

STATE AGRICULTURE DEVELOPMENT COMMITTEE

Department of Agriculture

Market and Warren Streets, 1st Floor Auditorium

Trenton, NJ 08625

REGULAR MEETING

May 24, 2018

Chairman Fisher called the meeting to order at 9:14 a.m. The flag salute was conducted.

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

Chairman Douglas Fisher

Scott Ellis

Pete Johnson

Ralph Siegel (rep. Treasurer Elizabeth Maher Muoio)

Cecile Murphy (rep. acting NJDEP Commissioner Catherine R. McCabe)

Jane Brodhecker

Brian Schilling (rep. Executive Dean Goodman)

Thomas Stanuikynas (rep. DCA Commissioner/Lt. Governor Sheila Y. Oliver)

(left at 12:13 p.m. during Closed Session)

James Waltman

Alan Danser

Members Absent

Denis Germano, Esq.

Susan E. Payne, Executive Director

Jason Stypinski, Esq., Deputy Attorney General

Others present as recorded on the attendance sheet: Dan Pace and Emily Blackman, Mercer County Agriculture Development Board (CADB); Brian Wilson and Mary Gottel, Burlington CADB; Melanie Mason, Hunterdon CADB; Harriet Honigfeld, Monmouth CADB; Katherine Coyle, Morris CADB; and W. Randall Bush, Esq., Morris County counsel.

Minutes

A. SADC Regular Meeting of April 27, 2018 (Open and Closed Sessions)

It was moved by Mr. Siegel and seconded by Mr. Schilling to approve the Open and Closed Session minutes of the SADC regular meeting of April 27, 2018.

Discussion: Ms. Payne noted that on the first page of the Open Session minutes, it should state that Mr. Everett read the Open Public Meetings Act notice, not her.

The motion was approved. Ms. Murphy and Mr. Waltman abstained.

Report of the Chairman

Chairman Fisher stated that the N.J. Department of Agriculture has launched a new Jersey Fresh website, which was a major overhaul from the prior version. The website will allow farmers to post details about their farms, including where a farm is located, what produce they have, and if they participate in the Jersey Fresh program. The website features all sectors, including wineries and agritourism.

Chairman Fisher noted that due to all the rain, many farming sectors have suffered, particularly nursery and landscape. The landscape centers are ready with product available, but people have not been visiting because of the weather. He will be visiting a farm later in the day to promote that it's time to plant. The Department will be making a number of visits to farms this season and he invited any interested SADC members to attend with him as it helps in the decision-making process.

Report of the Executive Director

Ms. Payne stated that the New Jersey State website featured photos of the recent tulip festival at the Casey Jansen farm in Upper Freehold Township. The festival was such a

huge success that she expects it will be held again next year, and she encouraged everyone to visit because it is a spectacular sight.

Ms. Payne noted that the rural microenterprise rules that the SADC approved for adoption will be effective on publication in the New Jersey Register on June 4. Staff has been updating the application form to reflect the new rules and developing guidance documents that will be distributed to partners to explain the new rules and procedures.

Ms. Payne stated that the bill to extend the winery pilot program by two years has been passed by the Legislature and is awaiting the governor's signature. The bill requires the SADC to provide to the Legislature within 30 days an interim report on the pilot program. Ms. Payne noted that all Committee members were given a draft copy of the report and should review it prior to the discussion at next month's meeting.

Mr. Johnson asked if there are changes in the winery law with the two-year extension. Ms. Payne stated that the only changes are with respect to reporting. In addition to the SADC reporting requirements, the bill requires the CADBs to prepare annual reports to the Legislature. It also states that the SADC cannot take any action to regulate wineries affected by this law during the extension.

Ms. Payne stated that Dan Pace, administrator of the Mercer County Agriculture Development Board, is retiring at the end of May after 17 years of service to Mercer County. Ms. Payne congratulated him on his service to Mercer County and to the Farmland Preservation Program. Mr. Pace commended the Committee and staff for all their hard work in preserving agriculture. He stated that he has managed Mercer County's Farmland Preservation Program for 17 years and enjoyed the work. He also noted that Max Spann would be auctioning four preserved farms for the County later in the day and invited anyone interested to attend.

Ms. Payne noted that Mary Gottel was present. Ms. Gottel has been with Burlington County for at least 18 years and is retiring in a few days. She has been keeping minutes of the CADB meetings for many years and asked Brian Wilson what an SADC meeting is like, so she is here today to see. Secretary Fisher congratulated both Mr. Pace and Ms. Gottel on their retirements and thanked them for their service.

Communications

Ms. Payne stated that the Committee members received an American Farmland Trust press release about its new study, "Farms Under Threat: The State of America's Farmland." She encouraged everyone to review the report, which can be accessed through

a link provided in the press release. The American Farmland Trust (AFT) is the one national nonprofit agency exclusively focused on the retention of farmland, so staff is looking forward to reviewing that report and seeing how it might be helpful to the agency. There are also articles on solar development in neighboring states regarding the tension between solar energy development and farmland retention. More conversation is likely on this in New Jersey in light of a bill signed yesterday to dramatically increase New Jersey's goals for renewable energy by 2050.

Public Comment

There was no public comment.

New Business

A. Resolution for Certification

1. Agricultural Development Area Map Amendment
 - a. Hunterdon County

Mr. Bruder stated that the SADC is being asked to certify Hunterdon County's recent amendment to its Agriculture Development Area (ADA) map, which is the most comprehensive amendment that the County has done since 1998. This was a good effort spearheaded by CADB staff, and the CADB itself has played a very active role in the review of the ADA. Mr. Bruder showed the Committee a map of Hunterdon County and the proposed Agriculture Development Area. He stated that the staff recommendation is to certify the ADA amendment. He noted that this is an update of the ADA map, but not the ADA criteria. Ms. Payne stated that the net impact was removal of about 7,800 acres from the ADA and the addition of about 11,000 acres, so there is more land in the ADA now than previously.

It was moved by Mr. Danser and seconded by Mr. Ellis to approve Resolution FY2018R5(1) to certify the amendment to the Hunterdon CADB's Agricultural Development Area map, as presented and discussed. The motion was unanimously approved.

B. Resolutions of Approval: FY2019 Planning Incentive Grant (PIG) Program

1. Final Approval – Annual County PIG Program Plans Update
2. Final Approval – Annual Municipal PIG Program Plans Update

Megan Stanley referred the Committee to two resolutions for final approval for the FY2019 County and Municipal PIG applications. Typically 18 counties participate in the County PIG Program, however, only 16 counties applied this year. Ocean County and Passaic counties chose not to apply this year mostly due to lack of applications and a backlog of funding in their accounts. For municipalities, typically 47 participate. Three chose not to apply this year – Greenwich in Warren County, and Bernards and Branchburg townships in Somerset County. Altogether under the PIG programs, a total of approximately 276,285 acres of farmland are targeted for preservation.

Ms. Stanley reviewed highlights of certain PIG applications and stated that staff recommendation is to approve the County and Municipal applications for the FY2019 funding round.

It was moved by Mr. Schilling and seconded by Mr. Siegel to approve Resolution FY2018R5(2) granting approval to the FY2019 County PIG applications, as presented and discussed, subject to any conditions of said resolution. The motion was approved. Ms. Brodhecker, Mr. Danser, Mr. Ellis and Mr. Johnson – who serve on the Sussex, Middlesex, Mercer and Burlington CADBs, respectively – recused from the discussion and vote.

It was moved by Mr. Stanuikynas and seconded by Mr. Schilling to approve Resolution FY2018R5(3) granting approval to the FY2019 Municipal PIG applications, as presented and discussed, subject to any conditions of said resolution. The motion was unanimously approved.

C. Resolution of Final Approval: County Planning Incentive Grant (PIG) Program

Cindy Roberts referred the Committee to one request for final approval under the County PIG Program. Ms. Roberts reviewed the specifics of the application with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Danser and seconded by Mr. Siegel to approve Resolution FY2018R5(4) granting final approval to the following application under the County Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolution:

1. Holly Acres, LLC, SADC ID #08-0168-PG (Resolution FY2018R5(4))
Block 45, Lot 22, Elk Township, Gloucester County, 26.929 Net Surveyed 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. A copy of Resolution FY2018R5(4) is attached to and is a part of these minutes.

D. Resolution of Final Approval: Municipal Planning Incentive Grant (PIG) Program

Heidi Winzinger referred the Committee to one request for final approval under the Municipal PIG Program. Ms. Winzinger reviewed the specifics of the application with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Danser and seconded by Mr. Waltman to approve Resolution FY2018R5(5) granting final approval to the following application under the Municipal Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolution:

1. William and Susan Goeckler, SADC ID #10-0405-PG (Resolution FY2018R5(5))
Block 30, Lot 6, Kingwood Township, Hunterdon County, 47.1 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 Jersey. A copy of Resolution FY2018R5(5) is attached to and is a part of these minutes.

E. Resolution of Final Approval: Direct Easement Purchase Program

Ms. Winzinger referred the Committee to two requests for final approval under the Direct Easement Purchase Program. Ms. Winzinger reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant final approval. Mr. Danser noted that on Page 2 of the resolution for the David and Helen Danberry farm, the fourth "Whereas" should read "Be It Further Resolved."

It was moved by Mr. Siegel and seconded by Mr. Danser to approve Resolution FY2018R5(6) and Resolution FY2018R5(7), as amended, granting final approval to the following applications under the Direct Easement Purchase Program, as presented and discussed, subject to any conditions of said resolutions:

1. Thomas and Heidi McKee, SADC ID #10-0246-DE (Resolution FY2018R5(6))
Block 36, Lot 39, and Block 35, Lot 66, Lebanon Township, Hunterdon County,
64.8 Net Easement Acres
2. David and Helen Danberry, SADC ID #10-0249-DE (Resolution FY2018R5(7))

Block 32, Lot 16.01, West Amwell Township, Hunterdon County, 135.6 Net Easement 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. Copies of Resolutions FY2018R5(6) and FY2018R5(7) are attached to and are a part of these minutes.

F. Nonprofit Easement Purchase

Amy Mandelbaum referred the Committee to one request for final approval under the Nonprofit Easement Purchase Program. Ms. Mandelbaum stated that this is an amended preliminary approval to recognize changes in the application, including a reduction in application acreage due to removal of certain parcels and the addition of a .25-acre nonseverable exception area restricted to a heliport. She reviewed the specifics of the application with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Siegel and seconded by Ms. Brodhecker to approve Resolution FY2018R5(8) granting amended preliminary approval to the following application under the Nonprofit Easement Purchase Program, as presented and discussed, subject to any conditions of said resolution:

1. Jones-Chubb (Lamington Conservancy), SADC ID #18-0006-NP (Resolution FY2018R5(8))
Block 37, Lot 4, Bedminster Township, Somerset County, 51.3 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 Jersey. A copy of Resolution FY2018R5(8) is attached to and is a part of these minutes.

2. FY2019 Nonprofit Funding Round

Cindy Roberts stated that four nonprofit organizations submitted six applications totaling approximately 185 acres in five counties under the FY2019 Nonprofit funding round. She reviewed specifics of the applications and stated that staff recommendation is to grant preliminary approval to the six applications.

It was moved by Mr. Siegel and seconded by Mr. Danser to approve Resolution FY2018R5(9) granting preliminary approval to the six applications under the FY2019

Nonprofit funding round, along with grant amounts identified in Schedule A, as presented and discussed, subject to any conditions of said resolution.

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. A copy of Resolution FY2018R5(9) is attached to and is a part of these minutes.

G. Easement Enrollment

Alison Reynolds, Esq., stated that this agenda item is a proposed application for enrollment in the Agriculture Retention and Development Act (ARDA) Program for the Crater Farm in Washington Township, Morris County. Staff is not seeking any final action from the Committee today, but would like to give the Committee a preliminary look at what is proposed before proceeding further with this application.

Morris County is requesting that the Crater Farm (Block 60, Lot 15) be enrolled in the Farmland Preservation Program. It was preserved independently by the County in 2007 and the County never sought a cost-share grant from the SADC, so that parcel is not currently under the ARDA program. Block 60, Lot 15.02 is adjacent and is enrolled in the ARDA program. It was preserved by Morris County with a cost-share grant from the SADC in 2007.

Currently, John Crater owns Lot 15, and his LLC, of which he is the managing member, owns Lot 15.02. The boundary line is in the middle of the field. Mr. Crater wants to add a piece of Lot 15.02 to Lot 15 so that the boundary line would be in alignment with the natural conditions on the property. He cannot simply make a lot line adjustment since Lot 15.02 has already been preserved. He would need to seek a division of premises approval from the SADC in order to take that piece off. Under the SADC's agricultural viability test for reviewing a division of the premises, the piece would need to be added to Lot 15 and Lot 15 would need to be enrolled in the ARDA program in order for this to be one parcel over which the SADC has oversight.

The SADC's regulations at N.J.A.C. 2:76-6.19 sets forth an enrollment process that the SADC has never done before. There is no cost-share sought on this, so basically it would be a donation into the program. The deed of easement preserving Lot 15 is unique in that it has an attached addendum that sets forth a number of conservation restrictions. There are various conservation areas where the property is subject to a number of restrictions beyond the typical Farmland Preservation Program restrictions, including a prohibition on construction of any improvements, the use of pesticides, herbicides and fungicides, the keeping of livestock and the removal of wood or timber. Before moving forward with this application, staff wants to get a sense from the Committee as to whether it is comfortable enrolling a farm in the Farmland Preservation Program that has these conservation restrictions.

Mr. Schilling asked who has an easement over those areas. Ms. Reynolds stated that it is Morris County. He asked if they would be willing to vacate those conditions. Ms. Reynolds stated that they are perpetual restrictions. Mr. Waltman asked what was under the proposed boundary line. Ms. Reynolds stated that it is a hedgerow. Ms. Payne asked Ms. Reynolds to discuss the ranking of Lot 15 if it came in to the SADC today as an application. Ms. Reynolds stated that outside of the conservation and exception areas, the parcel is about 25 acres, which does meet minimum eligibility criteria for Morris County. Ms. Payne stated that from that perspective, she thought the Committee would be within its rights to accept that property into the program if it deemed that appropriate. One concern staff had with the conservation area is that it is not surveyed, it is just referenced, so one of staff's recommendations should the Committee decide to proceed is that this area needs to be surveyed, so that if this farm comes into the Farmland Preservation Program it is clear where the conservation areas are. Chairman Fisher asked who does the survey. Ms. Payne replied that it would be the landowner. Ms. Reynolds stated that the landowner is willing to pay for the survey.

Chairman Fisher stated that from the Committee's perspective, this would clean up the property lines, it would be a donation – more land would be enrolled in the Farmland Preservation Program at no cost – and it would clarify where the conservation areas are. He noted the SADC had never done this before and asked if it opens up another door for a lot of other transactions across the state. Ms. Reynolds stated that it potentially could as other previously independently enrolled farms may have an interest in enrolling in the State program so they could qualify for stewardship funding, such as deer fencing.

Mr. Danser stated that the only issue for him is the prohibition on pesticides, which limits the ability of land to be available for a variety of agricultural uses. Mr. Schilling noted the prohibition on livestock also. Katherine Coyle, director of the Morris County CADB, stated that the property is in equine production and has been for some time. Ms. Reynolds noted that there also is a 5 percent impervious coverage limit on that property, which would include agricultural structures constructed within the residential exception area.

Mr. Johnson asked how the division of premises application will go forward if the Committee is comfortable with this. Ms. Reynolds stated that after the conservation areas are surveyed and staff knows where exactly they are located, the landowner would apply for the division of premises simultaneously with the enrollment application for that lot itself. The division would be conditioned on the enrollment of Lot 15 in the ARDA program. Ms. Payne stated that if the Committee is comfortable with receiving this in the program, staff will come back to the Committee later with a recommendation to approve the subdivision. Mr. Schilling asked about the nature of the waterway in the buffered areas – whether there are legal restrictions on what kind of agriculture can take place, e.g., whether it is a C-1 stream. Ms. Coyle stated that the CADB's understanding is that the buffer that goes into field is the result of a C-1 stream. The CADB, however, has not had it surveyed. Mr. Schilling stated that it would make him a little

more comfortable with the farming restrictions because the SADC would be complying with federal/State law. Chairman Fisher stated that the consensus of the Committee is for staff to proceed with the request.

H. Policy P54 Ancillary Cost Reimbursement (Municipal PIG and Nonprofit Programs)

Ms. Winzinger stated that Policy P54 for ancillary cost reimbursement was developed to ensure the SADC receives all ancillary cost submissions from nonprofit and municipal partners in a timely fashion so that ideally reimbursements can be paid out at time of closing. If cost reimbursement requests are submitted to the SADC long after closing it becomes a problem for the SADC fiscal office. In the event the municipality or nonprofit fails to submit the necessary documentation for reimbursement of ancillary costs to the SADC within the 120-day period following the date of closing, a cost share grant will not be authorized.

It was moved by Mr. Siegel and seconded by Mr. Danser to approve Policy P54, Payment of Cost Share Grants for Eligible Expenses Associated with Municipal and Nonprofit Preservation Applications, as presented and discussed. The motion was unanimously approved.

I. Approval of Soil and Water Conservation Project Cost-Sharing

Dave Clapp referred the Committee to two applications for cost-share grants under the Soil and Water Conservation Program. He reviewed the specifics of the applications with the Committee. The request for the Patterson farm is for a 1,044 linear foot center pivot irrigation system and the request for the Hemlinger farm is for improvements to existing undersized waste storage facilities to protect water quality.

It was moved by Mr. Ellis and seconded by Mr. Siegel to approve Resolution FY2018R5(10) to grant approval for a Soil and Water Conservation Cost Share Grant for the following applicant, as presented and discussed, subject to any conditions of said resolution:

1. Donald Patterson, SADC ID #12-0005-EP
Block 23, Lot 11, Cranbury Township, Middlesex County, 184.683 acres

The motion was approved. Mr. Schilling and Mr. Danser recused from the discussion and vote. This approval is considered a final agency decision appealable to the Appellate

Division of the Superior Court of New Jersey. A copy of Resolution FY2018R5(10) is attached to and is a part of these minutes.

It was moved by Mr. Siegel and seconded by Ms. Brodhecker to approve Resolution FY2018R5(11) for a Soil and Water Conservation Cost Share Grant for the following applicant, as presented and discussed, subject to any conditions of said resolution:

2. Christopher Hemlinger, SADC ID #13-0125-EP
Block 50, Lot 4.03, Upper Freehold Township, Monmouth County, 19.08 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. A copy of Resolution FY2018R5(11) is attached to and is a part of these minutes.

Mr. Clapp provided the Committee with an update on the status of the Soil and Water Conservation Cost-Share Grant Program since its most recent rollout. Prior to the approval of both applications today, the Committee approved seven applications for a total of approximately \$135,000. The SADC has received at least 77 applications for \$2.6 million in requests should those applications use their total eligibility. Neither of the applications discussed today used their total eligibility. The \$2.6 million shows the interest in the program and the funds that potentially would be needed to implement practices on all these farms. Just this week the SADC received three payment requests for previously approved applications, so the program is moving forward and people are getting money and projects on the ground. As a reminder, the SADC has entered into an agreement with the Natural Resources Conservation Service to reimburse them for the direct technical services to implement this program. Staff is tracking the hours and resources that go into that so in the future staff will be able to let the Committee know what it is paying for the technical side to make sure that is an effective way to move forward.

