Block 5	Lot 7.24	South	Harrison	Twp.	Glouce	ester	Cour	ity	
Block 5	Lot 7.25	South	Harrison	Twp.	Glouce	ester	Cour	ity	
Block 5	Lot 7.26	South	Harrison	Twp.	Glouce	ester	Cour	ity	
Block 5	Lot 7.27	South	Harrison	Twp.	Glouce	ester	Coun	ty	
Block 5	Lot 7.28	South	Harrison	Twp.	Glouce	ester	Coun	ty	
Block 5,01	Lot 1	South	Harrison	Twp.	Glouce	ester	Coun	ity	
Block 5.01	Lot 2	South	Harrison	Twp.	Glouce	ester	Coun	ty	
Block 5.01	Lot 3	South	Harrison	Twp.	Glouce	ester	Coun	ty	
Block 5.01	Lot 4	South	<b>Harrison</b>	Twp.	Glouce	ester	Coun	ty	
Block 5.01	Lot 5	South	Harrison	Twp.	Glouce	ester	Coun	ty	
Block 5.01	Lot 6	South	Harrison	Twp.	Glouce	ester	Coun	ty	
Block 5	Lot 7.09	South	Harrison	Twp.	Glouce	ester	Coun	ty	
SOILS:		Lo	cal		7% ★	.05		. 35	
		Ot	her		26% *	0	=	.00	
		Pr	ime		50% *	.15	60	7.50	
		Sta	atewide		178 *	.1	==	1.70	
							SOIL	SCORE:	9.55
TILLABLE SOILS:		Cropland Har	vested		60% *	.15	=	9.00	
		Other			2 % +	0	ME	.00	
		Wetlands			21 % *	C	=	.00	
		Woodlands			17% *	C	==	.00	
					TILLA	ble s	OILS	SCORE:	9.00
FARM USE:	Field Crop E	xcept Cash Gr	ai.n		34 acres	;			Sorghum

FARM USE: Field Crop Except Cash Grain 34 acres Sorghum
Soybeans-Cash Grain 34 acres

n no instance shall the Committee's percent cost share for the purchase of the

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: No Exceptions Requested
- Additional Restrictions: No Additional Restrictions
- d. Additional Conditions:
  - Prior to closing all utility, access, drainage, conservation or other easements associated with the subject's development approvals and no longer officially deemed necessary to the property be vacated.
  - All individual lots must be consolidated into one tax lot simultaneous with closing or shortly after closing
  - Conditions 1 and 2 have been met subject to SADC review prior to closing on cost share grant
- 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.

### STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(19)

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

## GLOUCESTER COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Previtera, et als ("Owners") Logan Township, Gloucester County

N.J.A.C. 2:76-17 et seq. SADC ID# 08-0175-PG

#### August 24, 2017

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on April 29, 2013 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 703, Lot 2, Logan Township, Gloucester County, totaling 96.8 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Delaware River Project Area; and
- WHEREAS, the Property includes one (1), approximately one (1) acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 95.8 net acres to be preserved; and
- WHEREAS, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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 68.03 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on July 22, 2013 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 February 26, 2015 the SADC certified a development easement value of \$8,000 per acre based on zoning and environmental regulations in place as of August 2014; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$9,000 per acre for the development easement for the Property, which is higher than the certified easement value, but not higher than the highest appraised value of \$9,000 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 7, 2013 the Logan Township Council approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 5, 2014, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$9,000 per acre; and
- WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on September 3, 2015 for \$862,200 (\$9,000 per acre) which was recorded on September 28, 2015 in the Gloucester County Clerk's Office in Deed Book 5373, Page 265; and
- WHEREAS, on January 21, 2016 the Gloucester CADB passed a resolution confirming final approval for the Previtera farm; and
- WHEREAS, the County submitted applications in priority order to the SADC to conduct a final review of the applications for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, the estimated cost share breakdown is as follows (based on 95.8 acres):

	<u>C</u>	ost Share	
SADC	\$	469,420.00	(\$4,900/acre; 61.25% of \$8,000)
Gloucester County	\$	392,780.00	(\$4,100/acre)
Total Easement Purchase	\$	862,200.00	(\$9,000/acre); and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-14(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.I.A.C. 2:76-17.14, the Gloucester County Agriculture Development Board is requesting \$228,724.48 in FY17 base grant funds and \$240,695.52 in FY17 competitive funding (Schedule B); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Property, comprising approximately 95.8 acres, at a State cost share of \$4,900.00 per acre, (61.25% of certified value of \$8,000 per acre), for a total grant not to exceed \$228,724.48 in FY17 base grant funds and \$240,695.52 in FY17 competitive funding 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 one (1) acre nonseverable exception area for one (1) future single family residential unit and to afford future flexibility of uses; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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 premises 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 of the premises as identified in Policy P-3-C; and
- BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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.I.S.A. 4:1C-4f.

8/24/17 Date

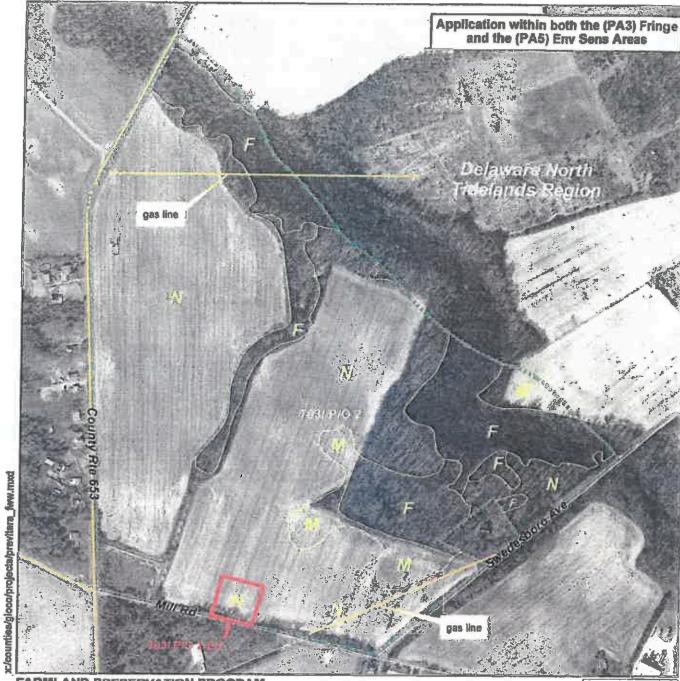
Susan E. Payne, Executive Director

State Agriculture Development Committee

### VOTE WAS RECORDED AS FOLLOWS:

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

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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

John Previtera
Block 703 Lots P/O 2 (102.5 ac)
& P/O 2-EN (non-severable exception - 1.0 ac)
Gross Total = 103.5 ac
Logan Twp., Gloucester County

500	250	0	500	1,000 Feet
			220,000	

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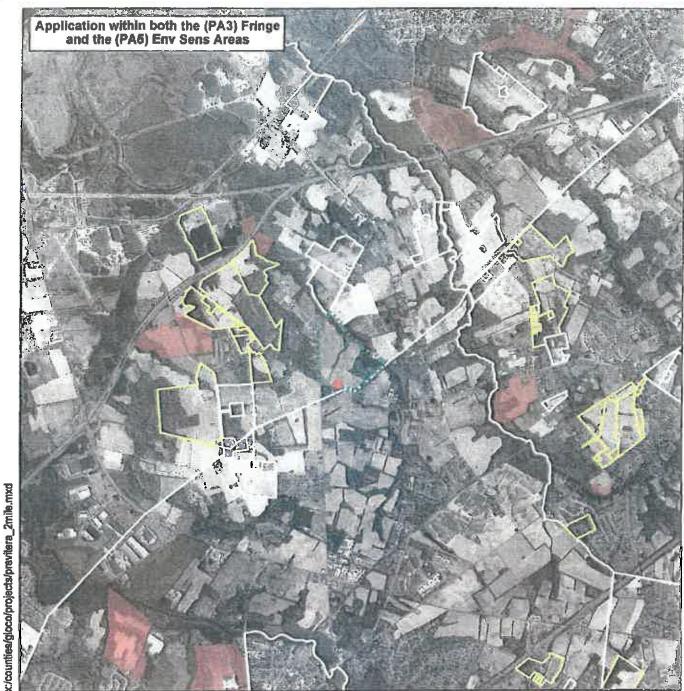


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June 16, 2013

### Preserved Farms and Active Applications Within Two Miles



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

John Previtera Block 703 Lots P/O 2 (102.5 ac) & P/O 2-EN (non-severable exception - 1.0 ac) Gross Total = 103.5 ac Logan Twp., Gloucester County

6,000 Feet

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



## SADC County Financial Status Schedule B

# Gloucester County

Γ.			FY17 Reference						•					-		4 7ED 904 48	4,593,704.48	4,552,101,98	3,961,099,88				-	3,961,099,85
	dance	17.28	FY13 Rainne						4,469,788,32	2,542,666,38	1,605,633.52	875,274.72	544,185.54	74,784,35									ě	0.00
	Ford Balance 0.00	17.628.217.28	PYH		2,810,563.92	1,538,503,52	1,330,755,12	334,222,32														A		0.00
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Com	Maximum Grant Year 11	# 15 # 17	ž		89,446,08	\$84,950.40 476,100.00	208,748.40	491,688,60	767 654 64	1,139,400.00	848,832.86 606 440 00	214,078.80	331,069.16	231,354,24	71,786,35							. 1	•	
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		SADC	# .		1,120,213.50	783,600,00	347,814,00	819,476,00	1,312,619,90	1,688,000.09	1,010,000,00	419,278,00	461,738,25	385,580.4U	454 554 35	786,400,00	267,040,00	381,562.00	606,788,75	18,380,475,38	3,528,945.43			
			Farm		DiBella, J&W, Rosemery DiBella, Michael & Jane	Still Run Properties LLC Chicocarello, Matthew	Prowe, Gary Heatherwood Farms III. L.L.C.	W.W. Harflage Sons, Inc.	Maccherone, Sarto J.J.	Holtzhauzer, Charles & Sen	Palane, Amp & many T. Urban , George and Robert	Steffer, Robert Sr. & William Jr. (#4)	Stown Brown	Carl	Dormarn, John & Karen Plenni Homes	PrevioratCestore, Nedde Previore	Bartholomew, Claire Diserts, Marry	Shote, Mark et als	Cohimtin Road, LLC	25	2			
			SADC IDS		08-0103-PG 08-0101-PG	Dd-9019-90	De-0110-90	08-0104-PG	08-0128-7-0	08-D078-PG	D4-0600-60	Dd-6110-80	20-04-PG	00-0135-PG	08-6147-PG	DB-0176-PG	D4-200-90	OB-0184-PG	08-0487-PG	Totale Closed	Totals Engumbered			

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

Previtera, et als 08- 0175-PG County PIG Program 103 Acres

Block 703	Lot 2	Logan Twp.	Gloud	ester	Coun	ty	
SOILS:		Prime	62% *	.15	1	9.30	
		Statewide	21% *	.1	R	2.10	
		Unique .125	14	.125	-	.13	
		Unique zero	16% *	0	=	.00	
					SOIL	SCORE:	11.53
TILLABLE SOIL	s:	Cropland Harvested	66% <del>*</del>	.15	==	9.90	
		Other	13% *	0	=	. 00	
		Wetlands	21% *	ο.	=	.00	
			TIM	ABLE :	SOILS	SCORE:	9.90

FARM USE:

Soybeans-Cash Grain

64 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:

1st one (1) acres for
Exception is not to be severed from Premises
restricted to one future single family
residential unit

- 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.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(20)

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

## GLOUCESTER COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Bartholomew, Claire ("Owner") Harrison Township, Gloucester County

N.J.A.C. 2:76-17 et seq. SADC ID# 08-0185-PG

#### August 24, 2017

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on February 5, 2015 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 5, Lots 6 and 17.01, Harrison Township, Gloucester County, totaling 22.92 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Raccoon Creek Project Area; and
- WHEREAS, the Property includes one (1), approximately 0.10 acre severable exception to resolve a driveway encroachment with an adjacent neighbor and one (1), approximately 0.74 acre severable exception limited to one existing single family residential unit resulting in approximately 22.08 net acres to be preserved; and
- WHEREAS, the Property includes one (1) single family residential unit, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; and
- WHEREAS, at the time of application the Property was in corn production; and
- WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, the Property has a quality score of 52.64 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on May 19, 2015 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 May 26, 2016 the SADC certified a development easement value of \$12,500 per acre based on zoning and environmental regulations in place as of September 2015; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$13,000 per acre for the development easement for the Property, which is higher than the certified easement value, but not higher than the highest appraised value of \$13,000 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 16, 2010 the Harrison Township Committee approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on May 25, 2016, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$13,000 per acre; and
- WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on June 24, 2016 for \$287,400 (\$13,000 per acre) which was recorded on June 29, 2016 in the Gloucester County Clerk's Office in Deed Book 5490, Page 107; and
- WHEREAS, on October 20, 2016 the Gloucester CADB passed a resolution confirming final approval for the Bartholomew farm; and
- WHEREAS, the County submitted applications in priority order to the SADC to conduct a final review of the applications for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 22.08 acres):

<u>'</u>	<u> </u>	ost Share	
SADC	\$	165,600	(\$7,500/acre; 60% of \$12,500)
Gloucester County	\$	121,440	(\$5,500/acre;)
<b>Total Easement Purchase</b>	\$	287,040	(\$13,000/acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-14(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 Gloucester County Agriculture Development Board is requesting \$165,600.00 in FY17 competitive funding (Schedule B); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Property, comprising approximately 22.08 acres, at a State cost share of \$7,500.00 per acre, (60% of certified easement value of \$12,500 per acre), for a total grant not to exceed \$165,600.00 in FY17 competitive funding 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 0.10 acre severable exception to resolve a driveway encroachment with an adjacent neighbor and one (1), approximately 0.74 acre severable exception limited to one existing single family residential unit; and
- BE IT FURTHER RESOLVED, the Property includes one (1) single family residential unit, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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 premises 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 of the premises as identified in Policy P-3-C; and
- BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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.I.S.A. 4:1C-4f.

8/24/17 Date Susan E. Payne, Executive Director State Agriculture Development Committee

### VOTE WAS RECORDED AS FOLLOWS:

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

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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

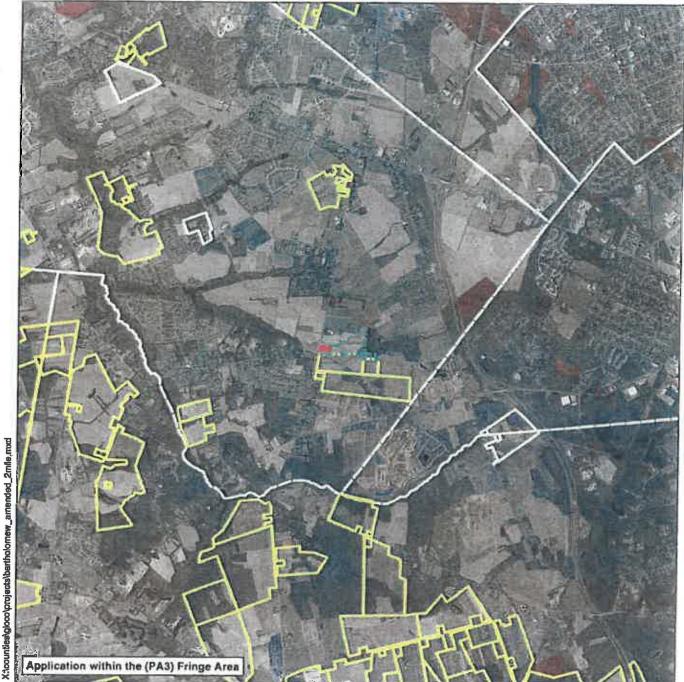
Bartholomew, Claire D. (Amended)
Block 5 Lots P/O 6 (19.8 ac);
P/O 6-ES (severable exceptions - 0.1 ac & 0.7 ac) & 17.01 (2.2 ac)
Gross Total = 22.6 ac
Harrison Twp., Gloucester County

Soo Feet
250
126
8

Application within the (PA3) Fringe Aren

tlands

### Preserved Farms and Active Applications Within Two Miles



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

Bartholomew, Claire D. (Amended)
Block 5 Lots P/O 6 (19.8 ac);
P/O 6-ES (severable exceptions - 0.1 ac & 0.7 ac) & 17.01 (2.2 ac)
Gross Total = 22.6 ac Harrison Twp., Gloucester County