J. Stewardship

1. Review of Activities

- a. Picozzi Farm, SADC ID #14-0131-EP
Block 8, Lots 2, 2.01, and 2.02, Harding Township, Morris County,
16.04 acres

Charles Roohr stated that the Picozzi Farm was enrolled in the State's Farmland Preservation program in 2009 through the County Easement Purchase Program. The prior owners, the McShanes, sold the easement directly to Harding Township in 2005 and at the same time sold the 16-acre lot (10 acres preserved with a 6-acre exception area) to Mr. Picozzi. In 2009, the Township assigned its easement to Morris County, which is when the farm was enrolled into the State Farmland Preservation Program. At the time of purchase, there were no improvements on the property. It was and still is being used as a hay farm. In October 2015, Mr. Picozzi applied for a permit to construct a barn for agricultural purposes. Mr. Roohr stated that the barn was designed as a completely steel structure, 55 x 110 feet. The Township approved it up to a height of 35 feet; Mr. Picozzi has stated it was built to a height of under 25 feet. Letters to the CADB and Township state that the barn is for agricultural purposes. Mr. Picozzi states that he harvests between 385 and 485 bales of hale from the property annually. Last year his Farmland Assessment supplemental form stated that he earned just under \$1,800 from his hay crop.

Mr. Roohr stated that in Spring 2016, Mr. Picozzi submitted additional permit requests to the Township to insulate the barn and to install a reinforced concrete floor with a hydronic heating and cooling system built into the floor. The barn was under construction and up by the Spring 2016. In Fall 2016, Mr. Picozzi had federal conservation staff out to do a review of his property and allegedly asked them if they would like to see his new barn, that it is his new hockey rink. Federal staff asked the SADC if a hockey rink is permitted on a preserved farm. SADC staff forwarded that information to the Morris CADB. In Fall 2016 at the time the comment was made, there were three commercial chillers that had been delivered and were set outside the barn, the concrete floor was in and there were plexiglass-topped hockey boards arranged on the inside in an oval formation. In October, Harding Township revoked the permits for the barn, pointing to the owner's written and verbal confirmation that the barn was intended for agricultural purposes. If the barn is not being used for agricultural purposes then it violates the height limit for structures in the town. The Township also indicated that a hockey rink is not a permitted use in that zone. In November, the CADB sent Mr. Picozzi a letter requesting an explanation of the barn. He responded that there was no violation and that his plan for the barn was to keep his hay in it. He stated that there was no hockey rink in the building and that the second-hand hockey rink boards he used in that configuration were to protect the walls, and the chillers outside the barn were part of barn's heating and cooling system.

Mr. Roohr stated that at its December 2016 meeting, the Morris CADB found Mr. Picozzi in violation of the Deed of Easement and sent him notice of that. Later that month, Mr. Picozzi advised CADB staff that he had removed all the hockey-related items. In January, the CADB inspected the farm and determined that all the items had been removed. The

Township then re-engaged with him in terms of the remaining permits he needed for the barn and issued a certificate of occupancy. In December 2017, the Township Committee notified the CADB that hockey was occurring in the barn. Ms. Murphy asked whether there is any agricultural purpose for a chiller related to hay storage. Mr. Roohr replied none that he was aware of. Mr. Roohr stated that on December 21, 2017, CADB staff reinspected the barn and found it was again set up with the plexiglass boards. Netting had been installed above certain sections of the plexiglass. There was an ice floor at that point covered in a layer of artificial turf. There was also a "batting cage"/puck shooting cage with an artificial ice floor. The framework was up and there was the exoskeleton for what appeared to be a hockey treadmill, and hockey banners and décor on the walls. The next day, the CADB notified Mr. Picozzi again that he was in violation of the Deed of Easement and gave him 30 days to resolve it. Thirty days later Mr. Picozzi responded that he disagreed with the CADB's determination.

Chairman Fisher asked what specifically the CADB informed Mr. Picozzi that he could not do. Mr. Roohr stated that the CADB found violations of Deed of Easement Paragraphs 1 (prohibition on nonagricultural development); 2 (the premises shall be retained for agricultural use and production); 9 (recreational activities are permitted but only if they do not interfere with the use of the property for agricultural activities and utilize the property in its existing condition) and 14 (new structures are permitted for agricultural purposes). Katherine Coyle, director of the Morris CADB, stated that the CADB asked Mr. Picozzi to remove all hockey-related items from the barn, including the ice and plexiglass. They did not ask him to remove the chillers. While the Board felt that type of cooling system is not needed for hay storage, they also felt they did not have the authority to tell the landowner how much money he should spend for a cooling system. Mr. Picozzi had presented proposals for different agricultural uses, anything from hydroponics to apples and an apple orchard, so he had informed the CADB that he had all kinds of plans for the property and the structure itself.

Mr. Roohr showed the Committee photos of the outside of the barn, including the chillers, and the interior of the barn, including the "batting cage" and what appears to be a hockey player treadmill under construction, and a roll-on artificial turf floor with ice underneath. Mr. Roohr stated that staff is asking the Committee today whether it agrees or disagrees with the CADB's findings that this is a violation of those paragraphs of the Deed of Easement. If the Committee concurs, SADC staff will come back next month with a resolution that lays that out. If the Committee has questions, Randy Bush, the first assistant Morris County counsel, and Ms. Coyle are here to answer questions. Mr. Picozzi was invited and recommended to attend, but he is not here.

Ms. Payne asked if Mr. Picozzi ever explained why he did not use the six-acre exception area to build the hockey rink. Mr. Bush stated that Mr. Picozzi has explained his situation in a number of letters and emails, but that subject never came up. Ms. Payne stated that the CADB has directed Mr. Picozzi to get rid of everything hockey-related, including the ice. The CADB is basically telling him that he needs to take this back down to a blank barn and then the only thing he can do in it is agricultural purposes. Ms. Payne stated that if the barn is not used for agricultural purposes, then the construction of the barn itself becomes a violation. She asked if there was anything else that Mr. Bush wanted to share with the Committee. Mr. Bush stated that he believes the CADB's resolution laid out the CADB's efforts and their diligence with respect to this matter. He stated that it is unfortunate because the problem recurs and the second reoccurrence was more flagrant than the first. There is a clear approach being taken by the farmer that is contrary to State law, the Administrative Code and the SADC and CADB's policies, and the CADB addressed that clearly to him in writing.

Mr. Waltman commended the CADB and stated that it appears the Board has been very thorough and extremely patient with the landowner. He does not see any option on this other than to concur with the CADB's findings. Mr. Siegel asked if the CADB knew in what manner Mr. Picozzi was advised when he purchased the property. Mr. Roohr stated that there is a document Mr. Picozzi signed the day of closing acknowledging that the farm is preserved. Mr. Stypinski asked if the deed has the standard prohibition against athletic fields. Mr. Bush replied that it does.

Mr. Stanuikynas asked whether it would be relevant if hay storage season and ice hockey season were different, so for nine months the barn is used for storage of hay, but three months when it is not needed for that it can be used for something else. Ms. Coyle stated that the CADB's understanding is that the Deed of Easement requires that the entirety of the preserved farm be available for agriculture at all times, that no portion of the preserved farm may be effectively taken out of production. Even if there is no use during certain parts of the year it must be made available for agriculture. Mr. Bush stated there certainly is no seasonal distinction in the Deed of Easement. Mr. Schilling asked regarding Paragraph 14, whether the CADB is asserting that this is a single-use nonagricultural purpose building. Ms. Coyle stated that is essentially what the Board is saying; it has not seen any active agricultural use yet. Mr. Bush stated that in both instances that inspections occurred that was the case.

Chairman Fisher stated that if the Committee concurs with the CADB that there is a violation of the use, it may not concur on the remedy. Ms. Payne asked if the CADB has gotten to remedy yet. Mr. Bush stated that the CADB's resolution allows the pursuing of

remedies in furtherance of the appropriate relief necessary, and that avails the SADC's professionals the opportunity to accomplish what needs to be done. Chairman Fisher stated that what needs to be done if the Committee concurs is that there is no longer use as a hockey rink. That does not mean, perhaps, that those chillers need to be removed. Ms. Coyle stated that the CADB has not asked for the chillers to be removed. Mr. Bush stated that the CADB expressly did not go into what needs to be accomplished to make the Deed of Easement whole. Chairman Fisher stated that the question in his mind to how to ensure compliance with the Deed of Easement without going out to the farm every week to make sure someone is not laying down ice and skating. Mr. Bush stated that is the question that needs to be refined. Chairman Fisher stated that when the landowner went to the Township and said he was putting in chillers, he had to say it was used for something because he had to get approvals. Ms. Coyle stated that there are two letters from Mr. Picozzi to the Township and they just state that they are for agricultural use.

Mr. Siegel asked if the erection of the building is in question also. Mr. Schilling stated that there are four issues here – three of them in effect are related to the use, i.e., shall cease and desist. The determination of whether the building itself is a sole-purpose nonagricultural structure is a little more ambiguous, but the use provisions are clear. That is why he was asking what is being found under Paragraph 14. He questioned whether the CADB has made a determination that this is a nonagricultural structure and therefore a violation. Ms. Payne directed the Committee to Page 14 of the CADB's resolution dated April 12, 2018. She stated that the CADB is saying that if the purpose of this building is for hockey, then the building is not permitted. What she thinks she is hearing is that if there is a credible alternate use of the building for agricultural purposes, the CADB is open to allowing the building to remain, but that the use of it for nonagricultural purposes must cease. Ms. Coyle stated that there is ongoing hay production on the property, so theoretically there is a need for storage of the product and equipment. The question remains whether the structure was constructed with the sole intent of being used for recreational use because prior to its construction the property was in hay production and the hay was taken off the property and stored elsewhere.

Mr. Schilling stated that structures can be constructed for agricultural purposes, but not nonagricultural purposes, and the Committee can affirm that. He is not sure if the Committee has the ability to make a determination of intent. Mr. Waltman stated that he thinks this is an egregious violation. Ms. Murphy stated that the intent of the chillers does not appear to be ambiguous. He produces hay and there is no agricultural use for chillers in hay storage or in the storage of equipment to harvest hay, so she thinks removal of the chillers would take care of that fourth issue and also the monitoring – having to show up every two weeks to see if ice skating is occurring.

Ms. Payne stated that based on this conversation she understands the Committee agrees that there are clear violations to the easement and staff can draft a resolution reflecting all of the paragraphs that appear to be in violation. Regarding remedy, she does not think the Committee needs to make those decisions today. The resolution will confirm the CADB's findings of violations and not address remedies at this point. The SADC can bring any proposed agreements or settlement back to the Committee for consideration if it gets to that point. If this goes to court, staff will come back to the Committee to discuss remedies.

It was the consensus of the Committee to have staff prepare a resolution supporting the CADB's finding of violations of the Deed of Easement for formal action at next month's meeting.

2. Renewable Energy Generation System

- a. Kowal Farm, Block 52.01, Lot 14, and Block 46, Lot 21, Readington Township, Hunterdon County, 108.52 Acres

Mr. Roohr stated that the owners of the permanently preserved Kowal Farm are seeking approval to install a roof-mounted solar array to be built on an existing barn. The system would service the electrical needs of the house and farm. It would be a 34,000 kWh per year system, which equates to approximately 92 percent of the farm's energy use. Everything is roof-mounted with the exception of the approximately 170-foot trench that connects the panels on the barn roof to the meter at the residence. The request meets all requirements for solar energy generation on preserved farmland and staff's recommendation is for approval.

It was moved by Mr. Schilling and seconded by Mr. Siegel to approve Resolution FY2018R5(12) granting approval for the construction, installation, operation and maintenance of photovoltaic energy generation facilities, structures and equipment on the Kowal farm, as presented and discussed. 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. A copy of Resolution FY2018R5(12) is attached to and is a part of these minutes.

Public Comment

There was no public comment.

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: Thursday, June 28, 2018, 9 a.m.

Location: Health/Agriculture Building, First Floor Auditorium.

CLOSED SESSION

At 11:50 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 certain matters including the certification of values for property acquisitions under the Farmland Preservation Program; personnel matters; any pending or anticipated litigation, and/or any matters falling within the attorney-client privilege, including the Birch v. Keymer Appellate Division decision, 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. Schilling and seconded by Mr. Danser to approve the resolution to go into Closed Session. The motion was unanimously approved.

ACTION AS A RESULT OF CLOSED SESSION

A. Real Estate Matters - Certification of Values

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

1. County Planning Incentive Grant Program

- a. Carolyn B. Dare, SADC ID #17-0190-PG
Block 42, Lot 9, Upper Pittsgrove Township, Salem County, 23.8 Net Acres
- b. D. Shandor, J. Riddle, J. West and J. Spade, SADC ID #21-0602-PG
Block 46, Lot 2, Harmony Township, Warren County, 104.7 Net Acres
- c. Geraldine C. Mancini, SADC ID #08-0201-PG
Block 51, Lot 5, Elk Township, and Block 2501, Lot 2, Franklin Township,
Gloucester County, 95.18 Net Acres

- d. Eberdale Farms (Lot 3), SADC ID #06-0198-PG
Block 14, Lot 3, Hopewell Township, Cumberland County, 25 Net Acres
- e. Jersey Longhorn, LLC, SADC ID #13-0456-PG
Block 23, Lot 8.04, Upper Freehold Township, Monmouth County, 59 Net Acres

2. Municipal Planning Incentive Grant Program

- a. James and Stefanie Mazza, SADC ID #21-0601-PG
Block 66, Lot 1, Knowlton Township, Warren County, 19.80 Net Acres
- b. Pilesgrove Partners, SADC ID #17-0185-PG
Block 28, Lot 2, Pilesgrove Township, Salem County, 40.1 Net Acres

3. Direct Easement Purchase Program

- a. Kingsway Farm Equities, LLC, SADC ID #17-0325-DE
Block 4, Lot 10, and Block 5, Lots 2 and 3, Mannington Township, Salem County, 224 Net Acres
- b. Ronald and Kathleen Perrine, SADC ID #10-0255-DE
Block 5, Lot 1, Alexandria Township, Hunterdon County, 85.6 Net Acres
- c. Richard J. and Donna M. Gillespie, SADC ID #11-0041-DE
Block 29, Lot 1, Hopewell Township, Mercer County, 120 Net Acres
- d. Bellsflower Farm, LLC (Mummey), SADC ID #10-0251-DE
Block 39, Lots 19, 19.01, 19.02, 19.03, 19.04, 19.05, 19.06, 19.07, 19.08, 19.09, and 19.13; and Block 39.01, Lots 19.10, 19.11 and 19.12, Delaware Township, Hunterdon County, 87 Net Acres
- e. Richard H. Melchert, SADC ID #17-0315-DE
Block 40, Lot 2, Alloway Township, and Block 69, Lots 9 and 9.02, Upper Pittsgrove Township, Salem County, 156.9 Acres
- f. AJ Coombs, Inc., SADC ID #17-0326-DE
Block 76, Lot 5, and Block 77, Lot 13, Upper Pittsgrove Township, Salem County, 112.46 Net Acres

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

B. Attorney/Client Matters

None.

ADJOURNMENT

Chairman Fisher adjourned the meeting at 12:30 p.m.

Respectfully Submitted,



Susan E. Payne, Executive Director
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY201815(1)

CERTIFICATION OF AMENDED AGRICULTURAL DEVELOPMENT AREA MAP

HUNTERDON COUNTY

May 24, 2018

WHEREAS, the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, provides for the identification of Agricultural Development Areas (ADAs) by county agriculture development boards; and

WHEREAS, pursuant to N.J.S.A. 4:1C-18, the Hunterdon County Agriculture Development Board (HCADB) adopted, after a public hearing, ADA criteria and a map identifying areas where agriculture shall be the preferred, but not necessarily exclusive use of land, documenting that the area:

1. Encompasses productive agricultural lands which are currently in production or have a strong potential for future production and in which agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a nonconforming use;
2. Is reasonably free of suburban and conflicting commercial development;
3. Comprises not greater than 90% of the agricultural land mass of the county;
4. Incorporates any other characteristics deemed appropriate by the Board; and

WHEREAS, pursuant to N.J.A.C. 2:76-1.4, the HCADB incorporated the following other requirements into the County ADA criteria:

1. A minimum area of at least 250 acres of contiguous land which is enrolled under Farmland Assessment;
2. A predominance of soils that are either prime or of statewide importance;
3. Clusters of productive farm operations that are reasonably free of conflicting non-farm development;
4. No land within a borough, town or city unless the local governing body or landowner expressly requests inclusion and can give evidence that the land has a reasonable chance of long-term continued agricultural production;
5. No land within a one-mile radius of interstate exchanges unless the local governing body or landowner expressly requests inclusion and can give

evidence that the land has a reasonable chance of long-term continued agricultural production;

6. No land with access to existing excess capacity of publicly provided sewer;
7. No land on which a development application for a non-farm use has received major subdivision or site plan approval; and
8. When an ADA amendment is proposed both a municipal and CADB resolution approving the inclusion is required; and

WHEREAS, the State Agriculture Development Committee (SADC) last certified Hunterdon County's designated ADA criteria pursuant to N.J.S.A. 4:1C-18, and N.J.A.C. 2:76-1.4 on April 28, 2017; and

WHEREAS, the SADC has certified amendments to Hunterdon County's designated ADA map many times over the years at the request of municipalities, most recently also on April 28, 2017; and

WHEREAS, the last comprehensive analysis of the ADA map was performed by the HCADB in 1998; and

WHEREAS, the HCADB determined that an updated parcel based analysis showing the general location of the ADA as defined by the application of the criteria was necessary to remove areas where land use has changed or parcels are no longer suitable, and to add adjacent agricultural lands not previously included; and

WHEREAS, CADB staff conducted a review of the entire ADA in consultation with the HCADB, SADC staff, the municipalities and nonprofits to identify areas in need of amendment; and

WHEREAS, the HCADB and its staff reviewed the proposed ADA amendment against the ADA criteria set forth at N.J.S.A. 4:1C-18 and N.J.A.C. 2:76-1.4 and the certified CADB criteria; and

WHEREAS, the resultant ADA amendment includes the removal of 7,795 acres of land either developed or otherwise incompatible with the ADA criteria and the addition of 11,122 acres deemed suitable for inclusion; and

WHEREAS, on March 8, 2018 and April 12, 2018, the HCADB held public hearings to consider public comment on the proposed amendments to its ADA map pursuant to N.J.A.C. 2:76-1.5; and

WHEREAS, on April 12, 2018, the HCADB approved amendment of the ADA and requested the SADC's certification of the amended ADA map; and

WHEREAS, pursuant to N.J.A.C. 2:76-1.5, the CADB submitted its certification request, including copies of the agenda and minutes of its March 8, 2018 and April 12, 2018

meetings, to the SADC; and

WHEREAS, the SADC has reviewed the CADB's submissions and determined that the analysis of factors and resultant criteria is reasonable and consistent and in compliance with the provisions of N.J.A.C. 2:76-1.6;

NOW THEREFORE BE IT RESOLVED that the SADC certifies that the amendment to the Hunterdon County Agriculture Development Board's Agricultural Development Area Map (Schedule A) is consistent with N.J.S.A. 4:1C-18, and the County ADA criteria last certified by the SADC on April 28, 2017; and

BE IT FURTHER RESOLVED that future requests for ADA map amendment will require action by the CADB and SADC pursuant to N.J.S.A. 4:1C-18, and N.J.A.C. 2:76-1 et seq.; and

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

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

5/24/2018
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

**RESOLUTION #FY2018R5(2)
APPROVAL**

Of

**BERGEN, BURLINGTON, CAMDEN, CAPE MAY, CUMBERLAND, GLOUCESTER,
HUNTERDON, MERCER, MIDDLESEX, MONMOUTH, MORRIS, SALEM, SOMERSET,
SUSSEX AND WARREN COUNTIES' PLANNING INCENTIVE GRANT ("PIG")
APPLICATIONS
INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND
PROJECT AREA SUMMARIES**

FY 2019 PIG PROGRAM

May 24, 2018

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a county shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agriculture development area authorized pursuant to the "Agriculture Retention and Development Act," P.L. 1983, c.32 (C.4:1C-11 et seq.);
2. Establish a county agriculture development board (CADB), pursuant to N.J.S.A. 4:1C-14, to serve as the agricultural advisory committee;
3. Prepare a comprehensive farmland preservation plan; and
4. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, including, but not limited to, a dedicated tax, repeated annual appropriations or repeated issuance of bonded indebtedness; and

WHEREAS, a county, in submitting an application to the SADC shall outline a multi-year plan for the purchase of multiple targeted farms in a project area and indicate its annual share of the estimated purchase price; and

WHEREAS, the application shall include a copy of the comprehensive farmland preservation plan element; an estimate of the cost of purchasing development easements on all the farms in a designated project area, to be determined in consultation with the CADB or through an appraisal for the entire project area; and an inventory showing the characteristics of each farm in the project area which may included, but not be limited to, size, soils and agricultural use; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17 (N.J.A.C. 2:76-17) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a county farmland preservation planning incentive grant program; and

WHEREAS, a county, applying for a grant to the SADC shall submit a copy of the county comprehensive farmland preservation plan and a project area summary for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, on December 14, 2006, the SADC adopted *Guidelines for Developing County Comprehensive Farmland Preservation Plans* to supplement N.J.A.C. 2:76-17 and provide uniform, detailed plan standards, update previous planning standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan; and

WHEREAS, to date, 18 counties including Atlantic, Bergen, Burlington, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Salem, Somerset, Sussex and Warren Counties have submitted their comprehensive farmland preservation plans and planning incentive grant applications; and

WHEREAS, the 18 total applications for the County Planning Incentive Grant Program identified 136 project areas targeted 5,256 farms and 235,990 acres at an estimated total cost of \$2,323,453,773, with a ten-year preservation goal of 130,169 acres, as summarized in the attached Schedule A; and

WHEREAS, 17 counties, all those listed above except for Atlantic, have received SADC Final Approval of their comprehensive farmland preservation plans; and

WHEREAS, Atlantic County is in the final stages of adopting its comprehensive farmland preservation plan; and

WHEREAS, 16 counties, all those listed above except for Ocean County and Passaic County, have submitted an application for funding under the 2019 County Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.6(b)1 and N.J.A.C. 2:76-17.6(b)2, in order to improve county and municipal farmland preservation coordination, the counties notified all municipalities in which targeted farms are located within a project area and provided evidence of municipal review and comment and, if appropriate, the level of funding the municipality is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, SADC staff reviewed and evaluated the counties' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry.

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval to Atlantic, Bergen, Burlington, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset, Sussex and Warren Counties' Planning Incentive Grant applications for the FY 2019 funding round as summarized in the attached Schedule B.

BE IT FURTHER RESOLVED, that Atlantic County's expenditure of funds is conditioned upon SADC Final Approval of their comprehensive farmland preservation plan; and

BE IT FURTHER RESOLVED, that Ocean and Passaic County's decisions to not apply to the 2019 County Planning Incentive Grant Program does not preclude their use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plans; and

BE IT FURTHER RESOLVED, that the SADC will monitor each county's funding plan pursuant to N.J.A.C. 2:76-17.17 and adjust the eligibility of funds based on the county's progress in implementing the proposed funding plan. Each Planning Incentive Grant county should expend its grant funds within two years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within two years are subject to reappropriation and may no longer be available to the county; and

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

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

5/24/2018
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

S:\PLANNING\PIG Planning\County PIG\2019 County\Final Approval Reso\Co PIG 2019 final approval
Resolution 052417.doc

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	611	9,718	43,677,532	30,977	150	450	700	0.01	\$0.400	No Set Amount
Bergen	8	40	525	7,045,400	10,887	30	150	300	0.25	\$4.200	No Set Amount
Burlington	4	198	12,688	83,765,685	113,027	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	5	61	2,688	22,065,210	15,347	258	1,393	3,147	2.00	\$6.800	No Set Amount
Cape May	6	126	8,736	55,827,216	12,370	242	968	1,210	1.00	\$4.745	No Set Amount
Cumberland	17	499	19,338	97,156,153	65,439	1,934	9,669	19,338	1.00	\$0.898	No Set Amount
Hopewell	3	45	1,576	9,419,659	5,689	158	788	1,576	0.00	\$0.007	No Set Amount
Upper Deerfield	1	51	3,418	20,535,644	9,422	396	1,979	3,958	0.00	\$0.050	\$0.050
Gloucester	11	888	18,324	219,908,151	90,208	1,000	4,000	8,000	4.00	\$10.299	\$5.149
Elk	2	25	971	10,678,910	4,218	75	377	754	1.00	\$0.038	\$0.038
Franklin	5	125	4,870	29,061,000	10,260	598	1,799	3,290	1.00	\$0.123	\$0.655
Woolwich	3	91	2,541	38,108,550	5,183	265	1,920	3,984	5.00	\$0.567	No Set Amount
Hunterdon	7	688	33,740	483,908,200	178,126	1,000	5,000	10,000	3.00	\$7.000	\$1.500
Alexandria	4	67	3,700	37,002,300	16,914	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	25	1,792	25,088,000	23,439	300	1,500	1,500	6.00	\$0.478	No Set Amount
East Amwell	1	15	1,094	24,024,000	13,534	185	925	1,848	4.00	\$0.267	\$0.267
Franklin	1	14	1,433	12,897,000	10,644	286	573	573	3.00	\$0.162	No Set Amount
Holland	4	34	2,106	21,095,000	11,144	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	1	31	2,436	24,364,800	12,485	170	679	849	3.00	\$0.184	No Set Amount
Raritan	4	23	1,554	31,079,000	6,111	100	300	600	1.50	\$0.602	No Set Amount
Readington	1	40	2,318	34,763,850	16,774	100	600	1,100	2.00	\$0.522	\$0.400
Tewksbury	3	3	409	9,700,000	4,557	100	300	1,000	5.00	\$0.679	No Set Amount
Union	3	19	558	5,580,000	3,803	70	325	600	2.00	\$0.137	\$0.007
West Amwell	1	6	586	5,857,500	13,982	35	329	563	6.00	\$0.305	\$0.250

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Mercer	7	33	2,535	35,916,961	14,862	50	250	500	2.50	\$11.110	No Set Amount
Hopewell	1	8	796	15,917,200	10,761	150	500	854	3.00	\$1.191	No Set Amount
Middlesex	5	128	4,556	181,256,400	21,419	225	1,125	2,250	3.00	\$29.920	No Set Amount
Monmouth	6	97	8,205	170,807,000	60,603	1,200	3,000	6,000	1.50	\$17.770	\$1.100
Colts Neck	1	8	369	14,301,650	9,321	42	68	259	1.20	\$0.360	No Set Amount
Holmdel	1	10	317	19,790,625	2,109	11	25	85	2.50	\$1.033	No Set Amount
Howell	4	15	393	5,482,566	12,665	127	370	452	2.00	\$1.273	No Set Amount
Manalapan	1	38	1,318	26,342,650	9,223	131	659	1,318	2.00	\$1.286	No Set Amount
Marlboro	3	16	593	17,330,000	4,053	47	216	298	1.00	\$0.718	\$0.718
Millstone	4	57	3,245	64,900,000	14,476	40	200	400	6.00	\$1.110	No Set Amount
Upper Freehold	1	156	4,531	67,965,000	27,368	550	1,000	1,500	6.00	\$0.731	\$0.477
Morris	3	74	4,391	110,561,000	169,342	437	2,185	4,391	0.88	\$5.111	No Set Amount
Ocean	7	152	2,540	84,287,254	21,975	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	10	191	597,705	6,415	100	500	1,000	1.0	\$4.525	\$0.750
Salem	3	429	30,924	247,390,000	80,424	2,600	13,000	26,000	2.00	\$1.053	\$1.053
Alloway	1	13	622	6,419,780	5,970	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	48	1076	6,842,700	23,706	25	125	250	2.00	\$0.038	\$0.038
Pilesgrove	4	58	4,281	39,569,100	9,949	203	1,304	2,608	3.00	\$0.143	\$0.143
Pittsgrove	2	248	5,076	38,067,600	13,881	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	1	210	9,348	7,011,000	24,167	700	3,500	7,000	1.90	\$0.068	\$0.068
Somerset	12	267	14,123	228,217,896	87,621	1,000	4,000	5,000	3.00	\$17.000	No Set Amount
Bedminster	1	117	5,655	169,650,000	10,180	500	2,706	2,706	1.50	\$0.365	No Set Amount
Bernards	1	25	538	\$40.323	3,798	165	165	200	4.0	\$3.030	No Set Amount
Branchburg	1	23	737	\$40.535	1,873	154	266	737	5.0	\$1.500	No Set Amount
Franklin	2	26	700	16,584,000	18,931	508	644	830	5.00	\$4.480	No Set Amount
Hillsborough	3	8	169	3,378,200	3,494	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	1	15	717	24,691,301	14,736	50	300	454	4.00	\$1.548	No Set Amount
Peapack & Gladstone	2	11	315	9,455,400	1,932	20	85	160	3.00	\$0.215	\$0.212

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Sussex	10	263	34,942	182,813,840	176,195	2,648	13,240	26,480	0.23	\$0.395	\$0.206
Frankford	4	88	4,208	26,297,500	10,140	63	350	700	0.05	\$0.080	\$0.080
Green	3	53	1,831	11,907,896	7,632	150	675	1,300	1.50	\$0.063	\$0.063
Warren	7	692	33,246	175,207,474	165,408	1,000	5,000	10,000	4.00	\$4.300	\$1.970
Blairstown	4	72	2,065	14,455,000	10,409	100	500	1,000	2.00	\$0.144	Undetermined
Franklin	4	150	5,700	37,050,000	11,542	225	1,000	1,900	3.00	\$0.124	Undetermined
Freylinghuysen	7	76	2,744	17,838,145	11,029	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,283	14,337,360	3,453	174	1,092	1,573	4.00	\$0.239	\$0.239
Harmony	3	87	4,096	24,577,740	12,409	220	1,000	1,800	5.00	\$0.239	\$0.239
Hope	4	63	3,189	17,540,765	6,321	65	300	600	2.00	\$0.632	\$0.632
Knowlton	2	33	2,581	12,905,000	13,355	100	500	1,000	2.00	\$0.052	\$0.218
Pohatcong	4	16	1,116	8,118,343	8,156	100	500	1,000	0.50	\$0.174	\$0.174
White	4	104	4,132	20,759,168	13,595	150	700	1,300	2.00	\$0.112	\$0.112
County Totals (15)	136	5,033	235,991	2,323,458,908	1,276,908	14,516	67,037	130,169		\$133.201	
Municipal Totals (47)	115	2,487	105,102	1,098,740,982	498,791	9,434	36,143	63,923		\$27.175	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

Date: 5/11/18

2019 COUNTY PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Atlantic	PA-A	81	992	\$3,967,200	\$4,000						
	PA-B	4	44	\$174,400	\$4,000						
	PA-C	18	348	\$1,390,400	\$4,000						
	PA-D	70	1,187	\$4,748,000	\$4,000						
	PA-E	17	424	\$1,694,400	\$4,000						
	PA-G	7	126	\$505,600	\$4,000						
	PA-H	3	69	\$411,360	\$6,000						
	PA-I	4	116	\$464,000	\$4,000						
	PA-J	8	198	\$792,000	\$4,000						
	PA-L	83	1,072	\$4,288,000	\$4,000						
	PA-M	133	1,896	\$7,583,200	\$4,000						
	PA-N	91	750	\$2,999,200	\$4,000						
	PA-P	1	962	\$5,773,800	\$6,000						
	PA-Q	8	165	\$992,400	\$6,000						
	PA-R	44	702	\$4,214,400	\$6,000						
	PA-S	36	503	\$3,020,400	\$6,000						
	PA-T	3	163	\$653,636	\$4,000						
	17	611	9,717	\$43,672,396	\$4,588	150	450	700	0.1	\$0.40	No Set Amount
Bergen	Paramus Borough	2	24	\$3,927,000	\$165,000						
	Oakland Borough	5	82	\$8,965,000	\$110,000						
	Saddle River	7	92	\$15,229,500	\$165,000						
	Franklin Lakes	7	94	\$13,195,000	\$140,000						
	Montvale Borough	2	43	\$5,325,000	\$125,000						
	Ramapo Valley	6	73	\$9,137,500	\$125,000						
	Masonicus Brook	2	36	\$4,550,000	\$125,000						
	Various: Rivervale, Old Tappan, Norwood, Emerson, Closter	9	81	\$10,125,000	\$125,000						
	8	40	525	\$70,454,000	\$134,211	30	150	300	0.25	\$4.20	No Set Amount
Burlington	North	89	7,151	\$60,783,500	\$8,500						
	West	17	1,257	\$12,570,000	\$10,000						
	East	35	1,755	\$6,141,135	\$3,500						
	South	49	2,193	\$6,579,780	\$3,000						
		4	190	12,356	\$86,074,415	\$6,966	1,000	5,000	10,000	1.5	\$19.00
Camden	Mullica River	2	317	\$1,111,085	\$3,505						
	Great Egg Harbor	9	316	\$6,459,966	\$20,430						

2019 COUNTY PLANNING INCENTIVE GRANT APPLICATIONS APPROVAL

	Farm Belt	20	541	\$2,126,130	\$3,930						
	Winslow WMA Expansion	10	262	\$4,058,069	\$15,477						
	Great Swamp	20	1,252	\$8,309,960	\$6,640						
	5	61	2,688	\$22,065,210	\$8,209	258	1,393	3,147	2.0	\$6.80	No Set Amount
Cape May	Lower	25	1,149	\$27,087,120	\$23,576						
	Middle	23	2,165	\$13,055,875	\$6,031						
	Upper	30	2,438	\$4,010,040	\$1,645						
	West Cape May	5	94	\$2,265,120	\$24,143						
	Dennis	36	2,667	\$7,985,861	\$2,994						
	Woodbine	7	224	\$1,423,201	\$6,359						
	6	126	8,736	\$55,827,216	\$6,390	242	968	1,210	1.0	\$4.75	No Set Amount
Cumberland	Deerfield-Upper Deerfield North	94	2,920	\$15,542,000	\$5,323						
	Deerfield-Upper Deerfield South	28	941	\$5,001,850	\$5,315						
	Deerfield Central	7	88	\$466,400	\$5,300						
	Downe	8	266	\$878,500	\$3,303						
	Fairfield East	1	181	\$932,150	\$5,150						
	Fairfield-Lawrence	42	2,528	\$13,019,200	\$5,150						
	Fairfield-Millville	7	624	\$3,213,600	\$5,150						
	Greenwich	36	1,482	\$6,446,700	\$4,350						
	Hopewell South	38	1,232	\$4,866,400	\$3,950						
	Lawrence Central	2	96	\$369,600	\$3,850						
	Lawrence East	6	211	\$812,350	\$3,850						
	Lawrence West	11	319	\$1,228,150	\$3,850						
	Shiloh-Hopewell Central	31	1,398	\$6,221,100	\$4,450						
	Shiloh-Hopewell North	71	2,728	\$16,305,256	\$5,977						
	Stow Creek	80	3,320	\$16,377,560	\$4,933						
	Stow Creek North	9	503	\$2,481,299	\$4,933						
	Vineland	28	501	\$2,994,038	\$5,976						
	17	499	19,338	\$97,156,153	\$5,024	1,934	9,669	19,338	1.0	\$0.90	No Set Amount
Gloucester	Chapel Heights	2	1	\$17,436	\$12,000						
	Delaware River	48	1,344	\$16,128,000	\$12,000						
	New Brooklyn	2	24	\$290,188	\$12,000						
	Oldmans Creek	69	2,132	\$25,587,719	\$12,000						
	Pinelands North	40	959	\$11,512,251	\$12,000						
	Pinelands South	216	3,371	\$40,457,101	\$12,000						
	Pitman Downer	5	42	\$508,149	\$12,000						
	Raccoon Creek	171	4,024	\$48,291,360	\$12,000						

2019 COUNTY PLANNING INCENTIVE GRANT APPLICATIONS APPROVAL

	Repaupo-Mantua Creek	122	2,358	\$28,297,708	\$12,000						
	Still Run	211	4,052	\$48,629,715	\$12,000						
	Washington North	2	16	\$188,524	\$12,000						
	11	888	18,324	\$219,908,151	\$12,001	1,000	4,000	8,000	4.0	\$10.30	\$5.15
Hunterdon	Bethlehem East	7	178	\$2,664,780	\$15,000						
	Bethlehem West	19	796	\$11,937,660	\$15,000						
	Lebanon	21	1,065	\$15,972,000	\$15,000						
	North	74	4,012	\$80,242,280	\$20,000						
	East	39	1,788	\$32,190,120	\$18,000						
	South	332	16,377	\$245,654,400	\$15,000						
	West	196	9,525	\$95,246,960	\$10,000						
	7	688	33,740	\$483,908,200	\$14,342	1,000	5,000	10,000	3.0	\$7.00	\$1.50
Mercer	Hamilton	5	128	\$1,305,600	\$10,200						
	Robbinsville/West Windsor	4	223	\$3,420,661	\$11,707						
	Robbinsville/East Windsor	9	446	\$4,579,200	\$10,800						
	Lawrence	3	330	\$5,280,000	\$16,000						
	Hopewell East	4	447	\$7,152,000	\$16,000						
	Hopewell West	6	508	\$8,064,000	\$16,000						
	Hopewell South	2	453	\$6,115,500	\$13,500						
	7	33	2,535	\$35,916,961	\$14,168	50	250	500	2.5	\$11.11	No Set Amount
Middlesex	Southwestern	30	1,030	\$29,149,000	\$28,300						
	Southeastern	29	1,134	\$20,979,000	\$18,500						
	Northwestern	39	891	\$30,828,600	\$34,600						
	Northeastern	9	953	\$71,475,000	\$75,000						
	Matchaponix	21	548	\$28,824,800	\$52,600						
	5	128	4,556	\$181,256,400	\$39,784	225	1,125	2,250	3.0	\$29.92	No Set Amount
Monmouth	Colts Neck-Marlboro-Holmdel	17	1,288	\$55,225,000	\$42,877						
	Northern Howell-Eastern Freehold	11	696	\$10,440,000	\$15,000						
	Roosevelt-Northern Millstone	3	271	\$5,420,000	\$20,000						
	Millstone-Manalapan-Freehold	30	2,482	\$49,820,000	\$20,073						
	Upper Freehold-Western Millstone	32	3,243	\$45,402,000	\$14,000						
	Wall	4	225	\$4,500,000	\$20,000						
	6	97	8,205	\$170,807,000	\$20,817	1,200	3,000	6,000	1.5	\$17.77	\$1.10
Morris	Northeast	6	195	\$4,933,500	\$25,300						
	Central	15	552	\$13,965,600	\$25,300						
	West	43	3,382	\$85,564,600	\$25,300						