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

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

## SADC County Financial Status Schedule B

# Gloucester County

		2447	Balance				4,789,304,48 4,563,704,48 4,552,101,89 4,325,161,13 3,961,099,88		3,961,096.86			
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100		17,335,217,28	Bellence	2,810,653,92 2,015,603,52 1,639,403,82	1,330,755.42 826,907,597 334,222,332	·			60%			
Competitive Funds	3,000,000.00	6,000,000,00	Expended	89,446.05 894,930.40 476,100.00	208,748,40 504,847,20 481,885,60 964,484,00 707,681,94	606,490,00 214,073,80 331,083,18 241,042,88 231,384,24 71,786,36			3,000,000,00			
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Frant			Epended	917,317.98 882,682.02	1,000,000,00				1,000,000,00			
Base Grant	Piscal Year 11 Piscal Year 13	Managara Land	2	947,317.98 582,682.02	1,000,000.00							
		$\vdash$	Enoundered	917,317,98 582,682,02	1,000,000.00	E E	228,724.48		1,000,000.00			
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	Pederal	⊱						00.00	Eheumberfätpanded FY09 Eneumberfätpanded FY11 Eneumberfätpanded FY13 Eneumberfätpanded FY13 Yota!			
	.— Q	Contract	1	917,317.98 672,128,10 594,950.40 476,100.00	200, 148,40 904, 847,20 491,885,80 1,884,484,00 1,139,400,00 844,832,88	214,078,60 331,089,187 241,042,96 231,384,24 91,992,00	488,420,00 185,900,00; 41,602,50 228,940,85 384,081,25	10,619,903.B5 2,038,900.12				
	SADO	The i		1,528,863,30: 1,120,213,30: 1,451,364,08 733,500,08	819,476.90 819,476.90 7,107,440.00 1,712,678.90 1,578,78.90 1,578,78.90	419,278,00 1,886,570,00 401,738,25 181,200,40 191,200,00	700,400,00 267,540,00 36,248,10 363,562,00 500,786,73	18,880,675.36				
				DiBella, J&W, Rosemary DiBella, Michael & Jene Still Run Proparties LLC Chlocarello, Matthew	Healtherwood Farms III. L.L.C., W.W. Heritage Seen, inc. W.W. Heritage Seen, inc. Macohinron, Sento, J./ Holtzhauzer, Charles & Son, Thomas, All & Mary T. Theres, All & Mary T. Theses and Departs	Sabfra, Sopara Sr. & William Jr. (#4) Sabfra, Sobart Sr. & William Jr. (#4) Brown Carl Corriente, John & Karen Pfersol Hornes	Proviversitications, Nadda Pravitera Bartiolemsee, Calife Disands, Merci et als Shrile, Merci et als Cohlewkin Roed, LLC	47				
		SUPPLIES.		08-0102-PG 08-011-PG 08-0116-PG 08-0100-PG	03-01-01-01-01-01-01-01-01-01-01-01-01-01-	06-0119-PG 06-0119-PG 06-016-PG 06-015-PG 06-0171-PG	09-0176-PG 09-0188-PG 08-0188-PG 08-0187-PG	Totals Closed Totals Encumbered				

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

Bartholomew, Claire 08- 0097-PG County PIG Program 22 Acres

		22 110100				
Block 5	Lot 6	Harrison Twp.	Glouceste	r Count	ty	
Block 5	Lot 17.01	Harrison Twp.	Glouceste	r Count	ty	
SOILS:		Other	16% * 0	43	.00	
		Prime	22% * .15	==	3.30	
		Statewide	62% * .1	*	6.20	
				SOIL	SCORE:	9.50
TILLABLE SOILS:		Cropland Harvested	73% * .15	=	10.95	
		Other	6% * 0	=	.00	
		Wetlands	4% * 0	=	.00	
		Woodlands	17% * 0	==	.00	
			TILLABLE	SOILS	SCORE:	10.95

FARM USE: Corn-Cash Grain 16 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 (.1) acres for to consolidate with lot 6.01 due to encroachment Exception is severable
      No housing opportunities
  - 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.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(21)

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

## GLOUCESTER COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Disario, Marco ("Owner") Franklin Township, Gloucester County

N.J.A.C. 2:76-17 et seq. SADC ID# 08-0189-PG

#### August 24, 2017

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on July 13, 2015 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 802, Lot 20, Franklin Township, Gloucester County, totaling 17.641 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Pinelands North Project Area; and
- WHEREAS, the Property includes one (1), approximately one (1) acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 16.641 net acres to be preserved; and
- WHEREAS, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; and
- WHEREAS, at the time of application the Property was in hay 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 60.25 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 19, 2015 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 November 12, 2015 the SADC certified a development easement value of \$3,500 per acre based on zoning and environmental regulations in place as of September 2015; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,500 per acre for the development easement for the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on April 12, 2016 the Franklin Township Committee approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 20, 2016, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$3,500 per acre; and
- WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on May 31, 2016 for \$58,243.50 (\$3,500 per acre) which was recorded on June 6, 2016 in the Gloucester County Clerk's Office in Deed Book 5478, Page 1; and
- WHEREAS, on October 20, 2016 the Gloucester CADB passed a resolution confirming final approval for the Disario farm; and
- WHEREAS, the County submitted applications in priority order to the SADC to conduct a final review of the applications for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 16.641 acres):

	<u>C</u>	ost Share	
SADC	\$	41,602.50	(\$2,500/acre; 71.43%)
Gloucester County	\$	16,641.00	(\$1,000/acre; 28.57%)
<b>Total Easement Purchase</b>	\$	58,243.50	(\$3,500/acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-14(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 Gloucester County Agriculture Development Board is requesting \$41,602.50 in FY17 competitive funding (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Property, comprising approximately 16.641 acres, at a State cost share of \$2,500.00 per acre, (71.43% of certified value), for a total grant not to exceed \$41,602.50 in FY17 competitive funding 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 one (1) acre nonseverable exception area for one (1) future single family residential unit and to afford future flexibility of uses; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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 premises 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 of the premises as identified in Policy P-3-C; and
- BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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.46

8/24/17 Date

Susan E. Payne, Executive Director State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS:

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

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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Marco Disario
Block 802 Lots P/O 20 (16.0 ac)
& P/O 20-EN (non-severable exception - 1.0 ac)
Gross Total = 17.0 ac
Franklin Twp., Gloucester County



DISCLAJBER: Any use of this product with respect to existency and precision shall be the only responsibility of the user The configuration pind gen-christoped isolation of parses phageans in the data larger an approximate in were developed primarily for planning plurpoises. The generacide accuracy and practicion of the 63% data contained by this file and name shall not be, not are intended to bis, radial upon in infestion regulations of the 63% data contained by this file and hardparink under vertical contains as would be obtained by an actual ground survey conducted by a Beenfeed Professional Land Surveyor.



Wettends Logorid:
F - Programmer Wetlends
L - Livner Vettlands
M - Wettends Medited for Agriculture
T - Tidal Wettends
N - Nos-Wettends
B - 300' States
M - Miss-Wettends

Ulaman Bassan Program

### Preserved Farms and Active Applications Within Two Miles



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

Marco Disario Block 802 Lots P/O 20 (16.0 ac) & P/O 20-EN (non-severable exception - 1.0 ac) Gross Total = 17.0 ac Franklin Twp., Gloucester County



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



July 29, 2015

## SADC County Financial Status Schedule B

# Gloucester County

				Betimen				4,739,304.46 4,893,704.46 4,552,101,38 4,325,161,13 3,961,099,08		3.864.089 AA
		0. 9.67	17,28	Dalamon		4,489,758,32 3,682,088,38 2,542,666,38	1,685,633,52 1,086,853,52 675,274,12 644,185,44 303,142,89 71,786,38			
de	Franch Bullenger	0.00 .	17,835,217,28	Balance	2,918,653.92	1,549,603.92 1,340,785.12 825,907.92 334,222.32	i.			
Competitive Funds		3,000,000,00	5,000,000.00	Expended	39,448.03 894,980,40	476,100,00 206,748,40 904,847,20 491,685,80 864,464,00 787,681,84	846,832,86 606,480,00 214,076,80 331,089,18 241,042,95 231,354,24 71,786,35			3,000,000,00
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	£	Flacel Year 14 Flacel Year 13	FIRST Year 17	<b>Engrishered</b>	89,446,08	2002748.40 214,747.20 481,885.60 664,464.00 787,681.84 1,138,400.00	251,585,40 251,585,40 251,585,40 251,585,40 251,585,10 871,692,00	240,998.52 165,800.00 41,502.60 226,940.85 364,051.25		1,696,900.12
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				Chambered	917,217.98 542,622,02	1,000,000.00		228,724,48		1,000,000,00
		Start	SADC	Ledine digital					0.00	nded FYO Inded FYY1 Inded FYY13 Inded FYY7
		Federal Grapt	Total	4					0.00	Encumberfägended FY0s Encumberfägended FY14 Encumberfägended FY13 Encumberfägended FY17 Total
		8	Cost		917,317,96 672,128.10 694,550.40 475,100.00	208,748.40 804,847,20 491,858,80 1,884,694,00 787,891,94 1,139,400,00 848,832,86	806,460.00 214,078.80 331,089.18 241,042.69 231,384.24 91,882.00 771,275.52	469,420,00 195,600,00 41,602,50 226,940,85 384,001,25	10,519,903.65 2,038,900.12	
		SADC	Coat		1,528,863.30 1,120,213.50 1,491,384.30 733,500,80	347,814.08 841,412.00 818,478.00. 3,107,440,00 1,512,819.50 1,885,000.00 1,885,000.00	1,479,890.00- 419,276.60- 1,686,530.00 401,738.25 386,690.40 181,200.00 1,434,631.20	786,400,00 287,040,00 38,243,80 383,882,00; 880,788,78	10,840,675.25	
					DiBella, J&W, Rosemary DiBella, Michael & Jana Bill Run Properties LLC Chlucurello, Matthew	Prove. Carry. Heatherwoog Furns III, L.I.C. W.W. Hortest Borrs. Inc. Burr Homes I.J.C. (Zeos); Hottcheyers Burro. J.J. Hottcheyers Carry. Patare, Adrio, & Nary. T.	Urban, George and Robert Sahra, Robert Str. & Wildiam Jr. (#4) Macerlerone, Gentro J., Lawall, Fardella Brown Cali Dermann, John & Karen	Previoration produce Previoral Burbychnew, Claire Burbychnew, Claire Diserric, Merco Bertos, Merco es ale Strute, Merco es ale Contenden Reset, LLC	17	
			SADCIDA		09-0102-PG 08-0116-PG 08-0116-PG 08-0100-PG		06-6119-PG 06-6119-PG 06-616-PG 06-616-PG 06-616-PG 06-6167-PG	08-0187-PG 08-0188-PG 08-0187-PG	Totals Closed Totals Encumbered	

Schoole C

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

DiSario, Marco 08- 0189-PG County PIG Program 16 Acres

Gloucester County Lot 20 Franklin Twp. Block 802 Prime 100% \* . 15 15.00 SOILS: SOIL SCORE: 15.00 76% .15 11.40 Cropland Harvested TILLABLE SOILS: .00 10% \* O Wetlands .00 Woodlands TILLABLE SOILS SCORE: 11.40

FARM USE: Hay 14 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:
  - b. Exceptions:

lst one (1) acres for Future dwelling
Exception is not to be severed from Premises

- 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.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(22)

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

## GLOUCESTER COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Shute, Mark et als ("Owners") Logan Township, Gloucester County

N.J.A.C. 2:76-17 et seq. SADC ID# 08-0184-PG

August 24, 2017

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on January 20, 2015 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 702, Lot 7, Logan Township, Gloucester County, totaling 46.618 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the targeted Property is located in the Delaware River Project Area; and
- WHEREAS, the Property includes one (1), approximately one and one-half (1.5) acre severable exception area for one (1) existing single family residential unit and one (1), approximately two and one-half (2.5) acre non-severable exception limited to zero (0) single family residential units and to afford flexibility of uses for a gas pumping station and 50 foot accessway, resulting in approximately 42.618 net acres to be preserved; and
- WHEREAS, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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 63.22 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on April 23, 2015 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 December 10, 2015 the SADC certified a development easement value of \$8,850 per acre based on zoning and environmental regulations in place as of July 2015; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$9,000 per acre for the development easement for the Property, which is higher than the certified easement value, but not higher than the highest appraised value of \$9,500 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 16, 2016 the Logan Township Council approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on July 6, 2016, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$9,000 per acre; and
- WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on August 5, 2016 for \$383,562.00 (\$9,000 per acre) which was recorded on August 10, 2016 in the Gloucester County Clerk's Office in Deed Book 5512, Page 33; and
- WHEREAS, on October 20, 2016 the Gloucester CADB passed a resolution confirming final approval for the Shute et als farm; and
- WHEREAS, the County submitted applications in priority order to the SADC to conduct a final review of the applications for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 42.618 acres):

Cost Share

SADC \$ 226,940.85 (\$5,325/acre; 60.17% of \$8,850)

<u>Gloucester County</u> \$ 156,621.15 (\$3,675/acre;.)

Total Easement Purchase \$ 383,562.00 (\$9,000/acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-14(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 Gloucester County Agriculture Development Board is requesting \$226,940.85 in FY17 competitive funding (Schedule B); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Property, comprising approximately 42.618 acres, at a State cost share of \$5,325.00 per acre, (60.17% of certified easement value of \$8,850 per acre), for a total grant not to exceed \$226,940.85 in FY17 competitive funding 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 one and one-half (1.5) acre severable exception area for one (1) existing single family residential unit and one (1), approximately two and one-half (2.5) acre non-severable exception limited to zero (0) single family residential units and to afford flexibility of uses for a gas pumping station and 50 foot accessway; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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 premises 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 of the premises as identified in Policy P-3-C; and
- BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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.



Some F. Dogs

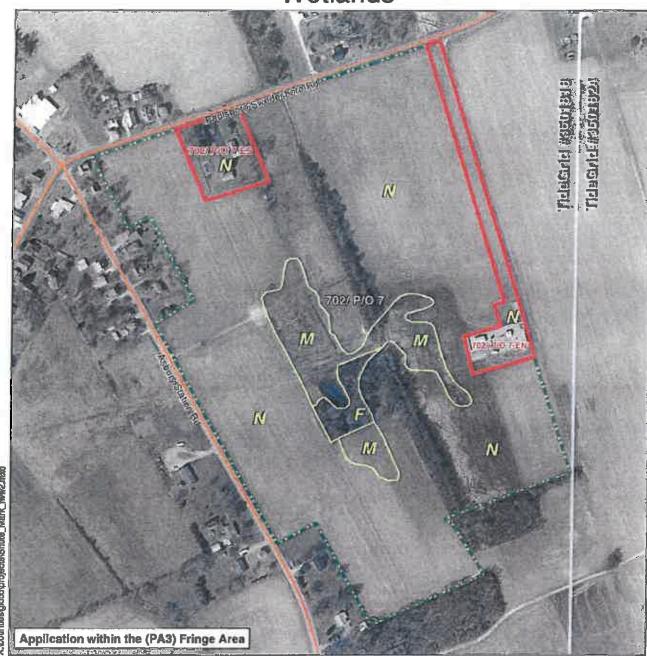
Susan E. Payne, Executive Director State Agriculture Development Committee

#### **VOTE WAS RECORDED AS FOLLOWS:**

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

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### Wetlands



### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Mark Shute, et al.

Block 702 P/O Lot 7 (42.6 ac), P/O 7-ES (severable exception – 1.5 ac.)