	3	64	4,129	\$104,463,700	\$25,300	437	2,185	4,391	0.9	\$5.82	No Set Amount
Salem	PA 1: Cohansey-Pole Tavern-Pine Hill	172	14,457	\$115,656,000	\$8,000						
	PA2: Mannington Meadows-Seven Stars-Algonkin Lake	108	9,169	\$73,352,000	\$8,000						
	PA 3: Maskellis Mill-Hagerville-Mannington Meadows	149	11,605	\$92,840,000	\$8,000						
	3	429	30,924	\$247,390,000	\$8,000	2,600	13,000	26,000	2.0	\$1.05	\$1.05
Somerset	Millstone Valley East	61	1,720	\$27,793,910	\$16,159						
	Millstone Valley West	21	895	\$14,458,489	\$16,159						
	Eastern Montgomery	1	73	\$1,180,272	\$16,159						
	Pike Run	2	211	\$3,402,168	\$16,159						
	Bedens Brook	8	97	\$1,563,084	\$16,159						
	Bedens Brook East	7	219	\$3,539,037	\$16,159						
	Neshanic Valley North	81	4,008	\$64,769,344	\$16,159						
	Neshanic Valley South	12	417	\$6,744,548	\$16,159						
	Upper Raritan East	33	848	\$13,709,831	\$16,159						
	Upper Raritan West	32	5,470	\$88,384,957	\$16,159						
	Warren	2	25	\$411,253	\$16,159						
	Bernards Dead River	7	140	\$2,261,002	\$16,159						
	12	267	14,123	\$228,217,896	\$16,159	1,000	4,000	5,000	3.0	\$17.00	No Set Amount
Sussex	Central Kittatinny Valley	79	10,506	\$57,219,542	\$5,790						
	Eastern Highlands 1	17	2,354	\$7,297,400	\$3,100						
	Eastern Highlands 2	23	1,407	\$8,229,280	\$7,593						
	Kittatinny Valley East	31	5,610	\$29,071,020	\$5,182						
	Kittatinny Valley West 1	39	4,137	\$21,102,450	\$5,645						
	Kittatinny Valley West 2	3	4,919	\$26,488,815	\$5,385						
	Upper Delaware 1	13	501	\$1,039,575	\$2,075						
	Upper Delaware 2	25	822	\$4,443,732	\$5,406						
	Western Highlands 1	26	3,357	\$20,212,497	\$6,021						
	Western Highlands 2	7	1,329	\$7,709,529	\$5,801						
	10	263	34,942	\$182,813,840	\$5,232	2,648	13,240	26,480	0.23	\$0.40	\$0.21
Warren	North	61	2,756	\$14,524,911	\$5,270						
	Northwest	90	5,030	\$26,509,470	\$5,270						
	Northeast	108	5,052	\$26,621,616	\$5,270						
	Central	96	4,065	\$21,423,815	\$5,270						
	West	138	6,462	\$34,053,423	\$5,270						
	Southeast	173	8,432	\$44,437,958	\$5,270						

2019 COUNTY PLANNING INCENTIVE GRANT
 APPROVAL APPLICATIONS

	South	26	1,449	\$7,636,283	\$5,270						
	7	692	33,246	\$175,207,474	\$5,270	1,000	5,000	10,000	4.0	\$4.30	\$1.97
2019 County PIG Totals											
16	128	5,076	238,084	\$2,405,139,013	\$10,102	14,774	68,430	133,316		\$140.71	

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R5(3)

APPROVAL
Of

MUNICIPAL PLANNING INCENTIVE GRANT ("PIG")
APPLICATIONS
INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND PROJECT AREA
SUMMARIES

FY2019 PIG PROGRAM

May 24, 2018

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a municipality shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agricultural development area ("ADA") authorized pursuant to the Agriculture Retention and Development Act, P.L. 1983, c.32 (C.4:1C-11 et seq.);
2. Establish an agricultural advisory committee composed of at least three, but not more than five, residents with a majority of the members actively engaged in farming and owning a portion of the land they farm;
3. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, such as, but not limited to, repeated annual appropriations or repeated issuance of bonded indebtedness, which the SADC deems to be, in effect, a dedicated source of funding; and
4. Prepare a farmland preservation plan element pursuant to paragraph (13) of section 19 of P.L. 1975, c.291 (C.40:55D-28) in consultation with the agricultural advisory committee; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17A (N.J.A.C. 2:76-17A) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a municipal farmland preservation planning incentive grant program; and

WHEREAS, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland preservation plan and a project area summary for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17A.6; and

WHEREAS, on May 24, 2007, the SADC adopted *Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans* to supplement N.J.A.C. 2:76-17A and provide uniform, detailed plan standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan; and

WHEREAS, to date, the SADC has received 47 municipal planning incentive grant applications pursuant to N.J.A.C. 2:76-17A.6(a); and

WHEREAS, in total, these 47 municipal planning incentive grant applications identified 115 project areas in 9 counties and targeted 2,487 farms and 105,102 acres at an estimated total cost of \$1,098,470,982, with a ten-year preservation goal of 63,923 acres as summarized in the attached Schedule A; and

WHEREAS, to date, 39 of the municipal planning incentive grant applications have received SADC Final Approval as summarized in the attached Schedule B; and

WHEREAS, Bernards and Branchburg Townships, Somerset County and Greenwich Township, Warren County did not apply for the 2019 Municipal Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(b)1 and N.J.A.C. 2:76-17A.6(b)2, in order to improve municipal and county farmland preservation coordination, the municipalities forwarded their applications to the county for review and provided evidence of county review and comment and, if appropriate, the level of funding the county is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, SADC staff reviewed and evaluated the municipalities' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry; and

WHEREAS, on May 24, 2012, the SADC granted conditional preliminary approval to the Green Township, Sussex County planning incentive grant application received for the 2012 Municipal Planning Incentive Grant planning round; and

WHEREAS, the conditions of preliminary approval for Green Township were as follows:

1. Submission of all required information identified in the FY 2013 Municipal Planning Incentive Grant Application Review Checklist within 60 days of the receipt of the correspondence accompanying the notice.
2. SADC determination that all of the components of the Comprehensive Farmland Preservation Plan are fully addressed and complete.

3. SADC determination that each designated project area is complete and technically accurate.
4. SADC receipt of evidence of the adoption of the Comprehensive Farmland Preservation Plan by the municipal Planning Board after a properly noticed public hearing.
5. SADC receipt of an electronic and paper copy of the approved Comprehensive Farmland Preservation Plan.

WHEREAS, SADC staff have since determined that Green Township has satisfied all requirements of the conditional preliminary approval; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval of the Municipal Planning Incentive Grant applications submitted under the FY19 program funding round as summarized in the attached Schedule C; and

BE IT FURTHER RESOLVED, that Bernards, Branchburg and Greenwich Township's decision to not apply to the 2019 Municipal Planning Grant Program does not preclude its use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plan; and

BE IT FURTHER RESOLVED, that the expenditure of funds is conditional upon having received SADC Final Approval of a municipalities comprehensive farmland preservation plan; and

BE IT FURTHER RESOLVED, that the SADC will continue to assist the remaining municipal planning incentive grant applicants in obtaining SADC Final Approval; and

BE IT FURTHER RESOLVED, that funding eligibility shall be established pursuant to N.J.A.C. 2:76-17A.8(a), and that the SADC's approval of State funding is subject to Legislative appropriation of funds and the Governor signing the respective appropriation bills; and

BE IT FURTHER RESOLVED, that the SADC will monitor the municipality's funding plan pursuant to N.J.A.C. 2:76-17A.17 and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan. Each Planning Incentive Grant municipality should expend its grant funds within three years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the municipality; and

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

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

5/24/2018
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

S:\PLANNING\PIG Planning\Municipal PIG\2019 Municipal\Final Approval Reso\Mun PIG 2019 final approval
Resolution 052418.doc

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	611	9,718	43,677,532	30,977	150	450	700	0.01	\$0.400	No Set Amount
Bergen	8	40	525	7,045,400	10,887	30	150	300	0.25	\$4.200	No Set Amount
Burlington	4	198	12,688	83,765,685	113,027	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	5	61	2,688	22,065,210	15,347	258	1,393	3,147	2.00	\$6.800	No Set Amount
Cape May	6	126	8,736	55,827,216	12,370	242	968	1,210	1.00	\$4.745	No Set Amount
Cumberland	17	499	19,338	97,156,153	65,439	1,934	9,669	19,338	1.00	\$0.898	No Set Amount
Hopewell	3	45	1,576	9,419,659	5,689	158	788	1,576	0.00	\$0.007	No Set Amount
Upper Deerfield	1	51	3,418	20,535,644	9,422	396	1,979	3,958	0.00	\$0.050	\$0.050
Gloucester	11	888	18,324	219,908,151	90,208	1,000	4,000	8,000	4.00	\$10.299	\$5.149
Elk	2	25	971	10,678,910	4,218	75	377	754	1.00	\$0.038	\$0.038
Franklin	5	125	4,870	29,061,000	10,260	598	1,799	3,290	1.00	\$0.123	\$0.655
Woolwich	3	91	2,541	38,108,550	5,183	265	1,920	3,984	5.00	\$0.567	No Set Amount
Hunterdon	7	688	33,740	483,908,200	178,126	1,000	5,000	10,000	3.00	\$7.000	\$1.500
Alexandria	4	67	3,700	37,002,300	16,914	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	25	1,792	25,088,000	23,439	300	1,500	1,500	6.00	\$0.478	No Set Amount
East Amwell	1	15	1,094	24,024,000	13,534	185	925	1,848	4.00	\$0.267	\$0.267
Franklin	1	14	1,433	12,897,000	10,644	286	573	573	3.00	\$0.162	No Set Amount
Holland	4	34	2,106	21,095,000	11,144	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	1	31	2,436	24,364,800	12,485	170	679	849	3.00	\$0.184	No Set Amount
Raritan	4	23	1,554	31,079,000	6,111	100	300	600	1.50	\$0.602	No Set Amount
Readington	1	40	2,318	34,763,850	16,774	100	600	1,100	2.00	\$0.522	\$0.400
Tewksbury	3	3	409	9,700,000	4,557	100	300	1,000	5.00	\$0.679	No Set Amount
Union	3	19	558	5,580,000	3,803	70	325	600	2.00	\$0.137	\$0.007
West Amwell	1	6	586	5,857,500	13,982	35	329	563	6.00	\$0.305	\$0.250

Schedule A

**COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY**

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Mercer	7	33	2,535	35,916,961	14,862	50	250	500	2.50	\$11.110	No Set Amount
Hopewell	1	8	796	15,917,200	10,761	150	500	854	3.00	\$1.191	No Set Amount
Middlesex	5	128	4,556	181,256,400	21,419	225	1,125	2,250	3.00	\$29.920	No Set Amount
Monmouth	6	97	8,205	170,807,000	60,603	1,200	3,000	6,000	1.50	\$17.770	\$1.100
Colts Neck	1	8	369	14,301,650	9,321	42	68	259	1.20	\$0.360	No Set Amount
Holmdel	1	10	317	19,790,625	2,109	11	25	85	2.50	\$1.033	No Set Amount
Howell	4	15	393	5,482,566	12,665	127	370	452	2.00	\$1.273	No Set Amount
Manalapan	1	38	1,318	26,342,650	9,223	131	659	1,318	2.00	\$1.286	No Set Amount
Marlboro	3	16	593	17,330,000	4,053	47	216	298	1.00	\$0.718	\$0.718
Millstone	4	57	3,245	64,900,000	14,476	40	200	400	6.00	\$1.110	No Set Amount
Upper Freehold	1	156	4,531	67,965,000	27,368	550	1,000	1,500	6.00	\$0.731	\$0.477
Morris	3	74	4,391	110,561,000	169,342	437	2,185	4,391	0.88	\$5.111	No Set Amount
Ocean	7	152	2,540	84,287,254	21,975	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	10	191	597,705	6,415	100	500	1,000	1.0	\$4.525	\$0.750
Salem	3	429	30,924	247,390,000	80,424	2,600	13,000	26,000	2.00	\$1.053	\$1.053
Alloway	1	13	622	6,419,780	5,970	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	48	1076	6,842,700	23,706	25	125	250	2.00	\$0.038	\$0.038
Pilesgrove	4	58	4,281	39,569,100	9,949	203	1,304	2,608	3.00	\$0.143	\$0.143
Pittsgrove	2	248	5,076	38,067,600	13,881	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	1	210	9,348	7,011,000	24,167	700	3,500	7,000	1.90	\$0.068	\$0.068
Somerset	12	267	14,123	228,217,896	87,621	1,000	4,000	5,000	3.00	\$17.000	No Set Amount
Bedminster	1	117	5,655	169,650,000	10,180	500	2,706	2,706	1.50	\$0.365	No Set Amount
Bernards	1	25	538	\$40.323	3,798	165	165	200	4.0	\$3.030	No Set Amount
Branchburg	1	23	737	\$40.535	1,873	154	266	737	5.0	\$1.500	No Set Amount
Franklin	2	26	700	16,584,000	18,931	508	644	830	5.00	\$4.480	No Set Amount
Hillsborough	3	8	169	3,378,200	3,494	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	1	15	717	24,691,301	14,736	50	300	454	4.00	\$1.548	No Set Amount
Peapack & Gladstone	2	11	315	9,455,400	1,932	20	85	160	3.00	\$0.215	\$0.212

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Sussex	10	263	34,942	182,813,840	176,195	2,648	13,240	26,480	0.23	\$0.395	\$0.206
Frankford	4	88	4,208	26,297,500	10,140	63	350	700	0.05	\$0.080	\$0.080
Green	3	53	1,831	11,907,896	7,632	150	675	1,300	1.50	\$0.063	\$0.063
Warren	7	692	33,246	175,207,474	165,408	1,000	5,000	10,000	4.00	\$4.300	\$1.970
Blairstown	4	72	2,065	14,455,000	10,409	100	500	1,000	2.00	\$0.144	Undetermined
Franklin	4	150	5,700	37,050,000	11,542	225	1,000	1,900	3.00	\$0.124	Undetermined
Freylinghuysen	7	76	2,744	17,838,145	11,029	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,283	14,337,360	3,453	174	1,092	1,573	4.00	\$0.239	\$0.239
Harmony	3	87	4,096	24,577,740	12,409	220	1,000	1,800	5.00	\$0.239	\$0.239
Hope	4	63	3,189	17,540,765	6,321	65	300	600	2.00	\$0.632	\$0.632
Knowlton	2	33	2,581	12,905,000	13,355	100	500	1,000	2.00	\$0.052	\$0.218
Pohatcong	4	16	1,116	8,118,343	8,156	100	500	1,000	0.50	\$0.174	\$0.174
White	4	104	4,132	20,759,168	13,595	150	700	1,300	2.00	\$0.112	\$0.112
County Totals (15)	136	5,033	235,991	2,323,458,908	1,276,908	14,516	67,037	130,169		\$133.201	
Municipal Totals (47)	115	2,487	105,102	1,098,740,982	498,791	9,434	36,143	63,923		\$27.175	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

Date: 5/11/18

2019 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPLICATIONS

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Upper Deerfield	Cumberland	Upper Deerfield PA	51	3,418	\$20,535,644	\$6,008				0.00	\$0.050	\$0.050
Total		1	51	3,418	\$20,535,644	\$6,008	396	1,979	3,958	0.00	\$0.050	\$0.050
Elk	Gloucester	Project Area 1	14	532	\$5,848,480	\$11,000						
		Project Area 2	11	439	\$4,830,430	\$11,000						
Total		2	25	971	\$10,678,910	\$11,000	75	377	754	1.00	\$0.038	\$0.038
Franklin	Gloucester	Northern	17	930	\$6,975,000	\$7,500						
		Central	29	800	\$6,000,000	\$7,500						
		Forest Grove	23	652	\$4,890,000	\$7,500						
		Janvier	1	297	\$1,336,500	\$4,500						
		Main Rd-Piney Hollow	55	2,191	\$9,859,500	\$4,500						
Total		5	125	4870	\$29,061,000	\$5,967	598	1,798	3,290	1.00	\$0.123	\$0.655
Woolwich	Gloucester	North	23	538	\$8,074,800	\$15,000						
		East	50	1,099	\$16,487,400	\$15,000						
		Southwest	18	903	\$13,546,350	\$15,000						
Total		3	91	2,541	\$38,108,550	\$15,000	265	1,920	3,984	5.00	\$0.567	No Set Amount
Alexandria	Hunterdon	Sweet Hollow	6	393	\$3,927,500	\$10,000						
		The Hickory	12	494	\$4,944,800	\$10,000						
		Pittstown	31	1,925	\$19,250,000	\$10,000						
		Delaware River	18	888	\$8,880,000	\$10,000						
Total		4	67	3,700	\$37,002,300	\$10,000	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	Hunterdon	PIG I: Sandbrook Headquarters / Locktown	8	678	\$9,492,000	\$14,000						
		PIG II: Covered Bridge / Dilts Park	17	1,114	\$15,596,000	\$14,000						
Total		2	25	1,792	\$25,088,000	\$14,000	300	1,500	1,500	6.00	\$0.478	No Set Amount
East Amwell	Hunterdon	East Amwell	15	1,094	\$24,024,000	\$21,966.21						
Total		1	15	1,094	\$24,024,000	\$21,966	185	925	1,848	4.00	\$0.267	\$0.267
Franklin	Hunterdon	Franklin Project Area	14	1,433	\$12,897,000	\$9,000						
Total		1	14	1,433	\$12,897,000	\$9,000	286	573	573	3.00	\$0.162	No Set Amount
Holland	Hunterdon	Musconetcong	5	350	\$3,540,000	\$10,000						
		Hawks Schoolhouse	3	250	\$2,497,200	\$10,000						
		Bunn Valley	17	1,282	\$12,820,900	\$10,000						
		Holland Station	9	224	\$2,236,900	\$10,000						
Total		4	34	2,106	\$21,095,000	\$10,017	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	Hunterdon	Kingwood	31	2,436	\$24,364,800	\$10,000						
Total		1	31	2,436	\$24,364,800	\$10,000	170	679	849	3.00	\$0.184	No Set Amount
Readington	Hunterdon	Primary	40	2,318	\$34,763,850	\$15,000						
Total		1	40	2,318	\$34,763,850	\$15,000	100	600	1,100	2.00	\$0.522	\$0.400
Union	Hunterdon	Hoffman	1	68	\$680,000	\$10,000						

2019 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPLICATIONS

		Pattensburg	3	80	\$800,000	\$10,000						
		Pittstown	15	410	\$4,100,000	\$10,000						
Total		3	19	558	\$5,580,000	\$10,000	70	325	600	2.00	\$0.137	\$0.007
West Amwell	Hunterdon	West Amwell	6	586	\$5,857,500	\$10,000						
Total		1	6	586	\$5,857,500	\$10,000	35	329	563	6.00	\$0.305	\$0.250
Hopewell	Mercer	Central Project Area	8	796	\$15,917,200	\$20,000						
Total		1	8	796	\$15,917,200	\$20,000	150	500	854	3.00	\$1.191	No Set Amount
Colts Neck	Monmouth	Colts Neck Project Area	7	369	\$14,301,650	\$38,758						
Total		1	8	369	\$14,301,650	\$38,758	42	68	259	1.20	\$0.360	No Set Amount
Holmdel	Monmouth	Holmdel Project Area	10	317	\$19,790,625	\$62,431						
Total		1	10	317	\$19,790,625	\$62,431	11	25	85	2.50	\$1.033	No Set Amount
Howell	Monmouth	North Central	6	157	\$3,135,000	\$20,000						
		Manasquan Reservoir South	2	64	\$825,266	\$12,982						
		Manasquan Reservoir West	2	117	\$1,522,300	\$13,000						
		Metedeconk	5	56	\$728,000	\$13,000						
Total		4	15	393	\$5,482,566	\$13,936	127	370	452	2.00	\$1.273	No Set Amount
Manalapan	Monmouth	Manalapan Project Area	38	1,318	\$26,342,650	\$19,986						
Total		1	38	1,318	\$26,342,650	\$19,987	131	659	1,318	2.00	\$1.286	No Set Amount
Marlboro	Monmouth	North	1	84	\$4,200,000	\$50,000						
		Central	9	352	\$5,280,000	\$15,000						
		Southeast	6	157	\$7,850,000	\$50,000						
Total		3	16	593	\$17,330,000	\$29,224	47	216	298	1.00	\$0.718	\$0.718
Millstone	Monmouth	Perrineville East	18	800	\$16,000,000	\$20,000						
		Perrineville West	15	959	\$19,180,000	\$20,000						
		Clarksburg East	11	687	\$13,740,000	\$20,000						
		Clarksburg West	13	799	\$15,980,000	\$20,000						
Total		4	57	3,245	\$64,900,000	\$20,000	40	200	400	6.00	\$1.110	No Set Amount
Upper Freehold	Monmouth	Upper Freehold Project Area	156	4,531	\$67,965,000	\$15,000						
Total		1	156	4,531	\$67,965,000	\$15,000	550	1,000	1,500	6.00	\$0.731	\$0.477
Alloway	Salem	North-Central	13	622	\$6,419,780	\$10,327						
Total		1	13	622	\$6,419,780	\$10,327	200	400	600	0.05	\$0.014	No Set Amount
Mannington	Salem	Mannington	48	1,076	\$6,842,700	\$6,359						
Total		1	48	1,076	\$6,842,700	\$6,359	25	125	250	2.0	\$0.038	\$0.038
Pilesgrove	Salem	Northern Pilesgrove	35	2,764	\$29,022,000	\$10,500						
		U.S. Route 40	10	895	\$8,497,750	\$9,500						
		Commissioners Pike	4	241	\$2,049,350	\$8,500						
		Woodstown-Daretown Road	9	381	\$2,859,000	\$7,500						
Total		4	58	4,281	\$39,569,100	\$9,243	203	1,304	2,608	3.00	\$0.143	\$0.143

2019 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPLICATIONS

Pittsgrove	Salem	North	130	2,830	\$21,224,325	\$7,500						
		East	118	2,246	\$16,843,275	\$7,500						
Total		2	248	5,076	\$38,067,600	\$7,500	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	Salem	UP Project Area	210	9,348	\$70,110,000	\$7,500						
Total		1	210	9,348	\$70,110,000	\$7,500	700	3,500	7,000	1.90	\$0.068	\$0.068
Bedminster	Somerset	Bedminster PA	117	5,655	\$169,650,000	\$30,000						
Total		1	117	5,655	\$169,650,000	\$30,000	500	2,706	2,706	1.50	\$0.365	No Set Amount
Hillsborough	Somerset	Amwell Valley	2	15	\$300,000	\$20,000						
		Mill Lane	3	122	\$2,440,000	\$20,000						
		South	3	32	\$638,200	\$20,000						
Total		3	8	169	\$3,378,200	\$20,000	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	Somerset	Montgomery Twp. PA	15	717	\$24,691,301	\$34,436						
Total		1	15	717	\$24,691,301	\$34,436	50	300	454	4.00	\$1.548	No Set Amount
Peapack/Gladstone	Somerset	Essex Hunt Club	3	119	\$3,570,000	\$30,000						
		Raritan Valley	8	196	\$5,885,400	\$30,000						
Total		2	11	315	\$9,455,400	\$30,000	20	85	160	3.00	\$0.215	\$0.212
Frankford	Sussex	Agricultural Heartland	29	1,946	\$12,160,000	\$6,250						
		Agricultural Uplands	25	857	\$5,356,250	\$6,250						
		Kittatinny Valley West	13	428	\$2,675,000	\$6,250						
		Papakating Creek Valley	21	977	\$6,106,250	\$6,250						
Total		4	88	4,208	\$26,297,500	\$6,250	63	350	700	0.05	\$0.080	\$0.080
Blairstown	Warren	North	10	127	\$889,000	\$7,000						
		Route 94 North	12	209	\$1,463,000	\$7,000						
		Central	11	494	\$3,458,000	\$7,000						
		South	39	1,235	\$8,645,000	\$7,000						
Total		4	72	2,065	\$14,455,000	\$7,000	100	500	1,000	2.00	\$0.144	Undetermined
Franklin	Warren	Musconetcong Valley	54	1,960	12,740,000	\$6,500						
		Pohatcong Ridge	25	1,027	6,675,500	\$6,500						
		Pohatcong Valley East	47	1,738	11,297,000	\$6,500						
		Pohatcong Valley West	24	975	6,337,500	\$6,500						
Total		4	150	5,700	\$37,050,000	\$6,500	225	1,000	1,900	3.00	\$0.124	Undetermined
Freylinghuysen	Warren	Paulins Kill Valley	5	134	870,285	\$6,500						
		Martinsburg Ridge	39	1,704	11,079,120	\$6,500						
		Hope Preservation Area	5	91	590,980	\$6,500						
		Limestone Valley Trout Brook	8	249	1,617,330	\$6,500						
		Allamuchy Farmland Belt	13	373	2,425,930	\$6,500						
		Limestone Valley Bear Brook	6	193	1,254,500	\$6,500						
		Johnsonburg Center	0	0	0	\$6,500						
Total		7	76	2,744	17,838,145	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Harmony	Warren	Project Area 1	22	1,190	\$7,141,500	\$6,000						

2019 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPLICATIONS

		Project Area 2	35	1,765	\$10,590,240	\$6,000					
		Project Area 3	30	1,141	\$6,846,000	\$6,000					
Total		3	87	4,096	24,577,740	\$6,000	220	1,000	1,800	5.00	\$0.239
Greenwich	Warren	Greenwich Project Area	21	1,283	10,264,000	\$8,000					
Total		1	21	1,283	10,264,000	\$8,000	1,092	1,573	4.00	\$0.239	\$0.239
Hope	Warren	Project Area 1	39	1,838	\$10,108,580	\$5,500					
		Project Area 2	8	577	\$3,173,280	\$5,500					
		Project Area 3	9	334	\$1,839,420	\$5,500					
		Project Area 4	7	440	\$2,419,505	\$5,500					
Total		4	63	3,189	\$17,540,765	\$5,500	65	300	600	2.00	\$0.632
Knowlton	Warren	Project Area 1	9	786	\$3,930,000	\$5,000					
		Project Area 2	24	1,795	\$8,975,000	\$5,000					
Total		2	33	2,581	\$12,905,000	\$5,000	100	500	1,000	2.00	\$0.052
White	Warren	North	36	1,089	\$5,471,136	\$5,024					
		South	14	434	\$2,180,416	\$5,024					
		East	4	43	\$216,032	\$5,024					
		West	50	2,566	\$12,891,584	\$5,024					
Total		4	104	4,132	\$20,759,168	\$5,024	150	700	1,300	2.00	\$0.112
2018 MUN. PIG FINAL APPROVAL TOTALS											
39	9	93	2,265	96,272	\$1,056,655,993	\$539,676	8,876	32,918	54,851	17	

Schedule C

MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Cumberland											
Hopewell	3	45	1,576	9,419,659	5,689	158	788	1,576	0.00	\$0.007	No Set Amount
Upper Deerfield	1	51	3,418	20,535,644	9,422	396	1,979	3,958	0.00	\$0.050	\$0.050
Gloucester											
Elk	2	25	971	10,678,910	4,218	75	377	754	1.00	\$0.038	\$0.038
Franklin	5	125	4,870	29,061,000	10,260	598	1,799	3,290	1.00	\$0.123	\$0.655
Woolwich	3	91	2,541	38,108,550	5,183	265	1,920	3,984	5.00	\$0.567	No Set Amount
Hunterdon											
Alexandria	4	67	3,700	37,002,300	16,914	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	25	1,792	25,088,000	23,439	300	1,500	1,500	6.00	\$0.478	No Set Amount
East Amwell	1	15	1,094	24,024,000	13,534	185	925	1,848	4.00	\$0.267	\$0.267
Franklin	1	14	1,433	12,897,000	10,644	286	573	573	3.00	\$0.162	No Set Amount
Holland	4	34	2,106	21,095,000	11,144	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	1	31	2,436	24,364,800	12,485	170	679	849	3.00	\$0.184	No Set Amount
Raritan	4	23	1,554	31,079,000	6,111	100	300	600	1.50	\$0.602	No Set Amount
Readington	1	40	2,318	34,763,850	16,774	100	600	1,100	2.00	\$0.522	\$0.400
Tewksbury	3	3	409	9,700,000	4,557	100	300	1,000	5.00	\$0.679	No Set Amount
Union	3	19	558	5,580,000	3,803	70	325	600	2.00	\$0.137	\$0.007
West Amwell	1	6	586	5,857,500	13,982	35	329	563	6.00	\$0.305	\$0.250
Mercer											
Hopewell	1	8	796	15,917,200	10,761	150	500	854	3.00	\$1.191	No Set Amount
Monmouth											
Colts Neck	1	8	369	14,301,650	9,321	42	68	259	1.20	\$0.360	No Set Amount
Holmdel	1	10	317	19,790,625	2,109	11	25	85	2.50	\$1.033	No Set Amount
Howell	4	15	393	5,482,566	12,665	127	370	452	2.00	\$1.273	No Set Amount
Manalapan	1	38	1,318	26,342,650	9,223	131	659	1,318	2.00	\$1.286	No Set Amount
Marlboro	3	16	593	17,330,000	4,053	47	216	298	1.00	\$0.718	\$0.718
Millstone	4	57	3,245	64,900,000	14,476	40	200	400	6.00	\$1.110	No Set Amount
Upper Freehold	1	156	4,531	67,965,000	27,368	550	1,000	1,500	6.00	\$0.731	\$0.477
Salem											
Alloway	1	13	622	6,419,780	5,970	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	48	1076	6,842,700	23,706	25	125	250	2.00	\$0.038	\$0.038

Schedule C

MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Pilesgrove	4	58	4,281	39,569,100	9,949	203	1,304	2,608	3.00	\$0.143	\$0.143
Pittsgrove	2	248	5,076	38,067,600	13,881	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	1	210	9,348	7,011,000	24,167	700	3,500	7,000	1.90	\$0.068	\$0.068
Somerset											
Bedminster	1	117	5,655	169,650,000	10,180	500	2,706	2,706	1.50	\$0.365	No Set Amount
Franklin	2	26	700	16,584,000	18,931	508	644	830	5.00	\$4.480	No Set Amount
Hillsborough	3	8	169	3,378,200	3,494	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	1	15	717	24,691,301	14,736	50	300	454	4.00	\$1.548	No Set Amount
Peapack & Gladstone	2	11	315	9,455,400	1,932	20	85	160	3.00	\$0.215	\$0.212
Sussex											
Frankford	4	88	4,208	26,297,500	10,140	63	350	700	0.05	\$0.080	\$0.080
Green	3	53	1,831	11,907,896	7,632	150	675	1,300	1.50	\$0.063	\$0.063
Warren											
Blairstown	4	72	2,065	14,455,000	10,409	100	500	1,000	2.00	\$0.144	Undetermined
Franklin	4	150	5,700	37,050,000	11,542	225	1,000	1,900	3.00	\$0.124	Undetermined
Freylinghuysen	7	76	2,744	17,838,145	11,029	45	220	430	2.00	\$0.058	\$0.058
Harmony	3	87	4,096	24,577,740	12,409	220	1,000	1,800	5.00	\$0.239	\$0.239
Hope	4	63	3,189	17,540,765	6,321	65	300	600	2.00	\$0.632	\$0.632
Knowlton	2	33	2,581	12,905,000	13,355	100	500	1,000	2.00	\$0.052	\$0.218
Pohatcong	4	16	1,116	8,118,343	8,156	100	500	1,000	0.50	\$0.174	\$0.174
White	4	104	4,132	20,759,168	13,595	150	700	1,300	2.00	\$0.112	\$0.112
Municipal Totals (44)	112	2,418	102,544	1,084,403,541	489,667	8,941	34,620	61,413		\$22.406	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.
Date: 5/17/18

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R5(4)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Holly Acres, LLC ("Owners")
Elk Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID#08-0168-PG**

May 24, 2018

WHEREAS, on December 15, 2008 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 20, 2013 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 45, Lot 22, Elk Township, Gloucester County, totaling 27.929 gross surveyed acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Gloucester County's Still Run Project Area; and

WHEREAS, the Property includes one (1), 1 acre non-severable exception area limited to one future single family residential unit and to afford future flexibility of uses resulting in 26.929 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 no pre-existing non-agricultural uses; and

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

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

WHEREAS, the Property has a quality score of 73.68 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 23, 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 \$5,500 per acre based on zoning and environmental regulations in place as of the current valuation date June 10, 2013; and

WHEREAS, the SADC certification of a development easement was conditioned on access to the non-severable exception being limited to the existing unpaved path along the property's easterly boundary, as shown on Schedule A; 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 September 22, 2016 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on July 15, 2014 the Elk 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 June 19, 2014 the Gloucester 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 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 \$5,500 per acre to cover the local cost share; and

WHEREAS, Gloucester County Board of Chosen Freeholders closed on the development easement on December 20, 2013 for \$148,109.50 (\$5,500 per acre) which was recorded on January 8, 2014 in the Gloucester County Clerk's Office in Deed Book 5153, Page 97; and

WHEREAS, when Gloucester County purchased the development easement the recorded Deed of Easement did not contain the SADC condition of limiting driveway access to the non-severable exception area to the existing unpaved path along the property's easterly boundary, as shown on Schedule A; and

WHEREAS, this final approval will be conditioned upon, and the SADC cost share grant agreement will require, that the County coordinate with the landowner to obtain the landowners signature (s) on the cost share grant agreement to ensure access to the non-severable exception area is limited to the existing unpaved path along the property's easterly boundary, which will relieve the landowner from the requirement of obtaining approval from the Gloucester CADB and the SADC to locate the driveway as per SADC Policy P-41 (Schedule D); and

WHEREAS, due to insufficient funding, the SADC had 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 since the County's time of acquisition; and

WHEREAS, at this time SADC funding has become available and in order to provide a cost share and pursuant to SADC Policy P-52 an updated easement value is needed in order to establish a current value, the basis for the SADC cost share grant; and

WHEREAS, updated appraisals have been submitted by Timothy Sheehan (effective date 4/21/17) and Steven Bartelt (effective date 6/12/17) who originally appraised the property and the consultants have concluded updated easement values of \$6,000 per acre (Sheehan) and \$9,000 per acre (Bartelt), both of which are in excess of the \$5,500 per acre CMV from the September 26, 2013 SADC meeting; and

WHEREAS, the most recent SADC Appraiser Handbook, adopted June 22, 2017, states: "If both appraisals are at or higher than the original CMV and, if the updated appraisals are found to be complete, accurate and compliant with USPAP and SADC appraisal procedures, the review appraiser will supply a memorandum to the file stating that the appraisals are valid as of the updated date of value and SADC re-certification will not be necessary", and

WHEREAS, the SADC review appraiser has found the updated appraisals of the Holly Acres, LLC farm comply with all requirements of the SADC Appraiser Handbook and N.J.A.C. 2:76-10, and both updated appraisals resulted in easement values in excess of the certified market value approved at the September 26, 2013 SADC meeting; and

WHEREAS, the SADC cost share will be based on the 2013 certified market value (CMV) of \$5,500 per acre; and

WHEREAS, the estimated cost share breakdown is as follows (based on 26.929 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$ 98,290.85	\$3,650/ acre (66.36% of CMV)
<u>County</u>	<u>\$ 49,818.65</u>	<u>\$1,850/ acre</u>
Total Easement Purchase	\$148,109.50	\$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 Gloucester County Agriculture Development Board is requesting \$98,290.85 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;

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 26.929 net surveyed 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 \$98,290.85 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), 1 acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of use; and

BE IT FURTHER RESOLVED, this final approval is conditioned upon and the SADC cost share grant agreement will require, the landowner(s) signature on the cost share grant agreement to ensure access to the non-severable exception area will be limited to the existing unpaved path along the property's easterly boundary; 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