& P/O Lot 7-EN (non-severable exception - 2.0 ac)

Gross Total = 46.1 ac

Logan Twp., Gloucester County

500 250 0 B00 Fee

TUBLANCS DISCLAMER:
The image regimen depicted on this map was derived from the MADEP's CD PORE assists 1, volume 4, "Tidebrok Claims Maps!.
These linear features are not an official NASEP dejarmination and should only be used as a general selectory. Only NASEP, Burea

BISCLARMER: Any use of this product with respect to accuracy and precision shall be the colo responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and we'ns developed primarily for planning purposes. The geodesite securacy and psecision of the GIS data contained in this tile and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of the ground horizontal end/or various controls as would be obtained by an assual ground survey conducted by a licensed Protectional Land Surveyor



Wetherdo Logando F - Fredhester Wetherdo L - Livano Wetherdo

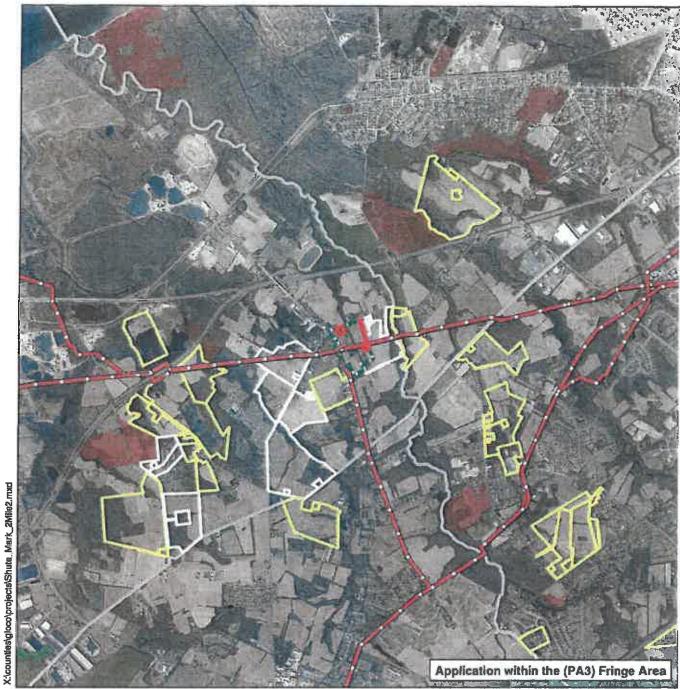
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NUCEP Programme Wellands Data Green Agent Communition Eatement Data NUCET Stand Data NUCETOCHE 2012 Digital Aeriel Image

### Preserved Farms and Active Applications Within Two Miles



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

Mark Shute, et al. Block 702 P/O Lot 7 (42.6 ac), P/O 7-ES (severable exception - 1.5 ac.) & P/O Lot 7-EN (non-severable exception - 2.0 ac) Gross Total = 46.1 ac Logan Twp., Gloucester County



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



## SADC County Financial Status Schedule B

# Gloucester County

			FYTY	Bullinge									4,759,304.48 4,583,704.48 4,592,101,96 4,325,161,13	99		3,061,099,88
	eoun		FY13	Dalance				1,469,758.32	1,698,633,52 1,089,533,52	875,274.72 544,185,84	71,786,35				:0	000
	Furrel Balance 0,00	47 KW 247 9H	FW1		2,810,653.82 .	2,016,603.62	625,907,92 334,222,32		d	9						9.00
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Com	6	Ir 17	ĥ		89,445,08	476,100.00	504,847,20	787,681,94	846,832.86 906,480.00	214,076,80	241,042,95 - 231,384,24 - 71 788 34	2000			,	
	Maximus Floor: Year 11 Floor: Year 13	Flacel Year 17	Processing and the page of		89,446,05	478,100.00 208,748,40	514,747.20 491,585.60	787,881.94	919,880.80	251,865.60 337,065.18	231,354,24		240,685.52 185,600.00 41,602.50 226,940.85 364,061.29		, t 1 d	7,638,800.12
	1,500,600.00	1,000,000.00	Philipper	3,600,500.00	2,582,662,02			1,000,000,00				228,724.48				8.00
Base Grant			Browndod		917,317,98 582,882,02			1,000,000,00							1,500,000,00	
	Fiscal Year 11 Piscal Year 13	Road Year 17	26		947,317.88 582,642.02			1,000,000,000,1							,	
			Enoumbered		917,317.98 582,682.02			DO'808'800'L'				771,275,82			, ambana n	a a ramada amil
		Grant	RADC Federal Grand											0.00	spended FT09 spended FT41 spended FT13	
		- Federal Grant	Total Rederal Grant											0.00	Ensumber Expended FTQ 1 Ensumber Expended FTQ 1 Ensumber Expended FTQ 1 Ensumber Expended FTQ 2	
			Coast		917,317,98 672,128,10 804,950,40	476,100.00	491,685.80	787,681.94	608,632.86	331,089,16.	231,384.24 B1,682.00	771,276,62	185,600,00 41,602,50 228,840,85 384,061,25	11,519,863.85		. <b>.</b>
		SADC	Par de		1,120,213.50 1,420,213.50	783,500,00	841,412.00 818,478.00	8 8 5 8 6 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	1,533,318.00	1,898,578.00 AM 718.28	181,280,00	1,434,931,20	267.040.00; 267.040.00; 262.343.00 362,582.00 608,788.73	16,880,673,35		
			Falm		DiBelle, J&W, Rosemary DiBelle, Michael & Jane Still Run Presenties I.I.C.	Chircearelo, Matthew Prove, Gary	Heatherwood Farms III, L.L.C. W.W. Herhage Sons, Inc. Base Herma 2 in Cambi	Mechania, Samo J.	Patene, Alflo & Mary T. Urban , George and Robert	Maccherone, Santo J., Lavell, Fardella Proven	Call Dormann, John & Karen	Pleased Hornes  Boardters/Controls Madde Desides	Province exceeding, year or province or service or serv	17		
			SADC IDA		08-0101-PG 08-0101-PG 08-0118-PG	08-0100-PG 08-0111-PG	08-0120-PG 08-0104-PG	08-0126-PG 08-0076-PG	D4-0800-90	08-0104-4G 08-0104-4-G	D4-71-10-10	08-0171-PG	06-0487-PG 08-0188-PG 08-0184-PG 08-0187-PG	Totals Chased		

Schedule C

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

Shute, Mark et als 08- 0184-PG County PIG Program 40 Acres

Block 702	Lot 7	Logan Twp.	Glo	uces	ste.	r Coun	County				
SOILS:		Other	9%	*	0	=	.00				
		Prime	51%	*	.15	=	7.65				
		Statewide	40%	*	.1	=	4.00				
						SOIL	SCORE:	11.65			
TILLABLE SOII	LS:	Cropland Harvested	90 %	*	.15		13.50				
		Wetlands	10%	*	0	=	.00				
			TI	LLAB	ΙE	SOILS	SCORE:	13.50			

FARM USE:

Soybeans-Cash Grain

39 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:
    - 1st (1.5) acres for Around existing house & outbuildings Exception is severable
    - 2nd (2.5) acres for flexibility around non-ag use Exception is not to be severed from Premises around gas pumping station and 50' accessway
  - 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.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(23)

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

## GLOUCESTER COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Cohawkin Road, LLC ("Owner") East Greenwich Township, Gloucester County

N.J.A.C. 2:76-17 et seq. SADC ID# 08-0187-PG

#### August 24, 2017

- WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on March 31, 2015 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 1304, Lot 2, East Greenwich Township, Gloucester County, totaling 33.611 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the targeted Property is located in the Repaupo-Mantua Creek Project Area; and
- WHEREAS, the Property includes one (1), approximately one and one quarter (1.25) acre nonseverable exception area for one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 32.361 net acres to be preserved; and
- WHEREAS, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; and
- WHEREAS, at the time of application the Property was in vegetable 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 48.51 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b) on October 5, 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 February 25, 2016 the SADC certified a development easement value of \$18,750 per acre based on zoning and environmental regulations in place as of October 2015; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$18,750 per acre for the development easement for the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on January 12, 2016 the East Greenwich Township Committee approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 16, 2016, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$18,750 per acre; and
- WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on April 15, 2016 for \$606,768.75 (\$18,750 per acre) which was recorded on April 19, 2016 in the Gloucester County Clerk's Office in Deed Book 5456, Page 48; and
- WHEREAS, on October 20, 2016 the Gloucester CADB passed a resolution confirming final approval for the Cohawkin Road LLC farm; and
- WHEREAS, the County submitted applications in priority order to the SADC to conduct a final review of the applications for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 32.361 acres):

	$\underline{C}$	ost Share	
SADC	\$	364,061.25	(\$11,250/acre; 60%)
Gloucester County	\$	242,707.50	(\$ 7,500/acre; 40%)
<b>Total Easement Purchase</b>	\$	606,768.75	(\$18,750/acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-14(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 Gloucester County Agriculture Development Board is requesting \$364,061.25 in FY17 competitive funding (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Property, comprising approximately 32.361 acres, at a State cost share of \$11,250.00 per acre, (60% of certified easement value), for a total grant not to exceed \$364,061.25 in FY17 competitive funding 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 one and one quarter (1.25) acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of uses; and
- BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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 premises 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 of the premises as identified in Policy P-3-C; and
- BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	<b>ABSENT</b>
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

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### Wetlands



February 27, 2017

### Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Cohawkin Road, LLC
Block 1304 Lots P/O 2 (32.361 surveyed ac)
& P/O 2-EN (non-severable exception - 1.25 ac)
Gross Total = 33.611 ac
East Greenwich Twp., Gloucester County

2,000	1,000	0	2,000	4,000	6,000 Feet
44-4-			(150.7. V.	The state of the s	many C For





Seutono: NJ Familand Preservation Program Greek Aures Construction Externett Del NJOT/DGIS 2015 Digital Aerial Image

## SADC County Financial Status Schedule B

# Gloucester County

		FYTT									4,709,304,48 4,563,704,48 4,843,00,06	4,325,161,13			3,961,699.68
	lance 2.67	FY13	Parisonal Pariso			4,489,758.32	2,542,086,38 1,696,833,52 1,089,363,52	875,274,72	303.142.89 71,786,35	9					0.00
北	Fued Belance 0.00 067,628.67	Py44		2,910,553.92 2,616,803.52 1,539,603.52	1,330,755,12		†								. 000
Competitive Funds	3,000,000.80	Personalari		88,446.08 884,950.40 476.100.00	504,847.20	757,681.94	948,832.86 606,480.00	214,078,80	231,384,24					3,050,000,00	6,000,000.00
	E	No.		89,446.08 894,850,40 478,100.00	504,847.20	787,691.94	846,832.86	214,678,80	241,042,95 231,364.24 71,788.35					. `.	.,
	Maximus Flaces Year 11 Flaces Year 13 Flaces Year 17	Broumberad		89,446,06 894,950,40 476,100,00	208,748.40 \$14,747.20 401.000.00	787,691,94	919,990,90	331,089.18	231,346,10	240 804 42	195,800.00	220,840.85 364.061.25			1,038,900.12
	1,500,500.00	Balamos	3,500,000,00	2,582,582,02 2,000,000,00		1,000,000,00	20			228,724.48					0°
Grant		Expended		917,317,98 562,662,02		1,000,000,00 1,000,000,00	100							1,500,000.00	1, use, oen us
Base Grant	Floor Year 17 Floor Year 13 Floor Year 13	2		947,347.98 582,662,02		1,000,000.00									
		Encylmherted		917,317,95 362,662,02		1,000,600.00				28.72.42				. 1	1,000,000.00
	112	SADC Federal Grant											90.0	ended F709 onded F711	ended FY17
	Federal Start	Federal Great											0.00	Encumber/Expended FY09 Encumber/Expended FY11	Estamber/Expended FY17 Total
	2	Cost	9	917,317,98. 672,128.10 884,950.40 476,100.00	504,647.20 491,685.80	1,884,464.00 787,831.94 1,139,400.00	846,832,86. 606,480,00	334,059.18 334,059.18	231,354.24	771,275,52 489,420,00	165,600.00	364,061.25	18,519,903.65		
	SADC	Coat	4	1,528,083,38 4,128,213,58 1,491,514,00 733,580,00	247,914,00 841,412,00 819,476,00	1,312,619,90	1,010,000,000	1,686,530,00	161,200.00	1,434,951,20 706,400,00	267,040,00	600,788,75	12, 800, 675.35		
		Parm		Uppede, Jaw, Robertrary Different, Michael & Jana Bill Run Properties LLC Chluccarello, Matthew	Prowe, Gary Heatherwood Farres III, L.L.C. W.W. Hertage Sons, Inc.	Bezr Homes LLC (Zeck) Macoherone, Santo J./ Holtdauser, Charles 6, Bon	Patane, Affilo & Mary T. Urban, George and Robert	Maccherona, Santo J., Lawaii, Fardella Brown	Cali Dormam, John & Karen	Pleasel Homes Previtera/Cashore, Nedda Previtera	Bartholomew, Ciaire Disasto, Marco	Gottewkin Road, LLC	17 8		
		SADCIDE	- Junean	24-2010-20 24-1116-20 24-116-20 24-2116-20	00-011-00 00-010-00 00-010-00	00-0126-00 00-0126-00	06-6110-PG 06-0090-PG	04-8010-80 04-8010-80	08-0155-PG 08-0147-PG	08-0171-PG	08-0087-PG	06-0167-PG	Totals Clound Totals Ensumbered		

Schoolyle C

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

Cohawkin Rd LLC 08- 0187-PG County PIG Program 32 Acres

Block 1304	Lot 2 Eas	st Greenwich Twp.	Glouce	este	r Cour	ity	
SOILS:		Other	42% *	0	=	.00	
		Prime	16% *	.15	95.	2,40	
		Statewide	42% *	.1	=	4.20	
					SOIL	SCORE:	6.60
TILLABLE SOILS:	Cropland	Harvested	51 % *	. 15	=	7.65	
	Wetlands		2 % *	0		.00	
	Woodland	s	47% =	0	=	-00	
			TILLA	BLE	SOILS	SCORE:	7.65
HADM INCH.	Vegtable & Melone		17 acres				Smiash

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.
- Compliance with all applicable statutes, rules and policies.
- 5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st (1.25) acres for future single family residential unit. Exception is not to be severed from Premises
  - 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.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(24)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Joseph C. Shoemaker, Jr. and Betty P. Shoemaker (#2) ("Owners") Hopewell Township, Cumberland County

### N.J.A.C. 2:76-17 et seq. SADC ID#06-0171-PG

#### August 24, 2017

- 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.I.A.C. 2:76-17.7, Cumberland County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on January 28, 2015 the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 21, Lot 6, Hopewell Township, Cumberland County, totaling approximately 62 gross acres 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 three (3), exception areas:
  - •1.5 acre severable exception for and limited one (1) duplex dwelling, which may be replaced with one (1) duplex or one (1) single family residential unit;
  - 1.5 acre severable exception for and limited one (1) existing single family unit;
  - 1.5 acre severable exception for and limited to one (1) future single family residential unit; and to afford future flexibility of uses resulting in approximately 57 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, wheat, and corn production; and

- WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, the Property has a quality score of 61.89 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on April 29, 2015 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 May 28, 2015, the SADC certified a development easement value of \$5,600 per acre based on zoning and environmental regulations in place as of November 11, 2014; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.12, the Owner accepted the County's offer of \$5,600 per acre for the development easement for the Property; and
- WHEREAS, on May 25, 2017, 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.I.A.C.</u> 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 \$280 per acre to cover the local cost share; 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 \$1,620 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, 58.71 acres will be utilized to calculate the grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 58.71 acres); and

	<u>1 otal</u>	<u>Per/acre</u>
SADC	\$217,227.00	(\$3,700.00/acre)
Cumberland County	\$ 95,110.20	(\$1,620.00/acre)
Hopewell Township	\$ 16,438.80	(\$280.00/acre)
<b>Total Easement Purchase</b>	\$328,776.00	(\$5,600/acre)

- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Cumberland County Agriculture Development Board is requesting \$8,612.45 in FY13 competitive funds which will exhaust Cumberland County's remaining FY13 competitive eligibility of \$5M and the remaining grant funds of \$791,382.45 from the FY17 base grant 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 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 58.71 net easement acres, at a State cost share of \$3,700 per acre, (66.07% of certified easement value and purchase price), for a total grant \$217,227 pursuant to N.I.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, the Property includes three (3), exception areas:
  - 1.5 acre severable exception for and limited one (1) duplex dwelling, which may be replaced with one (1) duplex or one (1) single family residential unit;
  - 1.5 acre severable exception for and limited one (1) existing single family unit;
  - 1.5 acre severable exception for and limited to one (1) future single family residential
    unit; and to afford future flexibility of uses resulting in approximately 57 net acres to
    be preserved; 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, 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-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.I.S.A. 4:1C-4f.

8/24/17 Date

Susan E. Payne, Executive Director State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson YES Cecile Murphy (rep. DEP Commissioner Martin) YES Thomas Stanuikynas (rep. DCA Commissioner Richman) YES Ralph Siegel (rep. State Treasurer Scudder) ABSENT Jane Brodhecker YES Alan Danser, Vice Chairman ABSENT W. Scott Ellis ABSENT Denis C. Germano, Esq. YES Peter Johnson YES Brian Schilling (rep. Executive Dean Goodman) YES James Waltman ABSENT **Project Map** 



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Joseph and Betty Shoemaker, Jr (#2)
Block 21 Lots P/O 6 (57.2 ac)
& P/O 6-ES (severable exceptions - 1.5, 1.5 & 1.5 ac)
Gross Total = 61.7 ac
Hopswell Twp., Cumberland County

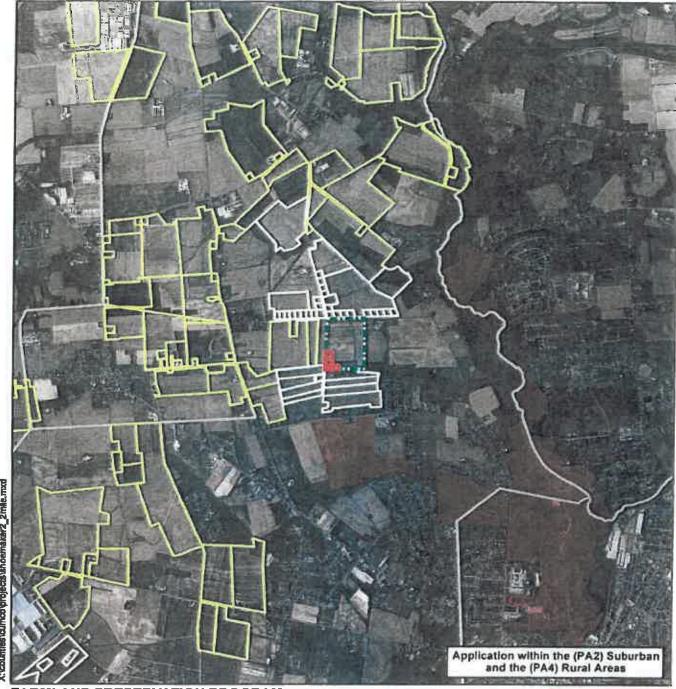
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DISCLAIMER: Any use of this product with respect to accuracy end precision shall be the sols responsibility of the user. The configuration and geo-referenced location of passel polygons in this data layer are appropriate and were developed primarily for planning purposes. The geodecic securacy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, reflect upon in matters requiring delineation and location of true ground horizontal another vertical controls as would be abbeined by an actual ground survey conducted by a licensed Professional Land Surveyor



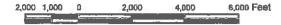
Sources: Green Acres Conservation Esservent Dels NJOIT/OGIS 2012 Digital Aerial Image

#### Preserved Farms and Active Applications Within Two Miles



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

Joseph and Betty Shoemaker, Jr (#2) Block 21 Lots P/O 6 (57.2 ac) & P/O 6-ES (severable exceptions - 1.5, 1.5 & 1.5 ac) Gross Total = 61.7 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



February 19, 2015

## SADC County Financial Status Schedule B

# Cumberland County

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

Shoemaker Farm #2 06- 0171-PG County PIG Program 57 Acres

Block 21 Lot 6 Hopewell Twp. Cumberland County

SOILS: Prime 100% \* .15 = 15.00

SOIL SCORE: 15.00

TILLABLE SOILS: Cropland Harvested 95% \* .15 = 14.25

Woodlands  $5\% * 0 \cdot = .00$ 

TILLABLE SOILS SCORE: 14.25

FARM USE: Corn-Cash Grain 13 acres
Soybeans-Cash Grain 32 acres
Wheat-Cash Grain 7 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:
    - 1st (1.5) acres for future single family residence
      Exception is severable
      Exception is to be limited to one single family residential unit.
  - 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.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(25)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of App, Bonnie L. (#1) ("Owner") Hopewell Township, Cumberland County

### N.J.A.C. 2:76-17 et seq. SADC ID# 06-0164-PG

#### August 24, 2017

- 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 FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on September 17, 2014, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm, which at the time was identified as Block 18, Lots 14.02, 14.03, 14.04, 14.05, 14.06, 14.07, and part of Lot 14, Hopewell Township, Cumberland County, totaling approximately 33 gross acres, 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 zero (0) housing opportunities, zero (0) agricultural labor units, and no exception areas or pre-existing non-agricultural uses; and
- WHEREAS, at the time of application the Property was in soybean and 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 69.86, which exceeds 43, which is 70% of the County's average quality score as determined by the SADC July 25, 2013; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on April 14, 2015 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 May 28, 2015, the SADC certified a development easement value of \$7,700 per acre based on zoning and environmental regulations in place as of June 1, 2014; and
- WHEREAS, subsequent to certifying the easement value on May 28, 2015, the County and Landowner requested to amend the application to include all of Lot 14, which increased the application to 36 gross acres and required updated appraisals; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 28, 2016 the SADC certified an amended development easement value of \$7,400 per acre based on zoning and environmental regulations in place as of the current valuation date September 1, 2015; and
- WHEREAS, the certification of easement value was and this final approval is conditioned all tax lots being consolidated into one lot prior to closing; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$7,400 per acre for the development easement for the Property; and
- WHEREAS, on May 25, 2017, 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 March 10, 2016 the Hopewell Township Committee approved the Owner's application for the sale of development easement and a commitment of funding for \$370 per acre to cover the local cost share; 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 \$2,430 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, 37.08 acres will be utilized to calculate the grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 37.08 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$170,568.00	(\$4,600/acre)
Cumberland County	\$ 90,104.40	(\$2,430/acre)
Hopewell Township	\$ 13,719.60	(\$ 370/acre)
Total Easement Purchase	\$274,392.00	(\$7,400/acre)

- WHEREAS, pursuant to N.I.A.C. 2:76-17.14, the Cumberland County Agriculture Development Board is requesting \$170,568.00 in FY17 base grant, 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 and consistent with the provisions of N.J.A.C. 2:76-6.11; and
- WHEREAS, the SADC certification of easement value and this final approval are conditioned on consolidating all tax lots in the application into one tax lot prior to closing on the easement purchase;
- 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 37.08 net easement acres, at a State cost share of \$4,600 per acre, (62.16% of certified easement value and purchase price), for a total grant not to exceed of \$170,568.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units, and no exception areas or 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-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, this final approval is conditioned all tax lots being consolidated into one lot prior to closing; 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.I.S.A. 4:1C-4f

8/24/17 Date

Susan E. Payne, Executive Director State Agriculture Development Committee

#### **VOTE WAS RECORDED AS FOLLOWS:**

Monique Purcell, Acting Chairperson YES Cecile Murphy (rep. DEP Commissioner Martin) YES Thomas Stanuikynas (rep. DCA Commissioner Richman) YES Ralph Siegel (rep. State Treasurer Scudder) ABSENT Jane Brodhecker YES Alan Danser, Vice Chairman **ABSENT** W. Scott Ellis **ABSENT** Denis C. Germano, Esq. YES Peter Johnson YES Brian Schilling (rep. Executive Dean Goodman) YES James Waltman ABSENT

Wetlands ScheduleA 18/14 N 18/14 07 18/14 06 18/14 03 18/14.04 18/14.05 18/14 02 N N N N N N Application within the (PA4) Rural Area

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

Bonnie App (#1) Block 18 Lots 14 (29.0 ac); 14.02 (1.4 ac); 14.03 (1.4 ac); 14.04 (1.4 ac); 14.05 (1.4 ac); & 14.06 (1.5 ac); 14.07 (1.6 ac) Gross Total = 37.9 ac Hopewell Twp., Cumberland County

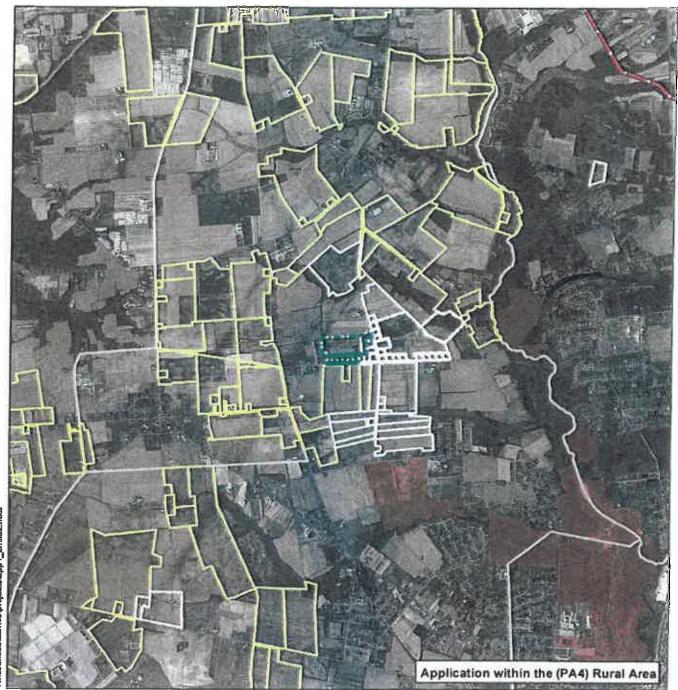


DISCLABITER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and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



Jerumry 4, 2016

## Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bonnie App (#1)
Block 18 Lots 14 (29.0 ac); 14.02 (1.4 ac); 14.03 (1.4 ac);
14.04 (1.4 ac); 14.05 (1.4 ac); & 14.06 (1.5 ac); 14.07 (1.6 ac)
Gross Total = 37.9 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: All Ferminal Preservation Program Green Agree Conservation Easement Date SLOT/OGES 20/2 Digital Agric Image

## SADC County Financial Status Schedule B

# **Cumberland County**

•							Base Grant	Grant			Com	Competitive Funds			
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06-0135-93 Pouter 06-0146-93 Soundho 2 06-0137-93 Waten #2 06-0138-93 Casper, Kethleen A. 06-0146-93 McAlleter 06-0146-93 Soundho 1	then A.	220, 986, 20 181, 186, 40 246, 786, 20 136, 886, 20 129, 546, 50 129, 546, 50	121,387,40 121,387,40 178,188,18 83,312,72 303,318,40 89,808,70						3,500,000.00	167,228.50 127,777.30 167,606.20 67,577.60 300,782.80 88,506.70		154,733.25 121,367.40 176,196.18 83,312.72 303,618.40 74,578.77	Hells 	2,554,780,44 2,433,413,04 2,287,246,88 2,183,934,14 1,880,414,74 1,785,835,97	
	24 ·	107,812.40 131,884.00 308,881.00 286,842.60 134,028.40 134,028.40	73,826.04 90,224.40 271,123.76 203,817.96 131,143.84 96,732.50 80,443.00			77,585.20	27,585.20	27,585.20	1,000,000.00	74,115.20 74,115.20 71,912.80 222,974.40 221,652.00 144,261.80 121,025.00 121,025.00	73,825.04 63,635.04 63,635.04 211,123,78 200,917.38 131,143,84 93,732.50	73,925,04 62,636,20 211,123,78 203,917,96 131,143,84 98,732,50		1,678,127.37 1,641,563.13 1,530,429.37 1,726,621.41 995,377.57 899,645.07	
06-0189-PG Caeper, Many Avm 06-0183-PG Hazaoinnick fit obe-1134-PG Watson 06-0143-PG Mason 06-0143-PG Mason 06-0143-PG Mason 06-0143-PG Rayeall Vetan M. (B-01734-PG Rayeall Rayeall Rayeall B-01734-PG Rayeall Rayeall B-01734-PG Rayeall Rayeall B-01734-PG Rayeall Rayeall B-01734-PG Rayeall	Caeper, Mary Arm Habsohmdt #1 Mateon #1 Mateon #1 Mason #	116,300,69 88,411,30 288,411,30 288,480,00 288,480,00 288,480,00 178,387,40 274,382,00 774,11,00 228,380,00 447,741,00 44	82,357,50 61,338,85 116,640,10 43,860,00 280,640,86 27,560,00 1172,560,00 146,020,00 146	1		208,614,65 170,588,00 696,408,60 124,408,68			7791,398,45 620,617.45 174,408,99	84,875.00 164,563.00 114,074.70 114,074.70 114,074.70 20,040.00 112,482.86 8,120.00 112,482.86 8,171.05 7,140.50 287,633.50 142,111.05 142,111.05 88,374.00	82,387,50 61,388,85 114,081,03 114,081,03 200,60,06 77,500,00 112,482,86	A STATE OF THE STA	×	738,444,221 738,444,24 676,598,42 39,288,18 348,238,18 141,988,31 141,988,31 141,484,48	4,975,886,86 4,904,458,45 4,616,524,89 4,745,823,74
Chesed	11	2,771,286,76	1,801,330,48	2,596,650,52 666,887,33 EroumberExpended Py08 ErroumberExpended Py13 ErroumberExpended Py13 ErroumberExpended Fy13 ErroumberExpended Fy13	pended Py08 pended Py11 pended Py13 pended Py13	1,000,000.00		1,500,000.00	3 4 1 1 8	82,181.46 613,880,43	138,288,60	3,000,000.80	,	3	4,386,149.57

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

Bonnie L. App #1 06- 0164-PG County PIG Program 38 Acres

Block	18	Lot 14	Hopewell	Twp.	Cumbe	rland	Coun	ty	
Block	18	Lot 14.02	Hopewell	Twp.	Cumbe	rland	Coun	ty	
Block	18	Lot 14.03	Hopewell	Twp.	Cumbe	rland	Coun	ty	
Block	18	Lot 14.04	Hopewell	Twp.	Cumbe	rland	Coun	ty	
Block	18	Lot 14.05	Hopewell	Twp.	Cumbe	rland	Coun	ty	
Block	18	Lot 14.06	Hopewell	Twp.	Cumbe	rland	Coun	ty	
Block	18	Lot 14.07	Hopewell	Twp.	Cumbe	rland	Coun	ty	
SOILS	:		Prime	1	* \$00	.15	=	15.00	
							SOIL	SCORE:	15.00

TILLABLE SOILS: Cropland Harvested 92 % \* .15 = 13.80

Woodlands 8 \* 0 = .00

TILLABLE SOILS SCORE: 13.80

FARM USE: Soybeans-Cash Grain 33 acres
Wheat-Cash Grain 33 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: 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.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(26)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of App, Bonnie, Et Al. (#2) ("Owners") Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0167-PG

August 24, 2017

- 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.I.A.C. 2:76-17.7, Cumberland County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on September 29, 2014 the SADC received an application for the sale of a development easement from Cumberland County for the subject farm, which at the time was identified as Block 17, Lots 7, 8, 8.01-8.13 and Block 18, Lots 14.08-14.12, and part of Lot 14, Hopewell Township, Cumberland County, totaling approximately 126 gross acres, 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) approximately 4-acre severable exception area for and limited to one (1) future single-family residential unit and to afford future flexibility of uses, resulting in approximately 122 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 and wheat production; and
- WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, Division of the Premises for Non-contiguous Parcels, and Non-agricultural Uses; and

- WHEREAS, the Property has a quality score of 69.14, which exceeds 43, which is 70% of the County's average quality score as determined by the SADC July 25, 2013; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on April 14, 2015 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 May 28, 2015, the SADC certified a development easement value of \$6,400 per acre based on zoning and environmental regulations in place as of the current valuation date June 1, 2014; and
- WHEREAS, subsequent to certifying the easement value on May 28, 2015, the County and Landowner requested to amend the application to remove Block 18, p/o Lot 14, which decreased the application to 119 acres and required updated appraisals; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 28, 2016 the SADC certified an <u>amended</u> development easement value of \$6,300 per acre based on zoning and environmental regulations in place as of the current valuation date September 1, 2015; and
- WHEREAS, the certification of easement value was and this final approval is conditioned all tax lots being consolidated into two non-contiguous lots prior to closing; 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 May 25, 2017, 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.I.A.C. 2:76-17.13, on March 10, 2016, the Hopewell Township Committee approved the Owner's application for the sale of development easement and a commitment of funding for \$315 per acre to cover the local cost share; 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 \$1,935 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, 122.57 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 122.57 acres); and

	<u>Total</u>	Per/acre
SADC	\$496,408.50	(\$4,050/acre)
Cumberland County	<b>\$237,172.95</b>	(\$1,935/acre)
Hopewell Township	\$ 38,609.55	(\$ 315/acre)
Total Easement Purchase	\$772,191.00	(\$6,300/acre)

- WHEREAS, pursuant to <u>N.J.A.C</u>. 2:76-17.14, the Cumberland County Agriculture Development Board is requesting \$496,408.50 in FY17 base grant, 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 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 122.57 net easement acres, at a State cost share of \$4,050 per acre, (64.29% of certified easement value and purchase price), for a total grant not to exceed of \$496,408.50 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 4-acre severable exception area for and limited to one (1) future single-family residential unit and to afford future flexibility of uses, resulting in approximately 119 net acres to be preserved; and
- BE IT FURTHER RESOLVED, 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
- 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-C; and

- BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.I.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, this final approval is conditioned all tax lots being consolidated into two non-contiguous lots prior to closing; 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