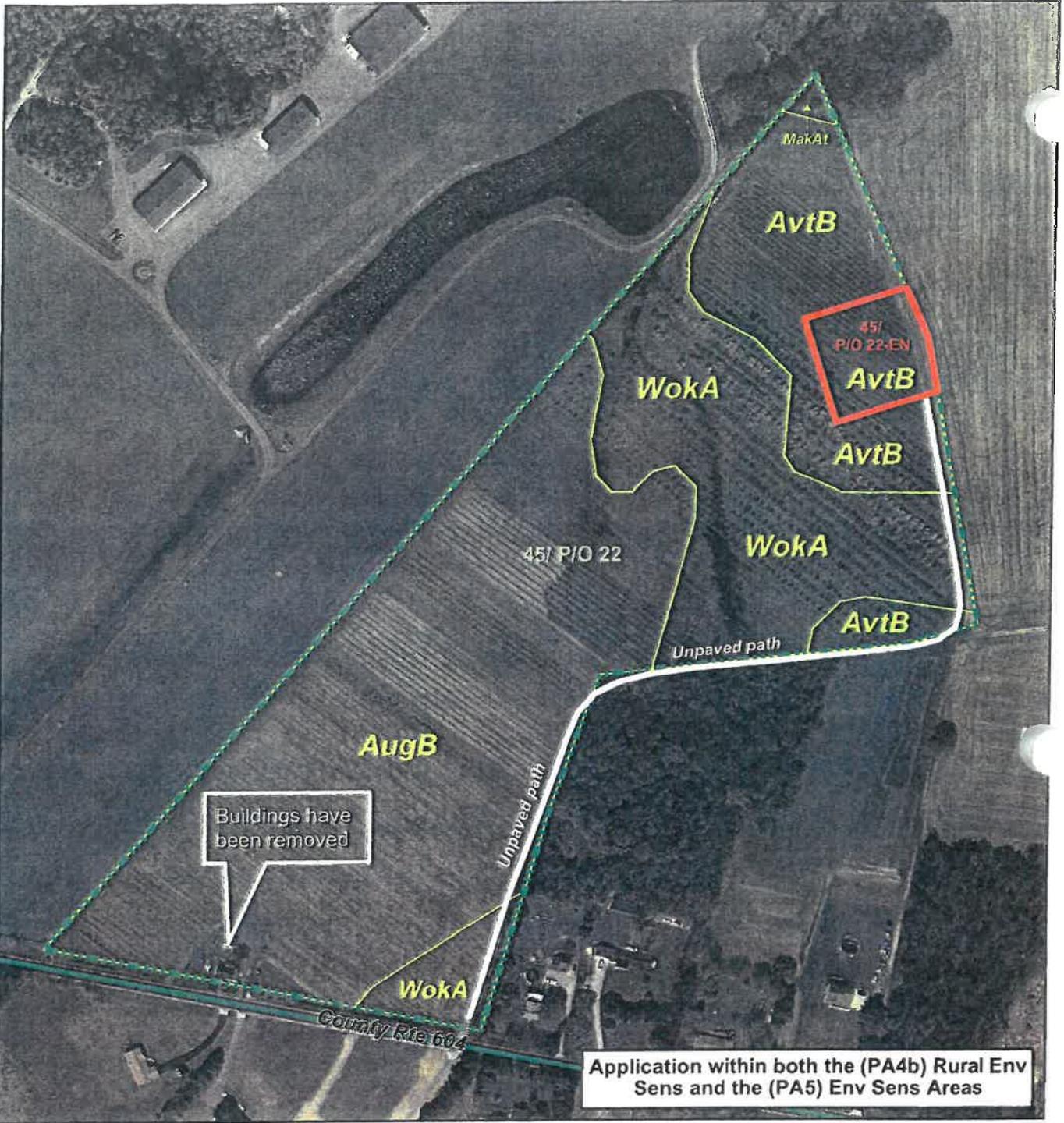
BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/24/2018
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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



x:\counties\gloc\projects\holly_acres_sol.mxd

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

Holly Acres, LLC/John Ackerman
Block 45 Lots P/O 22 (27.37 ac)
& P/O 28-EN (non-severable exception - 1.0 ac)
Gross Total = 28.37 ac
Elk Twp., Gloucester County



	Property in Question
	EN- (Non-Severable) Exception
	ES - (Severable) Exception
	Soile Boundaries
	Primary - Limited Access
	Federal or State Hwy
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned QES & Recreation Easement

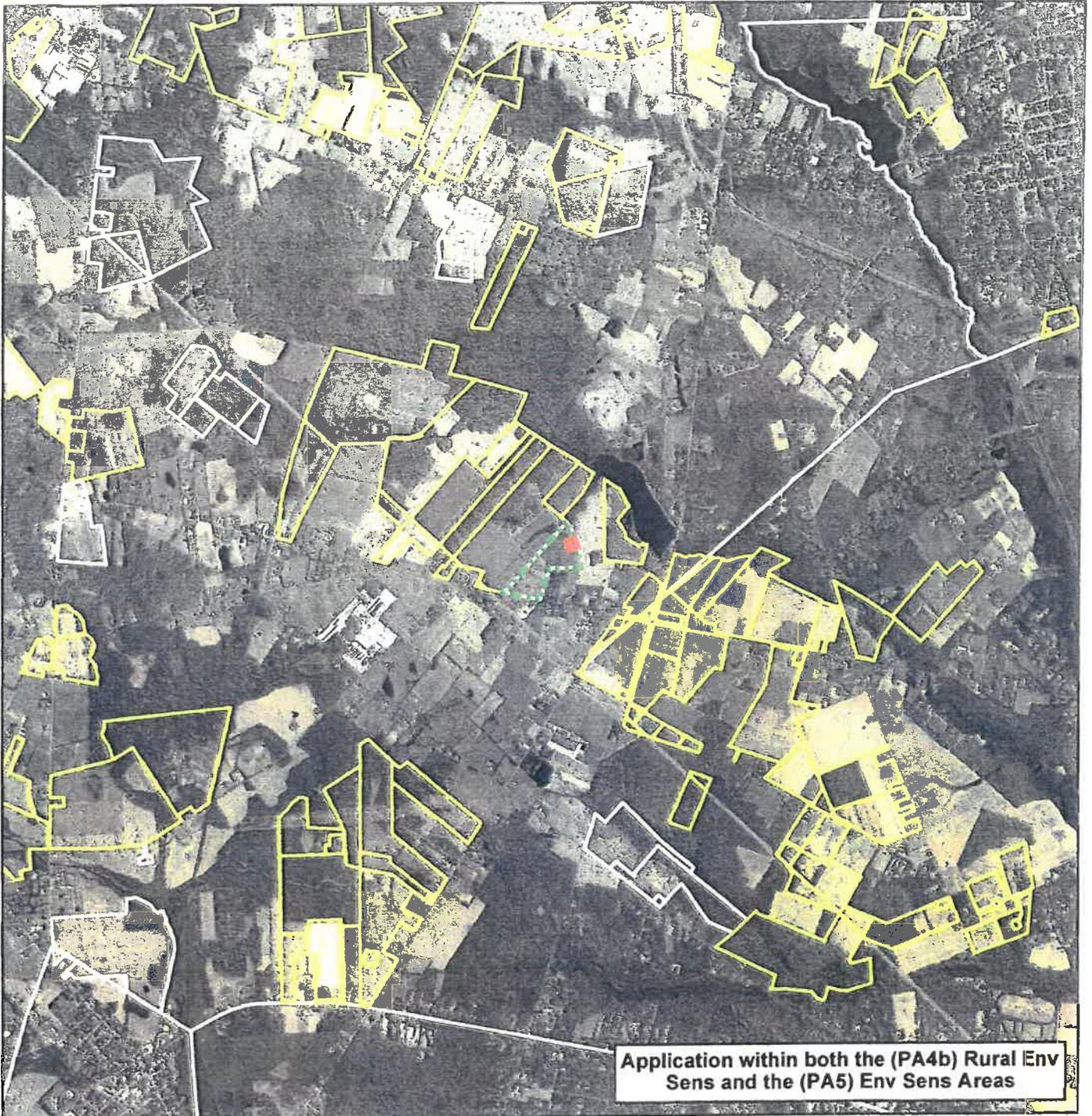


DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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

Sources:
NRCS - SSURGO 2010 Soil Data
Green Acres Conservation Easement
DVRPC 2010 Digital Aerial Image

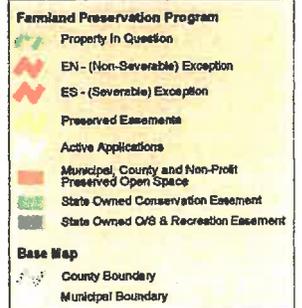
Preserved Farms and Active Applications Within Two Miles

x:\counties\gloco\projects\holly_acres_2mile.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Holly Acres, LLC/John Ackerrman
Block 45 Lots P/O 22 (27.37 ac)
& P/O 28-EN (non-severable exception - 1.0 ac)
Gross Total = 28.37 ac
Elk Twp., Gloucester County



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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
DVRPC 2010 Digital Aerial Image
NJOT/OGIS 2007/2008 Digital Aerial Image

February 25, 2013

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Holly Acres, LLC
08- 0168-PG
County PIG Program
28 Acres

Block 45	Lot 22	Elk Twp.	Gloucester County
SOILS:		Prime	100% * .15 = 15.00
			SOIL SCORE: 15.00
TILLABLE SOILS:		Cropland Harvested	100% * .15 = 15.00
			TILLABLE SOILS SCORE: 15.00
FARM USE:	Corn-Cash Grain		28 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.
4. Execution of a Grant Agreement between the County and the State Agriculture Development Committee in compliance with N.J.A.C. 2:76-6.18.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st one (1) acres for future single family residence
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:
 1. Access to the non-severable exception will be limited to the existing unpaved path along the subject property's easterly boundary.
 - 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. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

POLICY

Access to Exception Areas**I. Purpose**

To establish a policy on access to exception areas, as defined in N.J.A.C. 2:76-6.2. Access means lanes or driveways that provide vehicular ingress and egress to and from the exception area.

II. Authority

N.J.A.C. 2:76-6.2
N.J.A.C. 2:76-10.6

III. Policy**A. Severable Exception Areas**

For exception areas that may be severed and subdivided from the preserved property, access to the area must be included within the exception area. The access, however, shall not interfere with the agricultural operation. Furthermore, approvals of exception areas shall be conditioned upon the landowner acknowledging a right of individuals to cross the access for agricultural purposes. This condition will be included in the Deed of Easement provision relating to the exception area.

B. Non-severable Exception Areas

1. For exception areas that may not be severed or subdivided from the preserved property, access to the exception area must be included within the exception area if the access is used for exclusively non-agricultural purposes (*i.e.*, if the access is used only to provide ingress and egress to and from non-agricultural uses on the exception area). For the purposes of this policy, residential buildings on non-severable exception areas are deemed to be associated with the agricultural operation on the preserved farm and hence are not considered non-agricultural uses.

For exception areas that may not be severed or subdivided from the preserved property, access to the exception area does not need to be included within the exception area if the lane or driveway provides access to any portion of the farm used for agricultural production or to an agricultural use on the exception area, including, but not limited to, farm markets.

2. Landowners who would like to construct a lane or driveway to access a non-severable exception area must obtain the approval of the SADC and the appropriate CADB. In deciding whether to grant approval, the SADC and CADBs shall consider how much agricultural land will be displaced by the driveway, whether the driveway interferes with, or acts as a barrier to, the agricultural operation.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R5(5)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

KINGWOOD TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Goeckler, William and Susan ("Owner")

Kingwood Township, Hunterdon County

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

SADC ID# 10-0405-PG

MAY 24, 2018

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 Kingwood Township, Hunterdon County; and

WHEREAS, on December 13, 2016 the SADC received an individual application for the sale of a development easement from Kingwood Township for the subject farm identified as Block 30, Lot 6, Kingwood Township, Hunterdon County, totaling approximately 50.1 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, as per N.J.A.C. 2:76-17A.5 the subject Property was not a Targeted farm therefore Green Light Approval pursuant to N.J.A.C. 2:76-17.9A(b) was delayed; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Kingwood Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017 and the Property was included as a Targeted farm ; and

WHEREAS, the Property is located in Kingwood Township's Project Area; and

WHEREAS, the Property includes one (1), approximately 3-acre non-severable exception area for, but not limited to one (1) existing single family residential unit and to afford future flexibility of uses resulting in approximately 47.1 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 pasture and hay production; and

WHEREAS, the Property is currently an equine operation with approximately 29.6 acres in equine production as pasture and hay (Schedule B); and

WHEREAS, the only equine service (boarding services) take place within the 3-acre non-severable exception ; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on August 21, 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 March 22, 2018 the SADC certified a development easement value of \$3,900 per acre based on zoning and environmental regulations in place as of the current valuation date of November 2017; and

WHEREAS, the Property benefits from an existing 16' wide access easement through a neighboring property which provides a more level access to Warsaw Road for the existing improvements and agricultural access, however, the SADC certification of a development easement value recognizes the existing 607 feet of road frontage along Warsaw Road as the basis of further development potential; and

WHEREAS, the Owner accepted the Township's offer of \$3,900 per acre for the development easement for the Property; and

WHEREAS, the Hunterdon Land Trust (HLT) submitted a parcel application to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE) grant; and

WHEREAS, the NRCS has determined that the Property and Landowner qualified for ALE grant funds; and

WHEREAS, at this time the ALE approved current easement value has not been finalized, therefore, the ALE grant will be based on an estimated current easement value of \$4,600 per acre equating to an ALE grant of \$2,300 per acre (50% of \$4,600) or approximately \$108,330 in total ALE funds; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including zero (0) future Divisions of the Premises and a 5.33% maximum impervious coverage restriction (approximately 2.5 acres) for the construction of agricultural infrastructure on the Property outside of the exception area, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, due to a shortage of available funds from the Township and Hunterdon County the requested ALE grant funds are to be used to cover the entire local cost share and any remaining funds will be used to offset the SADC grant need; and

WHEREAS, should alternate ALE funding become available from other funding years or through other qualified entities such as the SADC, a Non-Profit organization or County it may be utilized if such funding benefits the easement acquisition and/or the successful use of ALE funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 3, 2018, 2016 the Kingwood Township Committee approved the Owner's application for the sale of development but is not participating financially in the easement purchase due to the anticipated receipt of the ALE funds; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on May 10, 2018 the Hunterdon 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 May 15, 2018, the Board of Chosen Freeholders of the County of Hunterdon passed a resolution granting final approval but is not participating financially in the easement purchase; or due to the anticipated receipt of ALE funds; and

WHEREAS, this final approval is conditioned upon funding in an amount sufficient enough to cover the County and Township's cost share; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 47.1 net easement acres):

	<u>Total</u>	
SADC	\$129,054	(\$2,740 per acre)
Hunterdon County	\$ 27,318	(\$ 580 per acre)
Kingwood Twp.	<u>\$ 27,318</u>	<u>(\$ 580 per acre)</u>
Total Easement Purchase	\$183,690	(\$3,900 per acre)

Estimated Cost share breakdown if the \$108,330 Grant is finalized and applied:

	Total	ALE \$	New Cost Share
SADC	\$129,054	\$ 53,694	\$ 75,360 (\$1,600 / acre)
Hunterdon County	\$ 27,318	\$ 27,318	\$ 0
Kingwood Township	\$ 27,318	\$ 27,318	\$ 0
<u>ALE Grant</u>			<u>\$108,330 (\$2,300 / acre)</u>
TOTAL	\$183,690	\$108,330	\$183,690 (\$3,900/acre)

WHEREAS, Kingwood Township is requesting \$1,600 per acre or approximately \$75,360 and sufficient funds are available (Schedule D); and

WHEREAS, the County has agreed to hold the development easement; 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 Kingwood Township for the purchase of a development easement on the Property, comprising approximately 47.1 net easement acres, at a State cost share of \$1,600 per acre, (41.03% of certified easement value and purchase price), for a total grant of approximately \$73,360 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D);

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 3- acre non-severable exception area for, but not 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, that after being applied to the County and Municipal cost share, the SADC will utilize any remaining ALE grant funds (estimated \$53,694) to offset SADC grant needs on the Property; and

BE IT FURTHER RESOLVED, this approval is conditioned upon receipt of ALE funds sufficient enough to cover the Township and County's cost share or in absence of ALE funding a resolution by the Township and the County Board of Chosen Freeholder's to commit the funds needed to cover the total local cost share; and

BE IT FURTHER RESOLVED, the equine map (Schedule B) and specialized "*Equine Schedule B*" (Schedule C) will be finalized and recorded with the Deed of Easement; 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.

5/24/2018
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

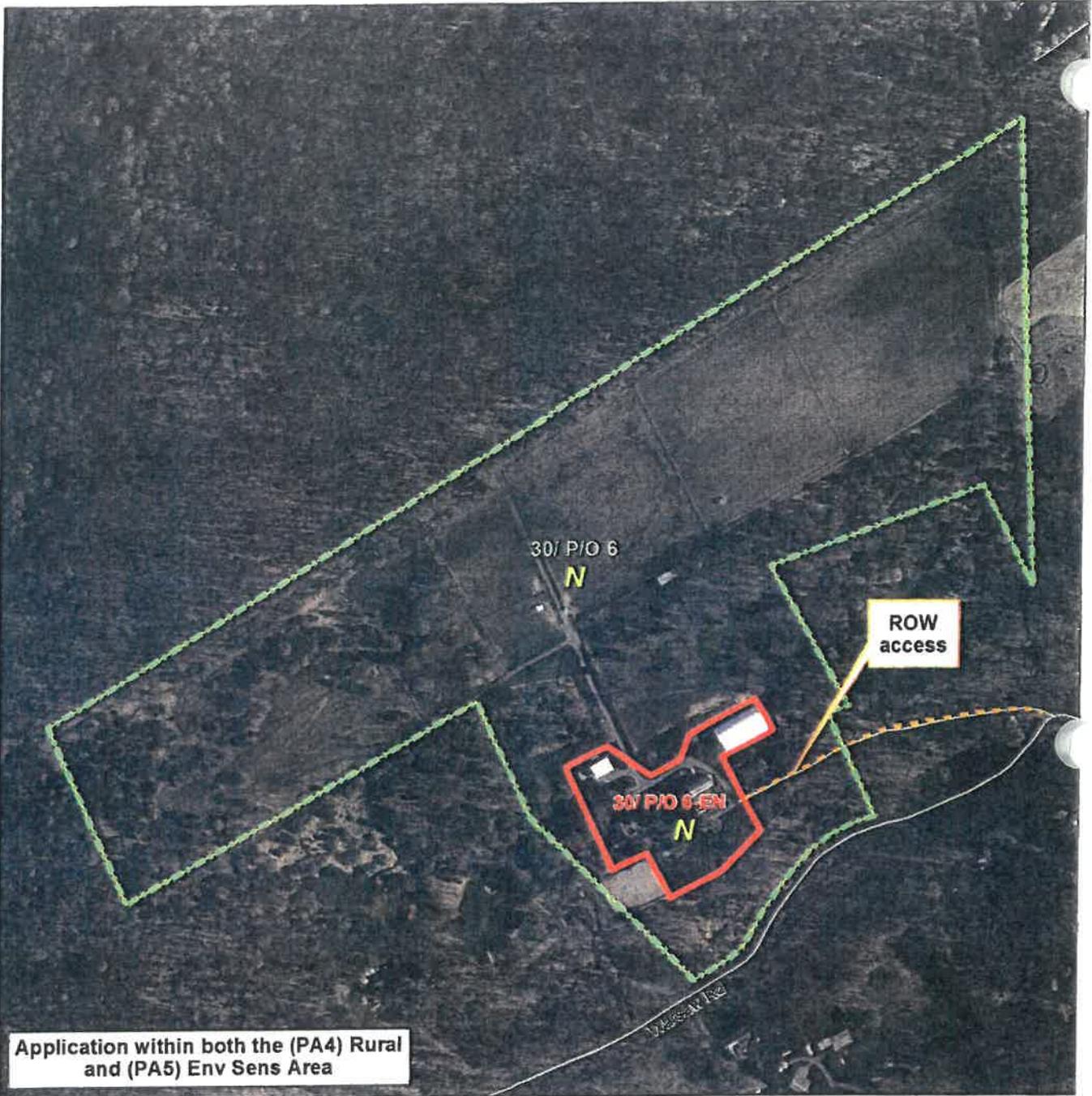
VOTE WAS RECORDED AS FOLLOWS:

VOTE WAS RECORDED AS FOLLOWS:

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

Wetlands

X:\counties\huncol\projects\Goeckeler_William_and_Susan_fww.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Goeckeler, William & Susan
Block 30 Lots P/O 6 (47.1 ac);
& P/O 6-EN (non-severable exception - 3.0 ac)
Gross Total = 50.1 ac
Kingwood Twp., Hunterdon County



	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads

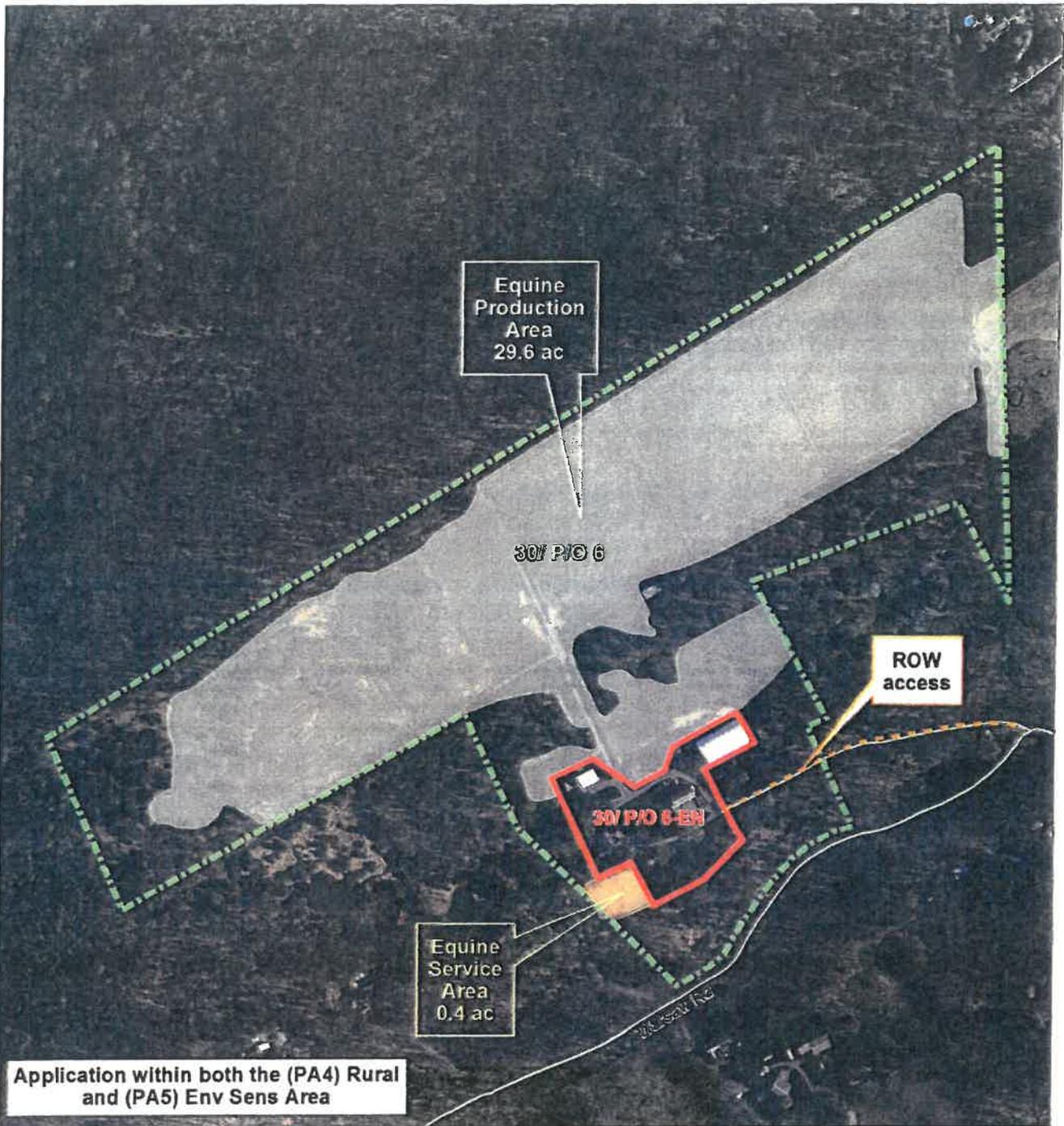
Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJOT/I/GIS 2015 Digital Aerial Image

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

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

Goeckeler, Willam & Susan - Equine Areas

X:\counties\huncoc\projects\Goeckeler_Willam_and_Susan_equine.mxd



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Goeckeler, William & Susan
 Block 30 Lots P/O 6 (47.1 ac);
 & P/O 6-EN (non-severable exception - 3.0 ac)
 Gross Total = 50.1 ac
 Kingwood Twp., Hunterdon County

	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Equine Production (Pasture) - 29.6 ac
	Equine Service Area - 0.4 ac



Sources:
 NJDOT Road Data
 NJGIT/OGIS 2015 Digital Aerial Image

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

March 24, 2017

SCHEDULE B

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

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

Horse boarding and training in an arena and stalls, as depicted on the survey dated _____, prepared by _____.

Grantor further certifies that the above uses (hereinafter "equine service activities") are currently ancillary to equine-related production, including pasturing, horse breeding and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities. Grantor understands and agrees that because the equine service activities are ancillary to equine-related production, the said equine service activities are deemed agricultural uses and are not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor also understands and agrees that if, in the future, equine service activities are no longer "ancillary" as defined above, then the equine service activities will be deemed non-agricultural and will be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.

SADC Municipal Pig Financial Status
Schedule D

Kingwood Township, Hunterdon County

SADC ID#	Farm	Acres	Pay Acres	SADC		Federal Grant		Grant				
				Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year			Balance	
								09	11	13		17
								Encumbered	PV	Expended		
												2,000,000.00
10-0281-PG	Felix	169.9700	169.9700	1,529,730.00	917,838.00	645,886.00	387,531.60	917,838.00	530,306.40	530,306.40		1,469,693.60
	Felix ancillary									9,824.00		1,459,869.60
10-0322-PG	Makatura/ Maplewood	108.1500	108.1490	1,081,490.00	616,449.30	508,289.49	97,323.29	616,449.30	519,126.01	519,126.01		940,743.59
10-0390-PG	DeSapio, Gaetano (Brown)	62.4000	62.4000	517,920.00	258,960.00	258,960.00		258,960.00				681,783.59
10-0382-PG	Dalrymple, Richard K. & Brian S.	48.0000	48.0000	312,000.00	129,600.00	182,400.00		129,600.00				552,183.59
10-0405-PG	Goeckler, Williams & Susan	47.1000	47.1000	183,690.00	75,360.00	108,330.00	53,694.00	75,360.00				476,823.59
Closed	2	278.1200	278.1190	2,611,220.00	1,534,287.30	1,154,175.49	484,854.89					
Encumbered	3	157.5000	157.5000	1,013,610.00	463,920.00	549,690.00	53,694.00					
								Encumber/Expended FY09	-	-	750,000.00	-
								Encumber/Expended FY11	190,743.59	-	309,256.41	-
								Encumber/Expended FY13	273,176.41	-	-	226,823.59
								Encumber/Expended FY17	-	-	-	250,000.00
								Total				476,823.59

JANUARY 1

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Goeckeler, William & Susan
10- 0405-PG
PIG EP - Municipal 2007 Rule
47 Acres .

Block 30	Lot 6	Kingwood Twp.	Hunterdon County	
SOILS:		Other	16% * 0	= .00
		Prime	33% * .15	= 4.95
		Statewide	51% * .1	= 5.10
				SOIL SCORE: 10.05
TILLABLE SOILS:		Cropland Harvested	54% * .15	= 8.10
		Woodlands	46% * 0	= .00
				TILLABLE SOILS SCORE: 8.10
FARM USE:		Hay	15 acres	
		Horse & Other Equine	23 acres	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.
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 three (3) acres for Flexibility for current and future 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 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. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R5(6)

Final Review and Approval
SADC Easement Purchase

On the Property of
McKee, Thomas and Heidi ("Owners")

MAY 24, 2018

Subject Property: **McKee, Thomas and Heidi** ("Owners")
Block 36, Lot 39 and Block 35, Lot 66
Lebanon Township, Hunterdon County
SADC ID# 10-0246-DE
Approximately 64.8 net easement acres

WHEREAS, on March 1, 2017, the State Agriculture Development Committee ("SADC") received a development easement sale application from McKee, Thomas and Heidi, hereinafter "Owners," identified as Block 36, Lot 39 and Block 35, Lot 66, Lebanon Township, Hunterdon County, hereinafter "the Property," totaling approximately 64.8 Gross Acres, identified in (Schedule A); and

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

WHEREAS, the Property to be preserved is in the Highlands Preservation Area; and

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

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 25, 2013, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, staff finds that the Property, has a quality score of 48.39 and 64.8 net acres; and

WHEREAS, the Property does not meet the SADC's Hunterdon County minimum ranking criteria for the "Priority" category which requires a quality score of at least 60 combined with at least 49 acres, nor does it meet the County minimum ranking criteria for an "Alternate" farm category which requires a quality score of 47 and 36 acres, therefore, this farm is categorized as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, on October 26, 2017, the SADC granted Preliminary Approval to this Application (Schedule B); and

WHEREAS, on March 23, 2006 the SADC adopted the FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended, which approves the use of Highlands Funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding ("Highlands Funds")

WHEREAS, at this time there is sufficient Highlands Funding available for this farm; and

WHEREAS, at the time of application, the Property was devoted to hay and beef production; and

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

WHEREAS, on April 27, 2018, the SADC certified the development easement value of the Property at \$6,000 per acre based on January 1, 2004 zoning and environmental conditions and \$2,000 per acre based on current zoning and environmental conditions as of January 2018; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$6,000 per acre; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval for its acquisition of the development easement at a value of \$6,000 per acre for a total of approximately \$388,800 subject to the conditions contained in (Schedule C); and

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

BE IT FURTHER RESOLVED, that the SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception 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 contracts and closing documents shall be prepared subject to review by the Office of the Attorney General; and

BE IT FURTHER RESOLVED, the SADC authorizes Secretary of Agriculture Douglas H. Fisher,

Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement, including but not limited to a survey and title search and to execute all necessary documents required to acquire the development easement; and

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

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

5/24/2018
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

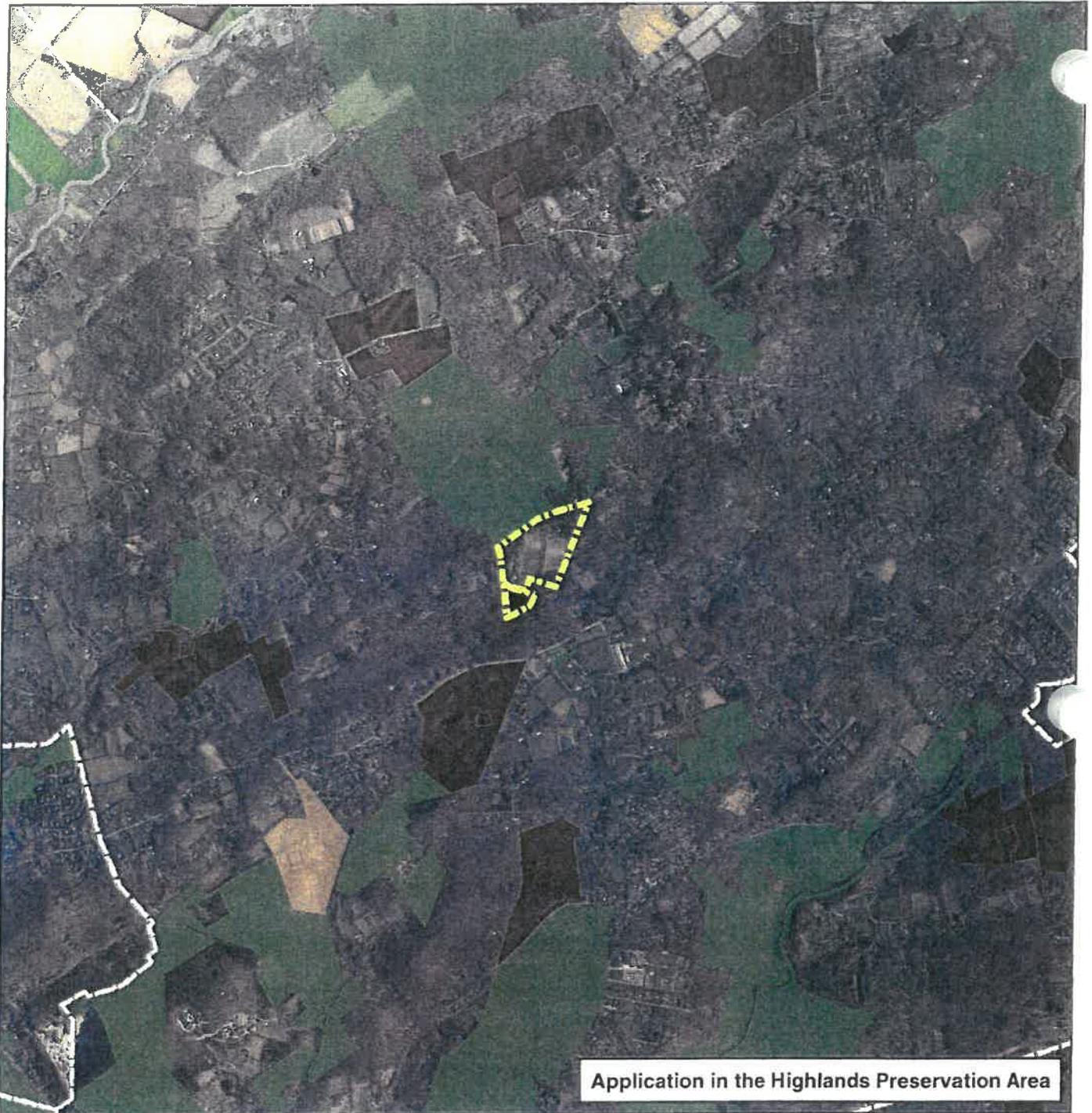
VOTE WAS RECORDED AS FOLLOWS:

VOTE WAS RECORDED AS FOLLOWS:

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

Preserved Farms and Active Applications Within Two Miles

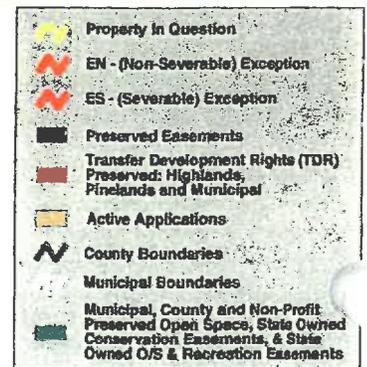
X:\counties\hunco\projects\McKee_Thomas_and_Heidi_2mile.mxd



Application in the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McKee, Thomas and Heidi
Block 35 Lot 66 (7.2 ac);
and Block 36 Lot 39 (57.6 ac)
Gross Total = 64.8 ac
Lebanon Twp., Hunterdon County



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

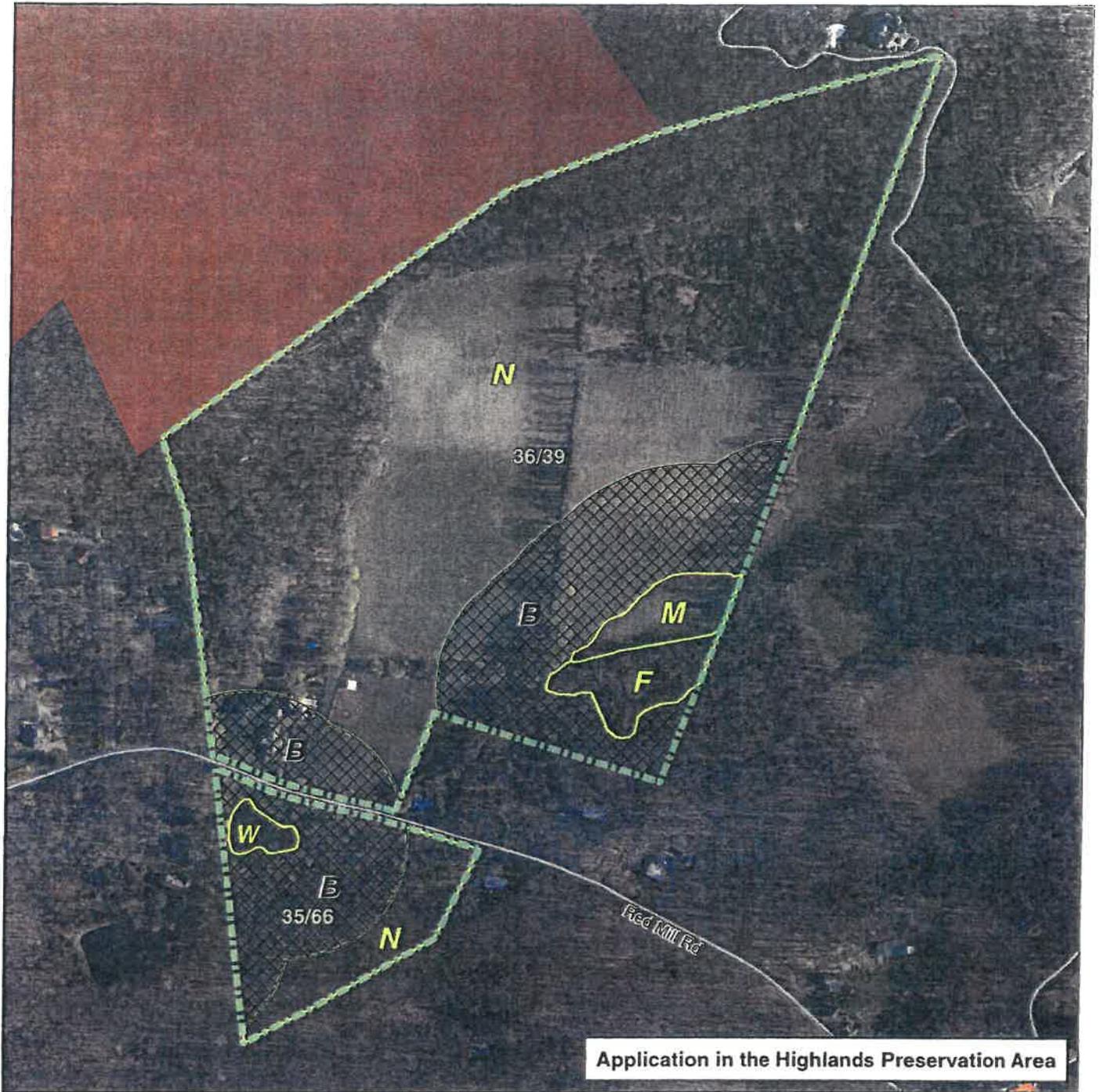
Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJGIT/OGIS 2015 Digital Aerial Image