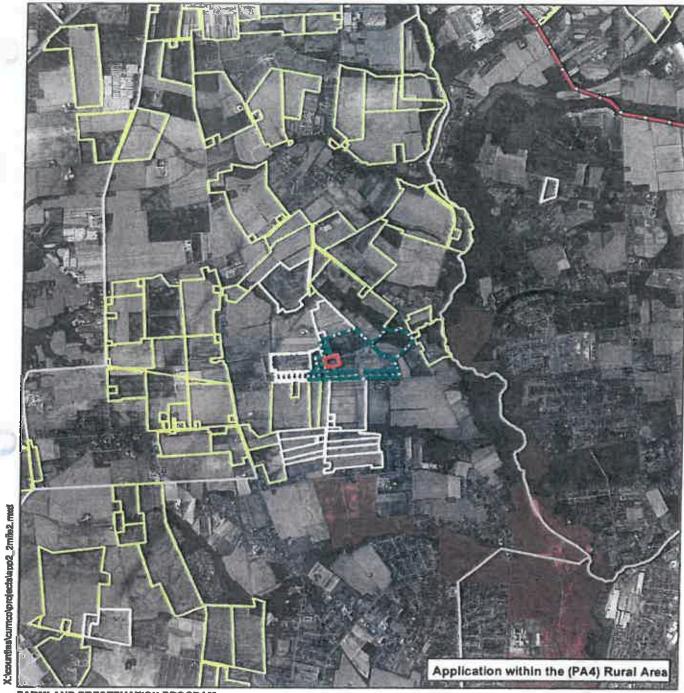
8 24 17 Date

Susan E. Payne, Executive Director State Agriculture Development Committee

#### **VOTE WAS RECORDED AS FOLLOWS:**

Monique Purcell, Acting Chairperson YES Cecile Murphy (rep. DEP Commissioner Martin) YES Thomas Stanuikynas (rep. DCA Commissioner Richman) YES Ralph Siegel (rep. State Treasurer Scudder) ABSENT Jane Brodhecker YES Alan Danser, Vice Chairman ABSENT W. Scott Ellis **ABSENT** Denis C. Germano, Esq. YES Peter Johnson YES YES Brian Schilling (rep. Executive Dean Goodman) James Waltman ABSENT

## Preserved Farms and Active Applications Within Two Miles



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

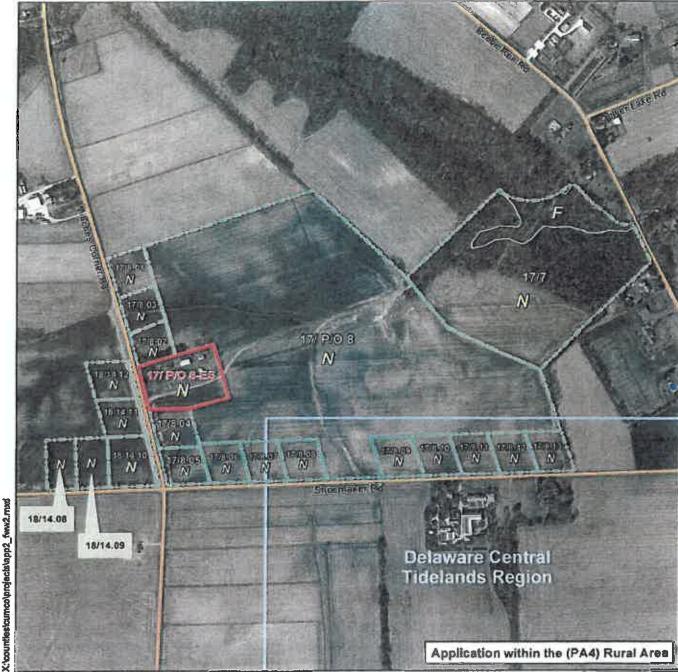
Bonnie App, et al (#2)
Block 17 Lots 7 (26.0 ac); P/O 8 (62.9 ac); P/O 8-ES (severable exception - 4.0 ac); 8.01 (1.5 ac); 8.02 (1.4 ac); 8.03 (1.3 ac); 8.04 (1.5 ac); 8.05 (1.5 ac); 8.06 (1.6 ac); 8.07 (1.5 ac); 8.08 (1.5 ac); 8.09 (1.6 ac); 8.10 (1.5 ac); 8.11 (1.5 ac); 8.12 (1.6 ac) & 8.13 (1.5 ac)
Block 18 Lots 14.08 (1.4 ac); 14.09 (1.6 ac); 14.10 (2.2 ac); 14.11 (1.5 ac) & 14.12 (1.6 ac)
Gross Total = 120.7 ac Hopewell Twp., Cumberland County



NOTE: The percel location and boundaries shown on this map are approximate and should not be construed to be 6 land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



Wetlands



FARMLAND PRESERVATION PROGRAM

NJ State Agriculture Development Committee

Bonnie App, et al (#2)
Block 17 Lots 7 (26.0 ac); P/O 8 (62.9 ac); P/O 8-ES (severable exception - 4.0 ac); 8.01 (1.5 ac); 8.02 (1.4 ac); 8.03 (1.3 ac); 8.04 (1.5 ac); 8.05 (1.5 ac); 8.06 (1.6 ac); 8.07 (1.5 ac); 8.08 (1.5 ac); 8.09 (1.6 ac); 8.10 (1.5 ac); 8.11 (1.5 ac); 8.12 (1.6 ac) & 8.13 (1.5 ac)
Block 18 Lots 14.08 (1.4 ac); 14.09 (1.6 ac); 14.10 (2.2 ac);

14.11 (1.5 ac) & 14.12 (1.6 ac) Gross Total = 120.7 ac

Hopewell Twp., Cumberland County



DISCLAMER: 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 presently for planning purposes. The geodectio sociations are precision of the GIS data contained in this file and was shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal ander vertices forefrole as would be obtained by an activity ground survey conducted by a floensed Professional Land Surveyor



- Liste ar Westands - Well ands Medited for Agric.

## SADC County Financial Status Schedule B

# **Cumberland County**

		_					0586	CARSO GRAIM			Com	Competitive Funds		-	
		SADE	ç	Fordered Green			Fiscal Year 11 Flacel Year 13		1,500,000.00	Fiscal	Maximum Grant Facul Year 11 Facul Year 13	3,000,000.02	Fund Balance . 0.00 567,828.67	elarros O SS-87	
tain: ihe	Z. P.	3	Cont	Total	SADG		Lincali Teal T		1,000,000,00	Land	Jecal Year 17	6,000,000.00	47,635,217,28 FY11	FY13	FY17
	Capter		25.500	TENERAL STRIKE TOWNS OF THE PARTY OF THE PAR	TOTAL PROPERTY	-11 C		Speriode	2 EDD AND AD	Cheumberen	A	Expended	Safamos	Balance	Bujance
_	Porter	230,995.20	154,723,20						an varon and a	157,239 50	144 754 20	164 797 95		A 864 VBO AA	
	Serentino 2	187,198,40	121,367.40							127,977,56	121,387,40	121.387.40		2.432.442.P4	
06-0137-PG V	Wintern #2	248,784.30	176,166.18							180.808.20	175.188.18	178,188,18		2 247 244 84	
DG-B138-PG C	Camper, Kathhan A.	138,565,20	83,312.72							97.973.80	83,312,72	93.312.72		2 4 KT 874 44	
B-0138-PG 6	Ойзоп	436,669.00	303,511.40							308,782,80	303.619.40	303.519.40		1 HRD 414 74	
06-6144-PG	MoAilster	128,834,60	89,906,70							83,808,70	74.578.77	74.578.77		4 785 RMS BT	
	Secartifico 1	158,385.00	107,705.60							122,570,00	107,708.80			1 678 127 17	
_	Casper #2	107,612,40	73,925.04			•				78,115.20	73,925.04	73,925,04		1.604.202.33	
_	Uhland	131,634.00	90,224,40			27,686.20	27,585.20	27,585.20	1,000,000,00	71,912.80	62,639.20	62,639.20	E)	1,541,563,13	
_	History with \$2	308,961,60	211,123.76							222,974.40	211,123.76	211,123.78		1,330,439,37	
	Garrison	296,642,60	36,716,002							211,852,00	203,917.96	203,917.95		1,126,521,41	
_ :	McCracken	189,234.40	131,143.84							144,281.80	131,143.84	131,143.84		995,377.57	
	Riley	134,025.30	95,732.50							121,025.00	95,732,50	95,732,50		899,643.07	
		121,906,30	80,443.00							80,443.00	80,443.00	80,443.00		819,202.07	
	Casper, Mary Ann	115,300,50	62,397.50							84,975.00	82,357,50	82,357.50		738,844,57	
-;	Hubschmick #1	98,411,30	61,338.55							06,011,00	61,338,55	61,338.55		875,508,02	
OF OF STATE	Manager #1	172 882 64	144 044 03							166,569,80	168,569.80	168,569.60	0	506,936.22	
	Colemn #1	64,890.00	43,569.00							45.599.00	114,041,03	114,041,03		382,898,19	
	William	284,480.80	200,640.86							200,640,85	200,640.88	200,840,86		148.885.34	
06-0178-PG	Russel, Yelsh M. (Ray, William Henry) Shoemster, Joseph C. & Botty P. 90	775 387 40	27,580.00							31,930,00	27,590.00	7		121,095.31	
	Shoemaker, Joseph C. & Betty P. #2	328,776.00	217,227.00			208,814,55			791,385,45	8.612.45	112,482.85	112,482,58		8,612,45	
	App, Borris I., Iff	274,392,00	170,588.00			170,868,00			820,817.45						
06-0173-PG	Coleman & Cheriton (Fleetwood)	229.380.00	148 520 00			124 409 95			124,408.95	20 000 000		2			
	Ale, Kenneth & Carol #1	107,635,00	71,430.50			OB OB OB OB			in no	71.430.50					4,975,888,95
-	Baitinger, Frank P., III (Beitinger #1)	447,741,00	287,833,50							287.833.50					A R 18 824 54
08-0182-PG	Baltinger, Shirley, (Baltinger #2)	211,896.75	142,101.36							142,101.38			9	:	4,474,523,57
			Andre I commo							88,374,00					4,386,149,67
Closed		2.774.286.75	10,762,105.02	2,596,550.62	688,987.39										
The state of the s		a plantal party	On town to make	CocumbantErran	remained Eutho										
				Encumber/Exper	pended Pyr1 pended Fyr13		,	1,500,800,00	1 7 1	. 52,161,48	136,298.60	3,000,000.00	,		
				Encombertions	DExpended Fy17	1,600,000.00	•	*	٠.	613,650.43					4,386,149.57

## SADC Final Review: Development Easement Purchase

Bonnie App ET Al #2 06- 0167-PG County PIG Program 113 Acres

Block 17	Lot 7	Hopewell	Twp.	Cumb	erland	County	7	
Block 17	Lot 8	Hopewell	Twp.	Cumb	erland	County	7	
Block 17	Lot 8.01-	Hopewell	Twp.	Cumb	erland	County	7	
Block 17	Lot 8.02	Hopewell	Twp.	Cumb	erland	County	7	
Block 17	Lot 8.03	Hopewell	Twp.	Cumb	erland	County	7	
Block 17	Lot 8.04	Hopewell	Twp.	Cumbe	erland	County	1	
Block 17	Lot 8.05	Hopewell	Twp.	Cumbe	erland	County	7	
Block 17	Lot 8.06	Hopewell	Twp.	Cumbe	erland	County	7	
Block 17	Lot 8.07	Hopewell	Twp.	Cumbe	erland	County	7	
Block 17	Lot 8.08	Hopewell	Twp.	Cumbe	erland	County	7	
Block 17	Lot 8.09	Hopewell	Twp.	Cumbe	erland	County	,	
Block 17	Lot 8.10	Hopewell	Twp.	Cumbe	rland	County	7	
Block 17	Lot 8.11	Hopewell	Twp.	Cumbe	erland	County	7	
Block 17	Lot 8.12	Hopewell	Twp.	Cumbe	erland	County	7	
Block 17	Lot 8.13	Hopewell	Twp.	Cumbe	erland	County	•	
Block 18	Lot 14.08	Hopewell	Twp.	Cumbe	erland	County	7	
Block 18	Lot 14.09	Hopewell	Twp.	Cumbe	erland	County		
Block 18	Lot 14.10	Hopewell	Twp.	Cumbe	rland	County	•	
Block 18	Lot 14.11	Hopewell	Twp.	Cumbe	erland	County	,	
Block 18	Lot 14.12	Hopewell	Twp.	Cumbe	rland	County	,	
SOILS:		Prime		94% *	.15	PR	14.10	
		Unique	zero	6% *	0	=	.00	
						SOIL S	CORE:	14,10
TILLABLE SOILS	•	Cropland Harvest	ed	85% *	.15	E	12.75	
	1	Wetlands		3 % *	0	44	.00	
	I	Woodlands		12% *	0	=	- 00	
				TIL	ABLE S	SOILS S	CORE:	12.75
				00				

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:

FARM USE:

a. Pre-existing Nonagricultural Use:

Soybeans-Cash Grain

Wheat-Cash Grain

b. Exceptions:

99 acres

99 acres

- c. Additional Restrictions: No Additional Restrictions
- d. Additional Conditions: No Additional Conditions

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

e. Dwelling Units on Premises:
No Structures On Premise

- (F)
- 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.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(27)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Linda Jean Coleman and JoAnn Charlton ("Owners")
Fleetwood Farm
Stow Creek Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID#06-0173-PG

#### August 24, 2017

- 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 FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on May 11, 2015, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 13, Lot 3, Stow Creek Township, Cumberland County, totaling approximately 38 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Cumberland County's Stow Creek Project Area; and
- WHEREAS, the Property includes one (1), approximately 1.5 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 36.5 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 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 64.72 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 15, 2015, it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 23, 2016, the SADC certified a development easement value of \$6,100 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 \$6,100 per acre for the development easement for the Property; and
- WHEREAS, on May 25, 2017, 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.I.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.13, on September 13, 2016, the Stow Creek Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on August 10, 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 October 25, 2016, the Board of Chosen Freeholders of the County of Cumberland 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, 37.60 acres will be utilized to calculate the grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 37.60 acres); and

	Total	Per/acre
SADC	\$148,520	(\$3,950/acre)
Cumberland County	\$ 80,840	(\$2,150/acre)
<b>Total Easement Purchase</b>	\$229,360	(\$6,100/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 Cumberland County Agriculture Development Board is requesting \$148,520 in FY17 base grant and FY17 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 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 37.60 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 not to exceed \$148,520 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 1.5 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 36.5 net acres to be preserved; 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, 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-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.I.S.A. 4:1C-4f

8/24/17 Date

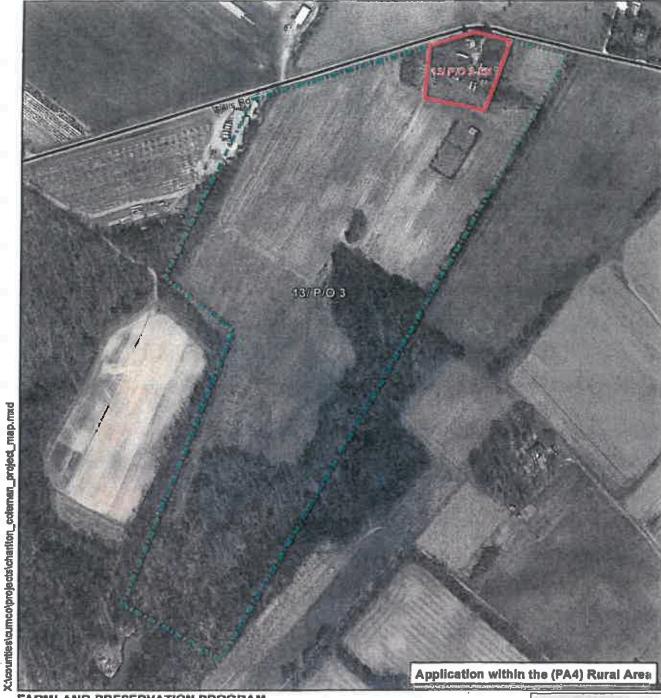
Susan E. Payne, Executive Director State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS:

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

**Project Map** 

Schedulet



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

JoAnn Charlton and Linda Coleman Block 13 Lots P/O 3 (38.4 ac) & P/O 3-EN (non-severable exception - 1.5 ac) Gross Total = 37.9 ac Stow Creek Twp., Cumberland County

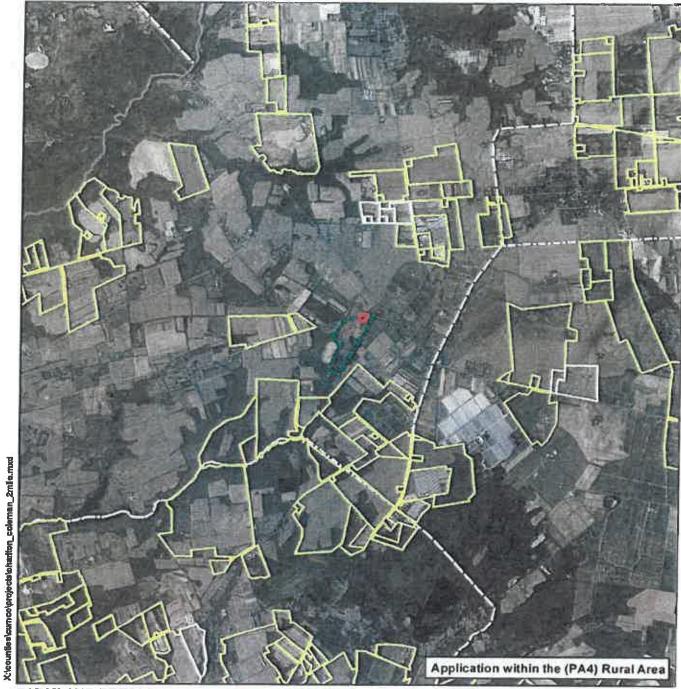
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DISCLARMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of perset polygons is this data layer are approximate and ware developed primarity for planning purposes. The geodecic coursey and precision of the GIS data contained in this tile way map shall not be, nor are intended to be, relied upon in stallars requiring definestion and location of true ground harizential another vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



Sources: Green Acres Contervation Easement Data NJOIT/OGIS 2012 Digital Aeriel Image

#### Preserved Farms and Active Applications Within Two Miles



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

JoAnn Chariton and Linda Coleman Block 13 Lots P/O 3 (36.4 ac) & P/O 3-EN (non-severable exception - 1.5 ac) Gross Total = 37.9 ac Stow Creek Twp.; Cumberland County



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



August 13,2015

## SADC County Financial Status Schedule B

# **Cumberland County**

Part		_	,				Sase	Base Grant			Соп	Competitive Funds			
Figure   Cont		₩8	ខ្ព	Federal	Grant		Fiscal Year 11 Fiscal Year 13 Decel Year 13		1,500,000.00	Flacel Ye	Maximum Grant ear 11 ear 13	3,000,400,50	Fund B. 0.0 857,422	11moe 0 9.67	
Property		Cost	Cost		S S		$\vdash$		מייים וייים וייים	L L L L L L L L L L L L L L L L L L L		6,000,000,00	17,536.	H7.28 FY13	FY17
Communication   Communicatio								of Specific of	3 KNO 000 CD	Enountbered	A	Expended	Palarios	Bahance	Balance
Separation   Sep	L 49	230,885.20	164,723,20							167,229,40	154,723.20	154,723.20		2.584.780.44	
Company   Comp	_	2-48 784 30	476 46g 4g							427,977,50	121,367.40	121,367.40		2433.413.04	
Secretary   128,540 or 17,720 or 1	Ţ	136.556.20	84.312.72							180,898.20	178,168.18	178,166,18		2,267,246,56	
Banchington   1938-540   1977-06   1977-06   1977-06   1978-240	_	438,989.00	303.519.40							97,973.80	93,312,72	93,312,72		2,163,934.14	
Securation   160,000,000   17,000,00   1		129,934,60	89,908.70							308,782,80	303,519.40	303,819.40		1,860,414.74	
Compare R2	-0.	158,385,00	107,708.60							420 570 00	74,578.77	74,578,77		1,785,835.97	
Indication   Properties   Pro	_	107,812,40	73,925,04							ממטיל ביצר	107,708.60			1,878,127.37	
Heartening #2   Stage #2   Stag	_	131,694.00	90,224.40			27.585.20		97 KRK 20	1 000 000 000	74 542 50	73,923,04	73,925.04		1,604,202.33	
Secretary   Secr		308,951.60	211,123.76						BO'000'000'1	11,912.60	62,639,20	62,639.20		1,541,563.13	
High Charles   High State   H	Gerthon	296,842,60	203,917,86							224,374,40	271,123.76	211,123,76		1,330,439.37	
Recommend   Reco	Mocneken	189,234.40	131,143,84							444 952 90	203,917,96	203,917.96	ş	-	
Column 42		134,025,60	95,732,50							144,281,00	131,143.84	131,143,84		995,377.67	
State   Stat		121,805,10	80,443,00							00,620,121	85,732,50	85,732,50		199,645.07	
Historinal #1 10 61,338.65 Historinal #1 10 61,3		115,300.50	62,357.50							04 975 06	50,443.00	80,443,00		818,202.07	
Marcon   1	am I	98,411.30	61,338.65							8K 844 00	06, 306, 50 04 750 26	06,357,50		736,844.57	
Comment of the Comm	m.c	250,115,60	168,869.75							108,569.00	168.569.80	168 669 90		678,806,02	
William   Part   Mark   Mar		64.890.00	43,590,00							114,074,70	114,041,03	114,041,03		392.88E.19	
Roberts   Value   Va	1		200,640,88							43,569,00		•		348,326,19	
Showmaker, Losey P. #2   200, 172,422.06   172,442.86   172,442.89   172,442.89   172,442.89   172,442.89   172,442.89   172,442.89   172,442.89   172,442.89   172,442.89   172,442.89   172,442.89   172,442.89   172,442.89   172,442.89   172,442.89   172,191.00   142,402.89   172,402.89	*	•	27,590.00			:				31,930,00	27 560 00	200,640,68		148,688.31	
Agr. Bernie L. #1         274,392.00         Thisse of the second of this second of t		- "	112,482,86							112482.86	112,482,86	112.482.88		14.000.31	
Agh. Benchell., et al., §2.  Agh. Benchell.,			170,588,00			208,014,55 071			791,385.48	8,612,45					
Ale Nemaria A. Januari (Autorian)   148,050	App. Bonnie L. et al. #2	772,191,00	496,409.50		•	498,408.50	÷		124.408.95						
Selection   Sele		00'098'822	74 420 50			124,408.95			(00'0)	24,111,05	-3			•	4 675 966
Part		447.741.00	287,833,50							71,430,50					4.904.458
Ale, Kerneti & Carol #2         135,680.00         68,374,00         B8,374,00         B8,374,00           50         #Weelfeldings         1,000,130,45         Encumber/Expended Pycs         Encumber/Expended Pycs         3,000,000,00           11         2,771,230,45         Encumber/Expended Pycs         1,000,000,00         3,000,000,00           Encumber/Expended Pycs         1,000,000,00         4,672,69.80         4,672,69.80		211,886 75 .	142,101,38							287.653.50					4.616.62
59 6471,205.70 1,001,30,45 ErreumberExpended Pyce 1,000,000.00 Ex.161.46 135,298.60 4,872.619.80 613,830.45		135,980.00	88,374.00							88,374,00					4,474,523
56 6471,286,76 1,001,330,48 ErcurborfExpended Pyt3 1,000,000,00 1,001,330,00 1,001,															1,500, 148
EnteumberExpended Pycs EnteumberExpended Py1		2,771,288,76	1,891,330.45	2,596,650.52	688,967.39										
1,500,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00 1,000,000.00				Ensumberfex	Demoked Pvc9				1						
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				Encumbertiza	pended Fy17	1,000,000,00	•		,	613,850.43	20.02.420.00	4.612,613,30			A 205 140

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

Fleetwood Farm 06- 0173-PG County PIG Program 36 Acres

Block 13		Lot 3	Sto	w Creek Twp.	Cur	nbe	ŗland	Coun	ty	
SOILS:				Prime	91%	*	.15	=	13.65	
				Statewide	2%	*	.1	=	.20	
				Unique zero	78	*	0	263	.00	
								SOIL	SCORE:	13.85
TILLARLE :	SOILS:		Cropland	Harvested	67 %	ŧ	.15	=	10.05	
			Wetlands		5 %	*	0	=	.00	
			Woodlands		28 %	*	0	=	.00	
					TI	LL	ABLE S	SOILS	SCORE:	10.05

FARM USE: Soybeans-Cash Grain 25 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.
- 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:
    - 1st (1.5) acres for future single family residential unit
      Exception is not to be severed from Premises
      Exception is to be limited to one future single
      family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(28)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Ale, Kenneth and Carol (#1) ("Owners") Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0176-PG

August 24, 2017

- 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.I.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 FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on August 19, 2015, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 5, Lot 2, Hopewell Township, Cumberland County, totaling approximately 19 gross acres 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 has zero (0) exceptions, 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 hay and soybean 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 64.92 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 22, 2015, 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 November 12, 2015, the SADC certified a development easement value of \$5,500 per acre based on zoning and environmental regulations in place as of the current valuation date June 1, 2015; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$5,500 per acre for the development easement for the Property; and
- WHEREAS, on May 25, 2017, 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.I.A.C. 2:76-17.14; and
- WHEREAS, pursuant to <u>N.J.A.C</u>. 2:76-17.13, on April 7, 2016, the Hopewell 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.I.A.C. 2:76-17.13 on January 13, 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 \$1,850 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, 19.57 acres will be utilized to calculate the grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 19.57 acres); and

	<u>Total</u>	Per/acre
SADC	\$71,430.50	(\$3,650/acre)
Cumberland County	\$36,204.50	(\$1,850/acre)
Total Easement Purchase	\$107,635.00	(\$5,500/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 Cumberland County Agriculture Development Board is requesting \$71,430.50 in FY17 competitive grant funding which is available at this time (Schedule B); and
- WHEREAS, pursuant to <u>N.I.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.I.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 19.57 easement acres, at a State cost share of \$3,650 per acre, (66.36% of certified easement value and purchase price), for a total grant not to exceed of \$71,430.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, the Property has zero (0) exceptions, zero (0) housing opportunities, zero (0) agricultural labor units and 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
- BEIT 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-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.I.S.A. 4:1C-4f.

8 24 17 Date Same E Ball

Susan E. Payne, Executive Director
State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS:

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

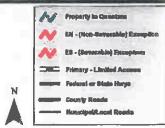


FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Kenneth and Carol Ale (#1) Block 5 Lot 2 (18.6 ac) Gross Total = 18.6 ac Hopswell Twp., Cumberland County

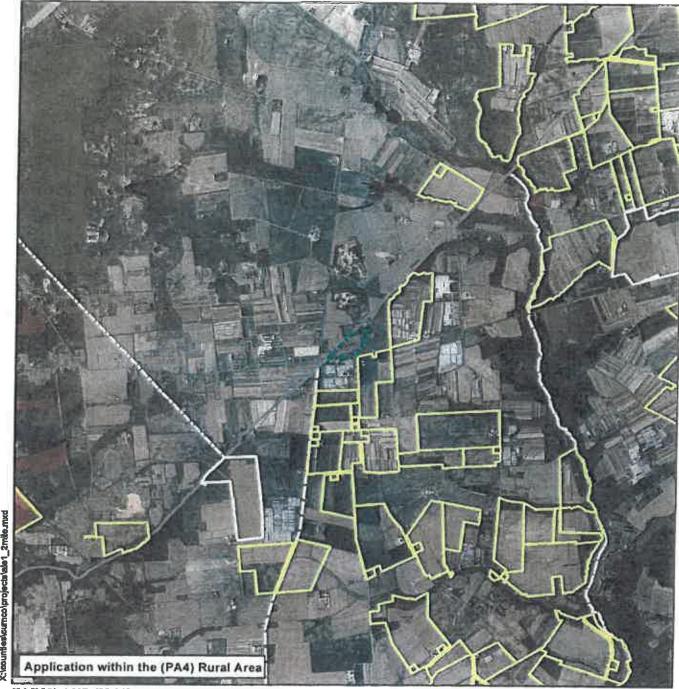
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DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sols responsibility of the user. The configuration and geo-reference location of parcel polygors in this data layer are approximate and were developed primarily for planning purposes. The peodecit occuracy and precision of the GIS data contained in this fills and map shall not be, not are intended to be, relied upon in metters requiring definesion and location of true ground horizontal endor vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



Sources: Green Acres Conservation Executerst Data NJOT/OGIS 2012 Digital Aerial Image

### Preserved Farms and Active Applications Within Two Miles



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

Kenneth and Carol Ale (#1) Block 5 Lot 2 (18.6 ac) Gross Total = 18.6 ac Hopewell Twp., Cumberland County



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



September 3, 2015

## SADC County Financial Status Schedule B

# **Cumberland County**

							Base Grant	Grant			Com	Competitive Funds			
							Fiscal Year 11		1,300,000.00	Fecul	Maximum Grant Flacel Year 11	3,000,000,00	Fundi	Fund Balance 0.00	
		SADC		Federal Grant	Grant		Piscall Year 13		1,000,000,00	Fecal	Factal Year 13 Factal Year 17	5,000,000,00 5,000,000,00	47.63E	567,829.87 17.636.217.28	
SADC IDS	Far	Coat Basis	Cost	Total Federal Grant	SADC Federal Grant	Encumbered	2	Extraordad	Belance	Encountrated	20	Personnel	Frit	FY13	FY17
			1						3.500.000.00			Publicum and		CHINITICS	DEFENSE
Dd-9210-90	_	220,988,20	184,723,20							167,228.80	164,723,20	154,723.20		2,664,780,44	
DE-8348-PG	Sortridino 2	191,198,40	121,367,40							127,877,50	121,367,40	121,367.40		2433473.04	
DG-0137-PG	Watson 42	248,784,30	178,188,18							180,806.20	176,186.18	176,168.18		2 257 248.88	
Dd-9010-90	Casper, Kathhen A.	136,656.20	93,312,72							97,973,60	90,312,72	83.312.72		2 183,934.14	
26-8136-PG	Officer	00,898,904	303,518.40							309,782,80	303,819.40	303.519.40		1.850.414.74	
08-0144-PG	McAllster	129,934,50	89,908.70							89.908.70	74.578.77	74.578.77		1.785.838.97	
06-0145-PG	Sorantino 1	158,395.00	107,708.80							122.570.00	107.708.60			1 678 127 37	
06-6147-PG	Caspor #2	107,612.40	73,925,04							78.115.20	73.925.04	73.925.04		1.804.202.33	
D6-0160-PG	UMand	131,694.00	90,224.40			27,585.20	27,585,20	27,585.20	1,000,000.00	71,912.80	62,639,20	62.639.20		1 541 563 13	
D6-0157-PG	Harbschmidt #2	308,961.60	211,123.76							222,874.40	211,123.76	211,123.78		1.330.439.37	
D6-0153-PG	Garrison	236,842,80	203,917.96							211,852.00	203,917,86	203,917,96		1,126,521.41	
36-0156-PG	MeCracken	189,234.40	131,143.84							144,281.80	131,143,84	131,143,84		996.377.57	
D8-0458-PG	Ruley	134,025.50	95,732.50							121,025,00	95,732,50	95,732,50		898.646.07	
D6-0154-PG	Coleman #2	121,905.30	80,443.00							50,443,00	80,443,00	80,443,00		619.202.07	
06-0159-PG	Casper, Mary Ann	115,300.50	62,357.50							84,975,00	82,357,50	82,357.50		738.844.57	
06-0161-PG	Hubsahmidt #1	96,411.30	61,338.56							05,811.00	61,338.55	61,338.55		675.5DE.02	
04-0134-PG	Whitson #1	250,115,60	168,569.75						•	148,569,80	168,569.80	,		506,936,22	
		172,502.54 64 690 00	114,041.03							114,674,70	114,041,03	_		382,895,19	
D4-9129-80	Willia	284,490,80	200,640,88							ALCOCALO PART RES DE	200 BAD BB	200 840 00		349,326,19	
08-0174-PG	Russell, Velan M, (Ray, Willem Herry)	40,050,00	27.590.00							31,930,00	27,590,00			121 085 34	
06-0172-PG	Shoemakar, Joseph C. & Batty P. #1	176,367.40	112,482.86			-				112,482,88	112,482.86	112,482,88		8,612.45	
DE-OTHER PC	Ann Bonda L. #1	274 382 00	170.598.00			470 fate: 00			781,385.45	8,612.45					
DE-0167-PG	App, Bonnie L. et al. #2	772,191 00	486,408.50						124 408 95						
08-0173-PG	Coleman & Charlton (Fleetwood)	229,380,00	148,520.00			124,408.95			(0.00)	24,111.05				4	4 975 889 98
06-0176-PG	Ale, Kenneth & Carol #1	107,635,00	71,430.50							71,430.50					4 904 45P 45
08-0181-PG	Baitinger, Frank P., III (Baitinger #1)	447,741.00	267,833.50							287,833,50					4.616.624.95
08-012-16	Ballinger, Styrley (Bellinger #2)	211,886.75	142,101.38							142,101.38		:			4,474,523,57
2	rei reginess & Caro az	DO SERVICE	00,474,00							26,374,00					4,388,148.57
Change	. 98		10 752.105.07	2 598 K50 K2	ABS 547.30				١						
Encumbered	. x	2,771,296.76	1,801,330.46												
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				Encuratement	Entereprise Part Part Part Part Part Part Part Part			1,500,000.00	•	. 100 100	4 444	3,000,000.80			
				Focambards	Enchanter Franchist 5417	4 mm and ma		Typontinon the		A+2 BED 42	135,288.60	4,612,549,95		•	
				Total				1	- C	Distance of		•			4,305,148.57

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

Ale, Kenneth and Carol (Ale Farm #1)

06- 0176-PG

County PIG Program

19 Acres

Block 5		Lot 2	Норе	ewell	Twp.	Cun	nbe:	rland	Coun	ty	
SOILS:				Other		3%	*	٥	=	.00	
				Prime		97%	*	.15	=	14.55	
									SOIL	SCORE:	14.55
TILLAB	LE SOILS:		Cropland	Harves	ted	93 %	*	.15	=	13.95	
			Other			2 %	Wr.	0	=	-00	
			Woodlands			5 %	*	0	160	.00	
						TI	T.T.A	BLE	SOILS	SCORE:	13.95
FARM U	E:	Hay				3 a	cre	S			

8 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:

Soybeans-Cash Grain

- b. Exceptions: No Exceptions Requested
- 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.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(29)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Baitinger, Frank P., III (Baitinger #1) ("Owner") Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0181-PG

#### August 24, 2017

- 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 FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on October 2, 2015 the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 21, Lots 12.11, 12.12, and 12.13 and Block 22, Lots 4.03, 4.04, Hopewell Township, Cumberland County, totaling approximately 69 gross acres 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) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application the Property was in barley, wheat, and soybean production; and
- WHEREAS, the Owner has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, Division of the Premises for Non-contiguous Parcels, and Non-agricultural uses; and
- WHEREAS, the Property has a quality score of 68.53 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC July 23, 2015; and

- WHEREAS, pursuant to N.I.A.C. 2:76-17.9(b) on March 15, 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.I.A.C. 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 22, 2016 the SADC certified a development easement value of and \$6,300 per acre based on zoning and environmental regulations in place as of the current valuation date September 1, 2015; 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 May 25, 2017, 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 November 17, 2016, the Hopewell Township Committee approved the Owner's application for the sale of development easement and a commitment of funding for \$315 per acre to cover the local cost share; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 14, 2016, the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.13 on October 25, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$2,250 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, 71.07 acres will be utilized to calculate the grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 71.07 acres); and

	<u>Total</u>	Per/acre
SADC	\$287,833.50	(\$4,050/acre)
Cumberland County	\$137,520.45	(\$1,935/acre)
Hopewell Township	\$ 22,387.05	(\$315/acre)
Total Easement Purchase	\$447,741.00	(\$6,300/acre)

- WHEREAS, pursuant to N.I.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 <u>N.J.A.C.</u> 2:76-17.14, the Cumberland County Agriculture Development Board is requesting \$287,833.50 in FY17 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 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 71.07 easement acres, at a State cost share of \$4,050 per acre, (64.29% of certified easement value and purchase price), for a total grant not to exceed of \$287,833.50 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) single family residential unit, zero (0) agricultural labor units and 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
- BEIT 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-C; and
- BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.I.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:

YES
YES
YES
ABSENT
YES
ABSENT
ABSENT
YES
YES
YES
ABSENT

S John A Delaware Central Tidelands Region Delaware Central Tidelands Region SAMPAGA N SAMPA SE STATE AS lands 5 SZZZOB W 2224.04 N Application within both the (PA2) Suburban and the (PA4) Rural Areas

Application within both the (PA2) Suburban and the (PA4) Rural Areas
FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

DXM,WWI\_FI\_16gribigd/etoelongloomus/a

Frank Baitinger (#1)
Block 21 Lots 12.11 (25.3 ac); 12.12 (14.1 ac); & 12.13 (11.5 ac);
Block 22 Lots 4.03 (7.4 ac); & 4.04 (11.9 ac)
Gross Total = 70.2 ac
Hopswell Twp., Cumberland County

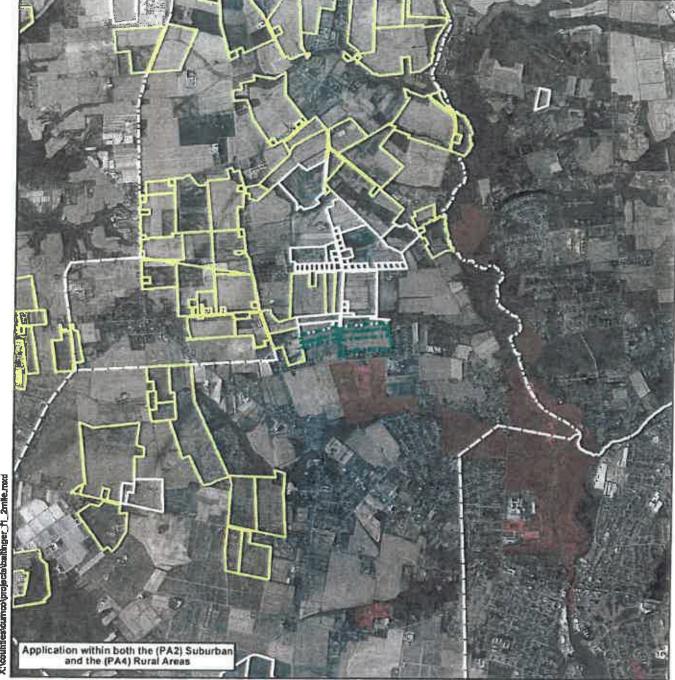
250 0 500 1,000 Feet

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44

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### Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Frank Baitinger (#1)
Block 21 Lots 12.11 (25.3 ac); 12.12 (14.1 ac); & 12.13 (11.5 ac);
Block 22 Lots 4.03 (7.4 ac); & 4.04 (11.9 ac)
Gross Total = 70.2 ac
Hopewell Twp., Cumberland County



NOTE:

The percel 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



Bourges; NJ Familand Preservation Program Green Acres Conservation Emerment Date NJDIT/OGIS 2012 Digital Acres Image

October 19, 2015

## SADC County Financial Status Schedule B

# **Cumberland County**

	8	FY13 FY17			2 433 413 04	2 247, 244 mg	2.363.934.14	1,880,414,74	1,785,835.97	1,678,127.37	1,604,202.30	1,841,563.13	יירי ייני ייני ייניי	٠.	199.645.07	619.202.07	736.844.57	675,600.02	506,838,22	392,895.18	48,688.31		8,512.45		on cod and y	4,870,888.95 4 9PA 458 45		4 474 523.57	1000°C		2
	Fund Balance 0.85 667,828.67	FYT1		•	4.14		2.3	1,6	1,1	1,6	B		d.d.	. •	• 90			•	***************************************		, -										
Competitive Funds	3,000,000.00	Stanning Common	Expended	484 793 90	121,367,40	178.168.18	93,312.72	303,519.40	74,578.77	:	73,925,04	92,638,20 211 122 78	203 047 06	131,143,84	95,732.50	80,443.00	82,357.50	61,338.85	168,599.80	114,041,03	200,640.88		112,482,48								3,008,000,00
Comp	Maximum Grant tear 11 ear 13		ЬΛ	154.723.30	121,387,40	178,188,18	93,312.72	303,510,40	74,576,77	107.708.60	73,925,04	244.423.ZD	203 917 96 ·	131,143,84	95,732.50	80,443.00	82,357,60	61,338,55	168,569.80	114,041,46	200,640.58	27.590.00	14,462,60		-						136,290.60
	Maxim Fiscal Year 11 Fiscal Year 13	- Chrysol	Enormpered	187.220.50	127,877.50	180,806,20	97,973,80	308,782.80	69,90B.70	122,570,00	78,115.20	227.574.4D	211.852.00	144,281,80	127,025.00	80,443.00	<b>84</b> ,975.00	65,611.00	164,589.00	43,509,00	220,840,88	31,930,00	8,612.45		24.111.05	71,430.50	287,833.50	142,101,38			62,161,45
	1,500,000.00	200000000000000000000000000000000000000	Balance	2,300,000,00							4 000 000 00							,					791,385.45	520,817.45	(0.00)						. , .
Grannt			Expended								. 12																				1,500,000.00
Bese Grant	Fiscal Year 11 Fiscal Year 13 Fiscal Year 17		¥								27 KRK 20																				
			* Track or party								27.585.20												208,814.65	170,000,000 400,400 En	124,408,95						
	Grant	SADG	Pederal Grant Pederal Grant																											68,987.39	pended Py09 pended Py11 pended Py13
	Federal Grant	Total	Percent Grant																											2,598,650.52	Encumber/Expend Encumber/Expend Brotumber/Expend
	2	Coef	STACTO.	154,723,20	121,367.40	178,166,18	83,312.72	303,619.40	88,908.70	107,708,60	90,224,40	211,123.76	203,917,96	131,143,84	95,732.50	80,443,00	82,357.50	440 500 71	114.041.03	43,569,00	200,640.88	112,482,86	217,227.00	495.408.50	146,520.00	71,430.50	442 414 26	88,374.00		1,801,330.48	
	SADC	të S		230,895,20	181,192.40	248,784.30	136,553.20	438,589,00	22,014,50	156,350,00	131.694.00	308,961.60	298,842.60	188,234.40	134,025.50	121,905.30	115,300.50	200,417,300 200,442,000	172.602.114	64,890.00	284.480.80 40.000.00	176,317.40	328,778.00	772 191 00	229,380.00	107,635,00	244 806 75	135,860.00		2,771,288.75	
			Fern	Porter	Sorantino 2	Whiteon #2	Casper, Kathleen A.	GRon		Comments 1	Uhland	Hubschmidt #2	Garrison	McCracken	Wiley	Coleman #2	Casper, Mary Ann	Manager 194	Meson	Coleman #*	Principal Value of Control of Control	Shoemakar, Jaseph C. & Betty P. #1	Shoemakor, Joseph C. & Bally P. #2	Ann Bormis I. et al. #2	Coleman & Charlton (Reshvood)	Ale, Kenneth & Carol #1	Parlinger, Shirton (Rationer #2)	Ale, Kenneth & Carol #2		- 1- - 1-	
		200	2000	08-0138-PG	08-0146-PG	Dd-2510-9D	06-0136-PG	06-0138-PG	00-01-00-00	DE DIEDECTO	06-0150-PG	08-0157-PG	06-0153-PG	DG-D4166-PG	06-0158-PG	06-0154-PG	06-0169-PG	THE PARTY BY	06-0143-PG	06-0152-PG	00-0100-00	06-0172-PG	06-0171-PG	06-0167-70	DB-0173-PG	00-04-0-0	08-0460-05	08-0177-PG		Closed	

### State Agriculture Development Committee Scheduc C

#### Baitinger, Frank (Baitinger 1) 06- 0181-PG County PIG Program 70 Acres

		, 0 110-00				
Block 21	Lot 12.11	Hopewell Twp.	Cumberlan	d Coun	ty	
Block 21	Lot 12.12	Hopewell Twp.	Cumberlan	d Coun	ty	
Block 21	Lot 12.13	Hopewell Twp.	Cumberlan	d Coun	ty	
Block 22	Lot 4.03	Hopewell Twp.	Cumberlan	d Coun	ty	
Block 22	Lot 4.04	Hopewell Twp.	Cumberlan	d Coun	ty	
SOILS:		Prime	86% * .15	×	12.90	
		Statewide	14% * .1	=	1.40	
				SOIL	SCORE:	14.30
TILLABLE S	OILS:	Cropland Harvested	98% * .15	=	14.70	
		Other	2 % * 0	=	.00	

TILLABLE SOILS SCORE: 14.70

barley/wheat

FARM USE: Soybeans-Çash Grain 68 acres
Hay 1 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
  - E. 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.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(30)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Shirley Baitinger (Baitinger #2) ("Owner") Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0182-PG

#### August 24, 2017

- 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 FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on October 10, 2015, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 21, Lot 12 and Block 22, Lot 4 and 4.05, Hopewell Township, Cumberland County, totaling approximately 40.5 gross acres hereinafter referred to as "the Property" (Schedule A); and
- WHEREAS, the targeted Property is located in Cumberland County's Shiloh-Hopewell North Stow Creek Project Area; and
- WHEREAS, the Property includes one (1), approximately 1.5 acre severable exception area for and limited to one (1) existing single family residential unit and to afford future flexibility of uses resulting in approximately 39 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 and barley production; and
- WHEREAS, the Owner(s) has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, Division of the Premises for Non-contiguous Parcels, and Non-agricultural uses; and

- WHEREAS, the Property has a quality score of 63.82 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC July 23, 2015; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.9(b) on April 27, 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.I.A.C. 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 23, 2016 the SADC certified a development easement value of and \$5,275 per acre based on zoning and environmental regulations in place as of November 1, 2014; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$5,275 per acre for the development easement for the Property; and
- WHEREAS, on May 25, 2017, 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.I.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 17, 2016, the Hopewell Township Committee approved the Owner's application for the sale of development easement and a commitment of funding for \$263.75 per acre to cover the local cost share; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13 on September 14, 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 October 25, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$1,473.75 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, 40.17 acres will be utilized to calculate the grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 40.17 acres); and

	<u>Total</u>	Per/acre
SADC	\$142,101.38	(\$3,537.50/acre)
Cumberland County	\$ 59,200.54	(\$1,473.75/acre)
Hopewell Township	\$ 10,594.83	(\$ 263.75/acre)
<b>Total Easement Purchase</b>	\$211,896.75	(\$5,275.00/acre)

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

- Development Board is requesting \$142,101.38 in FY17 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;
- WHEREAS, we understand that Shirley Baitinger owns Block 22, Lots 4.05 and Block 21, Lot 12 and is the contract purchaser of Block 22, Lot 4 and we understand that the purchase of Block 22, Lot 4 from Frank Baitinger is contingent upon the sale of the development rights on this farm in order to utilize the proceeds from the easement purchase and that the purchase of Lot 4 will occur simultaneously with the closing on the farmland preservation easement; and
- 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 40.17 net easement acres, at a State cost share of \$3,537.50 per acre, (67.06% of certified easement value and purchase price), for a total grant not to exceed \$142,101.38 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 1.5 acre severable exception area for and limited to one (1) existing single family residential unit and to afford 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, 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

- 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, we understand that Shirley Baitinger owns Block 22, Lots 4.05 and Block 21, Lot 12 and is the contract purchaser of Block 22, Lot 4 and we understand that the purchase of Block 22, Lot 4 from Frank Baitinger is contingent upon the sale of the development rights on this farm in order to utilize the proceeds from the easement purchase and that the purchase of Lot 4 will occur simultaneously with the closing on the farmland preservation easement; and
- BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

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

8|24|17 Date

Susan E. Payne, Executive Director State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	<b>ABSENT</b>
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Delaware Central **Tidelands Region** ands 3 22/4 20 1 PIO 4.05

Melands Region Delaware Central

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Application within the (PA4) Rural Area and the (PA2) Suburban Area

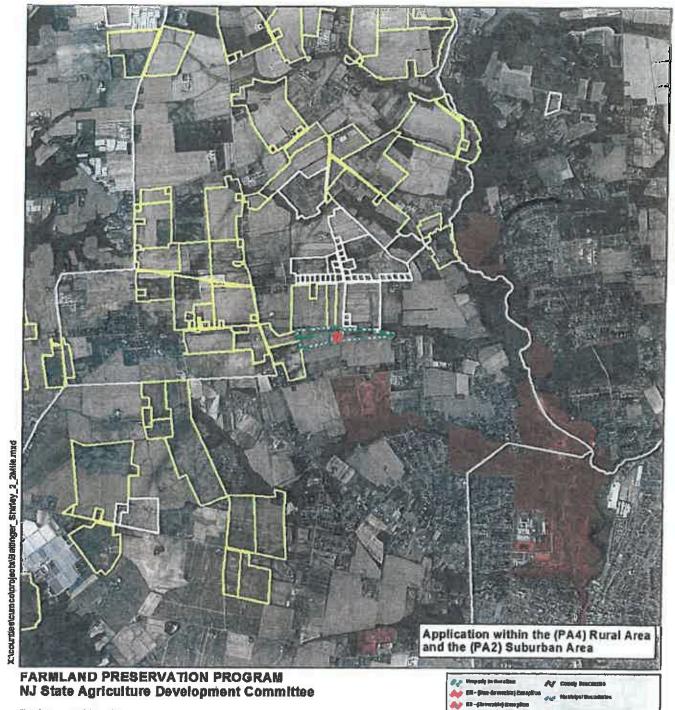
Dam, WW. L. L. Vertist B. Leading Control Common Strategies (1974)

Baringer, Shirley #2 Block 21 Lot 12 (13.09 ac) Block 21 Lot 4 (12.35 ac), Pro Lot 4.05 (11.59 ac) & Pro Lot 4.05-ES (severable exception – 1.5 ac) Gross Total – 38.52 ac Hopewell Twp. Cumberland County

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#### Preserved Farms and Active Applications Within Two Miles



Baitinger, Shirley #2
Block 21 Lot 12 (13.09 ac)
Block 22 Lot 4 (12.35 ac), P/O Lot 4.05 (11.58 ac)
& P/O Lot 4.05-ES (severable exception - 1.5 ac)
Gross Total - 38.52 ac Hopewall 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

Outo 7/17/20 15

## SADC County Financial Status Schedule B

# **Cumberland County**

							Best Grant	Srant			Com	Competitive Funds			
-			5				Flacel Year 11 Flacel Year 13		1,500,000.00	Fiscal Year 11 Fiscal Year 13	Maximum Grant ear 11 ear 13	3,000,000.00	Fund Balance 0.00 557,829,67	bance 0.67	
_		- 1	. [	TODAY BY CHANG	Grant		Hocal Year 17		1,000,000,00	Fiscal Year 17	lar 17	6,000,000.00	17,535,217.28	17.28	
SADC IDS	Parm	The Cast	Share	Federal Grant Federal Grant	SADG Federal Grant	Enoumbered	Z	Expended	Balance	Enplainbergd	ě	Expended	FY14 Bulance	FY13 Balanda	FY17 Rahmes
ľ									3,500,000.00						
		230,089,20	154,723,20							157,229,50	154,723,20	154,723.20		2,654,780.44	
177 ;		181,186.4D	141,367,40							127,977.80	121,367.40	121,367.40		2,433,413,04	
	Fotbon #2	248,754,30	178,188.18							180,806.20	176,166,18	176,186,18		2,257,246.86	
_	Casper, Kathleen A.	138,585,26	93,312,72							17,973.60	93,312,72	93,312,72		2,163,934.14	
9	Dri C	456,549,00	302,518,40							309,782,80	303,519.40	303,819,40		1.860,414.74	
06-0144-PG MoAI	MAKIster	129,834,60	89,908.70							89.906.70	74.578.77	74.578.77		4 785 RVR 07	
06-0145-PG Sora	Serantino 1	156,385.00	107,708.60							122,570,00	107 708 RD -			4 R76 137 27	
06-0147-PG Casp	Sasper #2	107,612.40	73,925.04							78.115.20	73.978.04	73 975 04		4 End 303 34	
06-0160-PG Unland	pur	131,894.00	90,224.40			27,585.20	27,585,20	27,586.20	1.000,000,00	71.912.60	82.839.20	62 839 20	i	1 KA1 KB3 43	
08-0157-PG Hubs	hubschmidt #2	308,961.60	271,123.76							222 974 4D	211.123.76	244 423 7B		4 120 A20 24	
06-0163-PG Garri	Gardson	296,842.90	203,917.96							211.652.00	203 917.96	203 947 BK		1 426 524 41	
08-0156-PG IIICC	leCracken	189,234.40	131,143.84							144.261.80	131,143,84	131,143,84		908 377 F.	
06-0158-PG Ritery		134,025.50	95,732.50							121,025.00	95,732,50	95.732.50		899.845.07	
08-0154-PG Cole	Coleman #2	121,906,30	80,443.00							80,443.00	80,443.00	80.443.00		819.202.07	
06-0159-PG Casp	Casper, Mary Ann	115,300.50	62,357,50							84,975,00	82,357.50	82,357,50		738.844.57	
Ξ.	subschaldt #1	98,411,30	61,338.55							65,611,00	61,338,55	61,338,55		675,508,02	
	Matson #1	260,115,80	168,589.75							166,569.80	168,589,80	168,569.80		508,936.22	
08-0143-PG Mason	Mason (1)	172,502.84	114,041.03							114,074,70	114,041.03	114,041,03		392,895.19	
		784 ABO BO	200,000,000							43,569,00	-			348,326,19	
	Russell, Valan M. (Ray, William Hanry)	40,050,00	27, 500,00							81 530 00	27 890 00	200,840.85		148,886,31	
-,	Shoamaker, Joseph C. & Betty P. #5	176,367.40	112,482.86							112.482.86	112.482.85	112,482.88		8.842.48	
	Bhoemeiter, Joseph C. & Betty P. #2	328,778.00	217,227.00			208,814,55			791,385.45	8,612.46					
28 C T T T T T T T T T T T T T T T T T T	App, Bonnia L. #1	274 282 00	170,588.90			170,888,00			820,817.46		٠	::	,		
	Coleman & Charles (Bhatwood)	229 NG DO	148 820 00			124 40H BE			24,408.80	De ded Oc	×				
	Na, Kenneth & Carol #1	107,635,00	71,430,50			Out Out It was			(0.00)	71 420 50					4,975,868.95
06-0181-PG Balti	Geitinger, Frank P., 48 (Sattinger #1)	447,741.00	287,833.50							267,833,50					4, WUA, 456, 45
	Bailinger, Shirley (Beilinger 82)	211,896.75	142,101.38							142,101,38	.*	:		•	4,010,024,35
08-0177-PG Ale,	Ale, Kenneth & Carol #2	135,960.00	88,374.00							8B,374,00					4,386,149,57
Gosed Encumbered	8 T	2,771,288,75	1,801,330.48	2,596,650.52	886,967,39										
				Encumberit	Encumber/Expended Py09	1									
				Encumberille	Encumber/Expended Py11	•	٠	1,500,000.00	1	1		3,000,000.00	•		
					cheman Pyls	of the back ton	•	1,000,000.00	1	62,161.45	136,298,60	4,812,519.95			
					The second secon	T-MUNICIPAL TO THE PARTY OF THE				613,450,43		•			4,388,149.67

#### 

#### Baitinger, Shirley (Baitinger 2) 06- 0175-PG County PIG Program 39 Acres

Block 21	Lot 12	Hopewell Twp.	Cumberland	County	
Block 22	Lot 4	Hopewell Twp.	Cumberland	County	
Block 22	Lot 4.05	Hopewell Twp.	Cumberland	County	
SOILS:		Prime	85% * .15	= 12.75	
		Statewide	15% .1	= . 1.50	
				SOIL SCORE:	14.25
TILLABLE SOILS:	Cr	opland Harvested	65% * .15	= 9.75	
	Pe	rmanent Pasture	28 % * .02	= .56	

TILLABLE SOILS SCORE: 10.31

78 \*

0

.00

FARM USE: Wheat-Cash Grain 11 acres
Soybeans-Cash Grain 15 acres

Woodlands

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

- 1. Available funding.
- 2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st (1.5) acres for Existing residence
      Exception is severable
      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 Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2018R8(31)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Ale, Kenneth and Carol (#2) ("Owners") Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0177-PG

#### August 24, 2017

- 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 FY2018 PIG Plan application annual update on May 25, 2017; and
- WHEREAS, on August 20, 2015, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 10, Lot 7.02, Hopewell Township, Cumberland County, totaling approximately 22 gross acres 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 has zero (0) exceptions, 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 nursery tree and shrub 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 70.77 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on January 25, 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 January 28, 2016, the SADC certified a development easement value of \$6,000 per acre based on zoning and environmental regulations in place as of June 1, 2015; and
- WHEREAS, pursuant to N.I.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,000 per acre for the development easement for the Property; and
- WHEREAS, on May 25, 2017, 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 April 7, 2016, the Hopewell 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.I.A.C. 2:76-17.13 on April 13, 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 August 23, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$2,100 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, 22.66 acres will be utilized to calculate the grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 22.66 acres); and

	<u>Total</u>	Per/acre
SADC	\$ 88,374.00	(\$3,900/acre)
Cumberland County	\$ 47,586.00	(\$2,100/acre)
Total Easement Purchase	\$135,960.00	(\$6,000/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 Cumberland County Agriculture Development Board is requesting \$88,374.00 in FY17 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 22.66 easement acres, at a State cost share of \$3,900 per acre, (65% of certified easement value and purchase price), for a total grant not to exceed of \$88,374.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, the Property has zero (0) exceptions, zero (0) housing opportunities, zero (0) agricultural labor units and 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-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-

Date Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

#### VOTE WAS RECORDED AS FOLLOWS:

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

**Project Map** 

Schedul A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Kenneth and Carol Ale (#2)
Block 10 Lot 7.02 (21.6 ac)
Gross Total = 21.6 ac
Hopewell Twp., Cumberland County

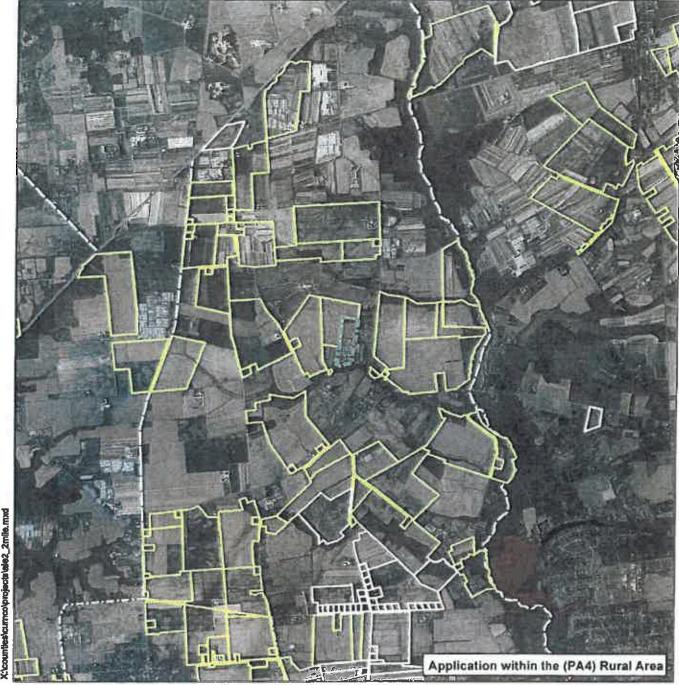
260 125 0 250 500 Feet

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



Sources; Green Acres Conservation Essement Date NJOIT/OGIS 2012 Digital Aerial Image

### Preserved Farms and Active Applications Within Two Miles



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

Kenneth and Carol Ale (#2) Block 10 Lot 7.02 (21.6 ac) Gross Total = 21.6 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

Sentember 8, 2015

## SADC County Financial Status Schedule B

# **Cumberland County**

Companies   Comp								Base Gran	Grant			CO	Competitive Funds			
Particle   Cook   Coo						,		Flacal Year 11		1,500,000.00	Fiscal	Maximum Grant Year 11	3,000,000.00	Fund 6	Salamoe BD	
Part   Color   Color					Federa	Grant		Flocal Year 17		1,000,000,000,0	Fiscal	Year 13 Year 17	5,000,000.00	17,535	29.67 247.14	
Professor   1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	SADC 10s	Farm	Cont.		Federal Grant	SADC Federal Grant	Encumbered	¥	Expended	Bafance	Sneumbered		Proended	FYtt	FY13	Fry P
Separation   Sep	П	Parter	250 886 20	684 728 50						3,300,000,00						Designation of the last of the
Chapter   Campair   Camp		Sommittee 2	181,198.40	121,387.40							127.977.50	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	134,723,20		2,554,780,44	
Chapter   Chap		Withson #2	248,784,30	175,185.18							180.808.20	178,186.18	478 48R 48		2 267 248 86	
Compared    -CH38-PG	Casper, Kathleen A.	138,555.20	94,312,72							97.373.80	13.312.72	23.312.72		0 161 834 44		
Machine   12,200 to 0   10,700 to 0   10,7		Ginea	438,588.00	303,519,40							308,782.80	300.819.40	303 619 40		4 900 444 74	
Secretary   185,350   197,7080	_	McAllister	129,834.50	89,906.70							BB:908.70	74.578.77	74 578 77		1,000,414,74 4 766 836 94	
Campair #2   110   121		Scrandino 1	158,395.00	167,708.60							122 570 00	307 708 Pm			1,000,000,01	
Manual	_	Casper #2	107,512.40	73,926,04							78.118.20	73 925 04	71 628 04		1,070, 127.37 4 and 200.22	
Particular   State	_	Ulifand	131,684.00	90,224.40			27,886.20		27,585.20		71,91Z.BD	62.639.20			1,504,202,33	
Second   Communication   Com	_	Hubschmidt #2	308,961.69	211,123.76							222,974,40	211.123.76	211,123.78		4 27/ A78 T	
Experiment   18th 22th   15th 12th   18th 22th   15th 12th   18th 22th   15th 12th   15t	ī	Garnison	295,842,60	203,917.96							211,652,00	203,817,86	203.917.96		4 4 28, K24 44	
Table   Tabl	0158-PG		189,234.40	131,143,84							144.261.80	131,943.84	131.143.84		00K 277 ET	
Column   C	_		134,025.50	95,732.50							121.025.00	95.732.80	95 730 50		806 a46 07	
Hardware	Coleman #2	121,905.30	80,443.00							80,443.00	80.443.00	80.443.00		10 500 0FB.		
Hubberhind  #   Biskel   Bis	_	Casper, Mary Am	116,300.60	62,357.50							84,975.00	82,357,50	82 357 50		738 BAR ST	
High control   172,612	_	Hubschmidt #1	98,411.30	61,338,55							85,611.00	61,338,55			575 SOR 07	
Colonian #1		Watson #1.	250,115.60	168,589.75							168,569,80	T68,669.80			606,936.22	
William Hamps   286,490.00   280,940.89   280,940.89   280,940.89   280,940.89   280,940.89   280,940.89   280,940.89   280,940.89   281,220.00   27,290.00   27		Colemn #1	64.080.00	43.589.00							114,074,70	114,041,03			342,846.19	
Streen-lar   Paris		, Aunie	284,490.80	200,840.88							700.640.RE	200 640 AL			349,326,19	
112,442.38		Rissell, Velan M. (Ray, William Herry)	40,050,00	27,580.00							31,930,00	27.580.00	٠.		124 588.31	
Try   Section   Try   Try	Shoemaker, Joseph C. & Betty P. 67 Shoemaker, Joseph C. & Betty D 42	76,167,46	112,482,88			200 000				112,482,86	112,482,86			0,612.48		
Agg. Bonnie L. et al. at 2         772/191.00         486/108.50         486/108.50         124.408.85         24.11.05           Cobanna & Charles (Pastwood)         127.83.00         148.250.00         148.250.00         148.250.00         127.430.50         127.430.50         127.430.50         127.430.50         127.430.50         127.430.50         127.430.50         127.430.50         127.430.50         147.430.50 <td></td> <td>App. Bonnie L. #1</td> <td>274,392,00</td> <td>170,568,00</td> <td></td> <td></td> <td>170 ESS OD</td> <td></td> <td></td> <td>/87,385.45</td> <td>8,612,45</td> <td></td> <td></td> <td></td> <td></td> <td></td>		App. Bonnie L. #1	274,392,00	170,568,00			170 ESS OD			/87,385.45	8,612,45					
12.25.200.00   148,250.00   148,250.00   128,400.05   128,500.00   128,400.05   17,400.50   17,400.5	-:	App. Bonnie L. et et. #2	772,191.00	496,408.50			408,408.50			124,408.95						
Painty   Hamilton		Comments & Charles (Figurescool) After Kenneth & Carol #1	107,635,00	71 430 50			124,406,85			(0.00)						4,975,888,95
Seitroger, Shirtiey (Eachtriger #2)   211,836,75   155,800.00   88,374,00   142,101,30   142,1	١,	Baltinger, Frank P., III (Saltinger #1)	447,741.00	287.833.50							787 000 CO					4,904,458,45
AB. Natural Sc. Land at 2         135,890.00         88,374,00         88,374,00           59         ### Months of Table 180.00 at 2         2,771,288.76         1,001,330.46         Encumber/Expended Py1         1,500,000.00         2,771,288.76         3,000,000.00           11         2,771,288.76         1,001,330.46         1,000,000.00         1,000,000.00         2,700,000.00           2,771,288.76         1,001,330.46         1,000,000.00         1,000,000.00         2,700,000.00           2,771,288.76         1,000,300.00         1,000,000.00         2,700,000.00         2,700,000.00	. 1	Baltinger, Shirtey (Baltinger #2)	211,898,75	142,101.38							142,101,36					4,616,624.95
50 ####################################		Age, Kernern & Carol #2	135,880.00	88,374,00							88,374,00		5			
11   2,771,238-76 1,001,330.48   Entumber/Expended Pyde   1,000,000.00   Ex.167-45   Ex.167-45	1	1		;												
1,000,000±00	cumbered	28 T	2,771,298.76	1,801,330.48	2,596,630.52	686,967.39										
1,000,0008.80 128,789.48 128,298.40 4,612,619.68 1.000,0008.80 4,612,619.68					Encumberies	spended Py08		, 			,	4			-	
Nded Py17 1,000,009.00					Encumberies	thended Pyt3			1,000,000.60		62,167.45	135,298,80		•		
					Breimberf	spended Py17	1,000,000.00	•	•	,	613,850.43	•				A. 388 149 47

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

#### Ale, Kenneth and Carol (Ale Farm #2) 06- 0177-PG County PIG Program 22 Acres

Block 10 Lot 7.02 Hopewell Twp. Cumberland County

SOILS: Prime 100% 15 = 15.00

SQIL SCORE: 15.00

TILLABLE SOILS: Cropland Harvested 90% \* .15 = 13.50

Other 10% \* 0 = .00

TILLABLE SOILS SCORE: 13.50

FARM USE:

Ornament Nursery Products

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: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.