August 22, 2017

Wetlands

Schedule A

X:\counties\huncol\projects\McKee_Thomas_and_Heidi_fwv.mxd



Application in the Highlands Preservation Area

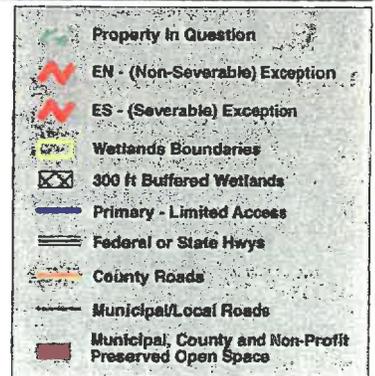
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McKee, Thomas and Heidi
Block 35 Lot 66 (7.2 ac);
and Block 36 Lot 39 (57.6 ac)
Gross Total = 64.8 ac
Lebanon Twp., Hunterdon County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ Highlands Council Data
NJGIS/OGIS 2015 Digital Aerial Image

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



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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R10(10)

SADC EASEMENT ACQUISITION
PRELIMINARY APPROVAL
of an "ALTERNATE" FARM
IN THE HIGHLANDS PRESERVATION AREA

OCTOBER 26, 2017

Subject Farm: McKee, Thomas and Heidi
Block 36, Lot 39 and Block 35, Lot 66
Lebanon Township, Hunterdon County
SADC ID# 10-0246-DE
Approximately 64.8 net easement acres

WHEREAS, pursuant to N.J.A.C. 2:76-11.3, an owner of farmland may offer to sell to the State Agriculture Development Committee ("SADC") a development easement on the farmland; and

WHEREAS, on March 1, 2017 the SADC received an SADC easement acquisition application from Thomas and Heidi McKee for Property identified Block 36, Lot 39 and Block 35, Lot 66, Lebanon Township, Hunterdon County, totaling approximately 64.8 net acres as shown on (Schedule A); and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 27, 2017 which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, staff finds that the Property, has a quality score of 48.39 and 65 net acres (Schedule B); and

WHEREAS, the Property does not meet the SADC's Hunterdon County minimum ranking criteria for the "Priority" category which requires a quality score of at least 60 combined with at least 49 acres, however it is higher than the minimum quality score of 47 and 36 acres needed for an "Alternate" farm designation, therefore, this farm is categorized as an "Alternate" farm, requiring SADC preliminary approval (Schedule B); and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, the Property is a targeted farm in the Hunterdon County farmland preservation plan, however, it is not included in the Hunterdon County Agricultural Development Area (ADA) at this time; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.5, the SADC may pursue a Direct Easement application without the property being located within the County ADA; and

WHEREAS, Hunterdon County staff have informed SADC staff this Property will be included in the county's next comprehensive ADA update; and

WHEREAS, the Property is located within the New Jersey State Plan-designated Environmentally Sensitive Area (PA5) and within the Highlands Agriculture Resource Areas as well as the Highlands Preservation Area's "Protection Zone" (Schedule C); and

WHEREAS, the landowner provided a deed that shows the property was acquired on July 18, 2000, therefore, the property appears to be eligible, and must be appraised, along with current zoning, under 01/01/04 zoning and environmental conditions pursuant to the enactment of P.L.2015, c.5, which extends the dual-appraisal provision only to farms in the Highlands region; and

WHEREAS, the Property has one (1) existing single family residence; and

WHEREAS, the majority of the farm's acreage is currently in hay and beef production; and

WHEREAS, on March 23, 2006 the SADC adopted the FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended, which approves the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding. The Property is a candidate for this funding source; and

WHEREAS, at this time there is approximately \$1.3 million available from the \$30 million originally designated as Highlands funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.6 there are no "Priority" or "Alternate" Ranked applications at this time in the Highlands Preservation Area which have not already been accepted for processing and have funding earmarked; and

NOW THEREFORE BE IT RESOLVED that the SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:

1. Enter into a 120 day option agreement.
2. Secure two independent appraisals to estimate the fair market value of the Property.

3. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC.

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.

10/26/17
Date

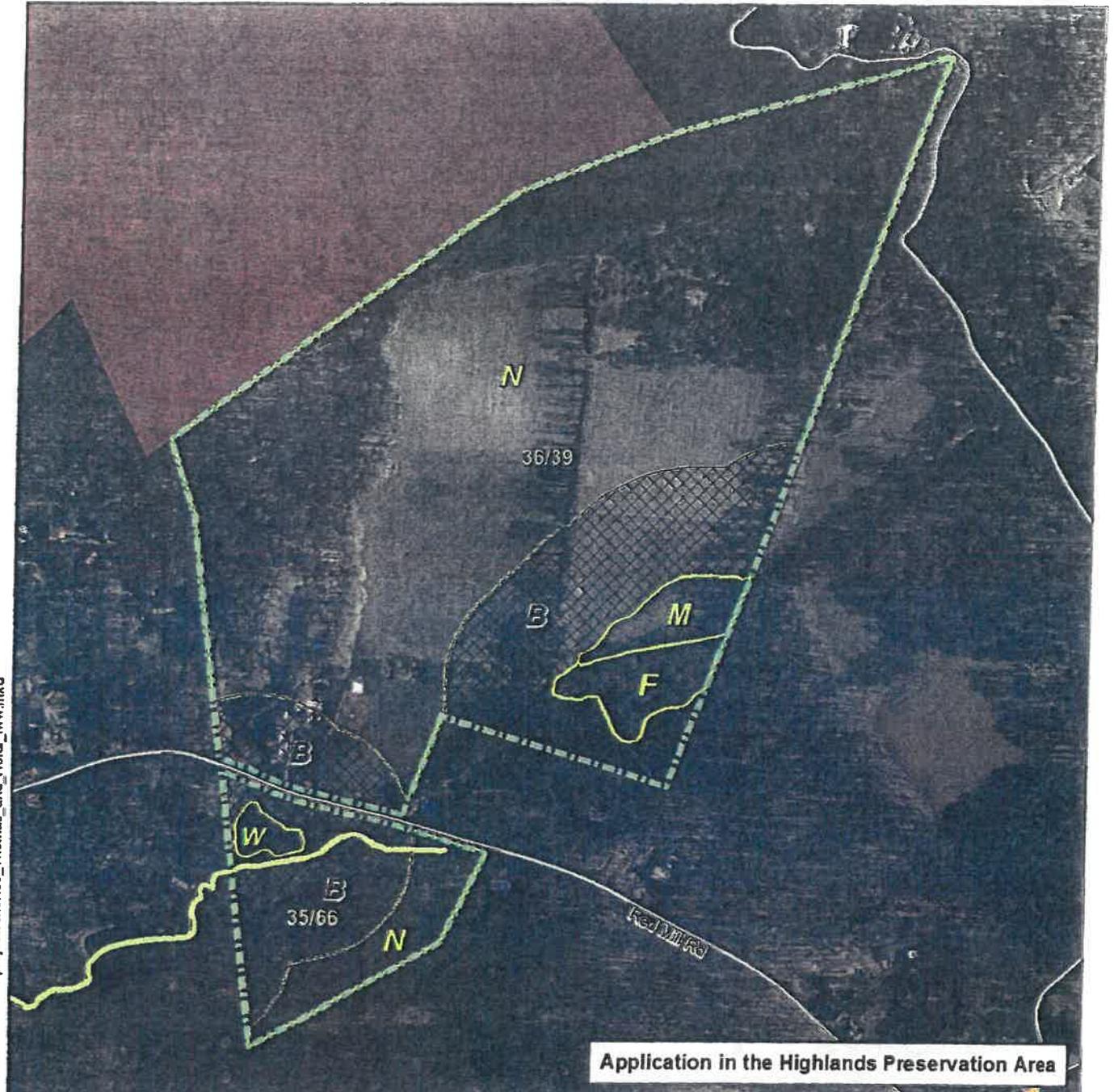

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Project Map with Wetlands

X:\counties\huncoc\projects\McKee_Thomas_and_Heidi_fwv.mxd



Application in the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McKee, Thomas and Heidi
Block 35 Lot 66 (7.2 ac);
and Block 36 Lot 39 (57.6 ac)
Gross Total = 64.8 ac
Lebanon Twp., Hunterdon County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ Highlands Council Data
NJOT/OGIS 2015 Digital Aerial Image

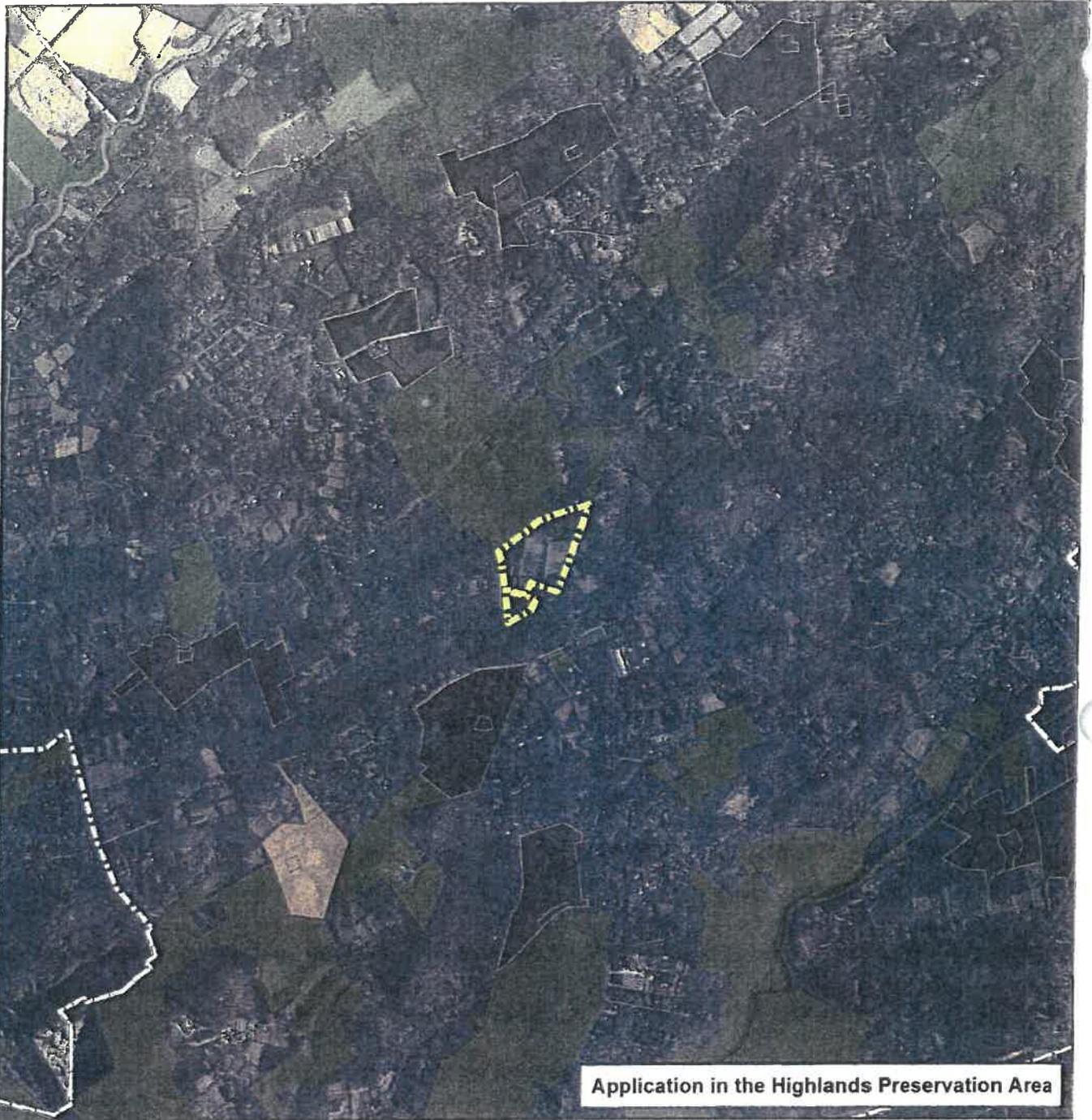
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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

	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	300 ft Buffered Wetlands
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space

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

Preserved Farms and Active Applications Within Two Miles

X:\countiesthuncoprojects\McKee_Thomas_and_Heidi_2mile.mxd



Application in the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McKee, Thomas and Heidi
Block 35 Lot 66 (7.2 ac);
and Block 36 Lot 39 (57.6 ac)
Gross Total = 64.8 ac
Lebanon Twp., Hunterdon County



- Property In Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Transfer Development Rights (TDR)
Preserved: Highlands,
Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit
Preserved Open Space, State Owned
Conservation Easements, & State
Owned O/S & Recreation Easements



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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/OGIS 2015 Digital Aerial Image

August 22, 2017

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

GENERAL INFORMATION

COUNTY OF Hunterdon Lebanon Twp. 1019
 APPLICANT McKee, Thomas & Heidi

PRIORITIZATION SCORE

SOILS:	Other	85% *	0	=	.00
	Prime	15% *	.15	=	2.25
SOIL SCORE:					2.25

TILLABLE SOILS:	Cropland Harvested	42% *	.15	=	6.30
	Other	2% *	0	=	.00
	Wetlands	3% *	0	=	.00
	Woodlands	53% *	0	=	.00
TILLABLE SOILS SCORE:					6.30

BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)	5% *	.06	=	.30
	Parks (limited use)	19% *	.14	=	2.66
	Residential Development	21% *	0	=	.00
	Streams and Wetlands	6% *	.18	=	1.08
	Woodlands	49% *	.06	=	2.94
BOUNDARIES AND BUFFERS SCORE:					6.98

CONTIGUOUS PROPERTIES / DENSITY:	McKee	Restricted Farm or Current Application			2
	Tucker	Restricted Farm or Current Application			2
	Sekela	Restricted Farm or Current Application			2
DENSITY SCORE:					6.00

LOCAL COMMITMENT:	100% *	20	=	20.00
LOCAL COMMITMENT SCORE:				20.00

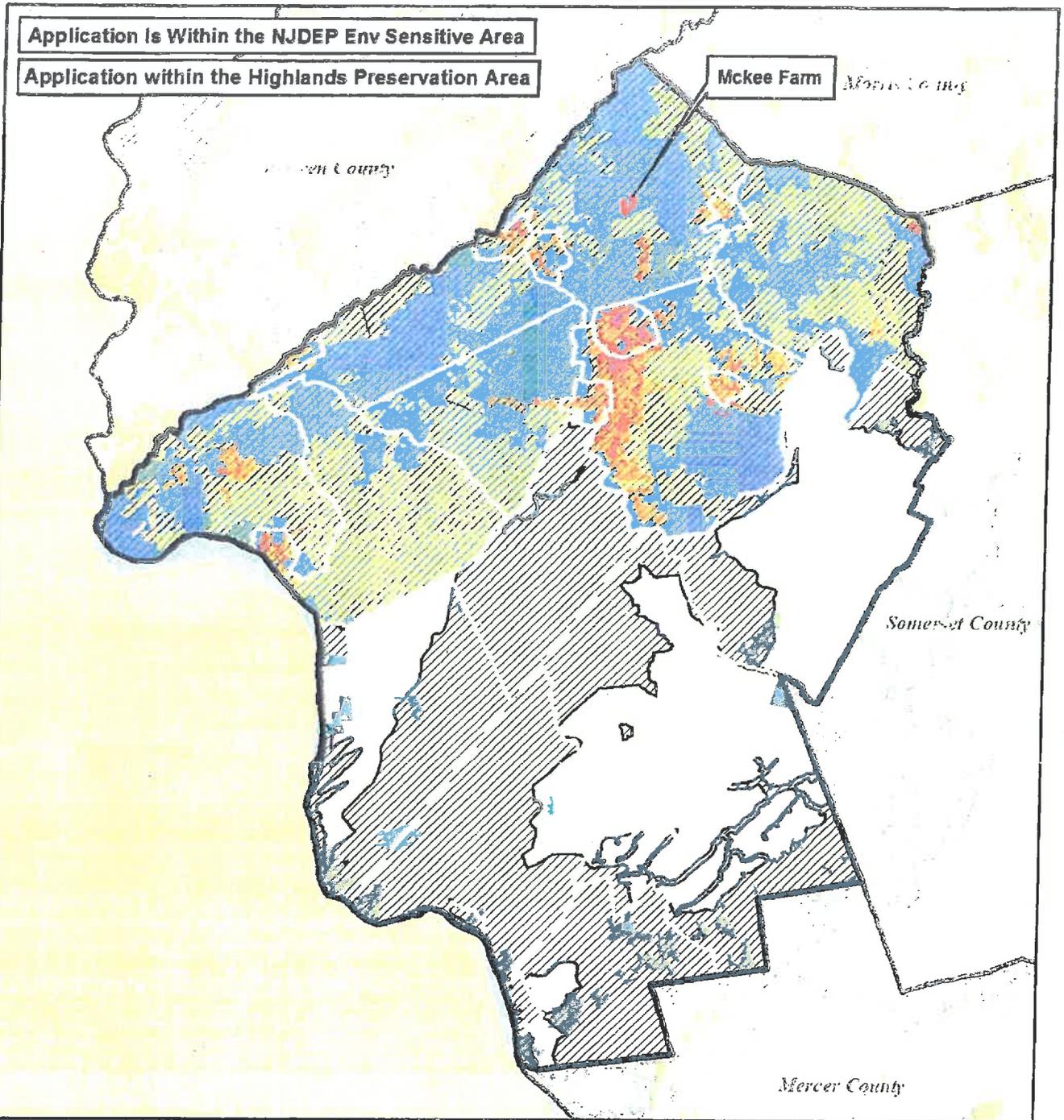
SIZE:					4.92
SIZE SCORE:					

IMMENCE OF CHANGE:	SADC Impact factor =	1.94			
IMMINENCE OF CHANGE SCORE:					1.94

COUNTY RANKING:					
EXCEPTIONS:					.00
EXCEPTION SCORE:					

TOTAL SCORE: 48.39

McKee Farm - Schedule C



x:/counties/hunco/projects/hamorski_EnvS2.mxd

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

McKee, Thomas and Heidi
Block 35 Lot 66 (7.2 ac);
and Block 36 Lot 39 (57.6 ac)
Gross Total = 64.8 ac
Lebanon Twp., Hunterdon County



- Property In Operation
- NJDEP Environmentally Sensitive Area
- Municipal Conservation and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned D/S & Recreation Easement
- Highlands Planning Area
- Highlands Preservation Area
- Commercial Zone
- Early Community Env. Constraint Zone
- Early Community Zone
- Late Community Zone
- Protection Zone
- Hunterdon County Project Area

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

Sources:
Green Acres Conservation Easement Data
NJDEP Environmentally Sensitive Areas
(pursuant to the Permit Extension Act of 2008)
NJDEP Highlands Data

m. caule

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

McKee, Thomas & Heidi
Easement Purchase - SADC
65 Acres

Block 35	Lot 66	Lebanon Twp.	Hunterdon County		
Block 36	Lot 39	Lebanon Twp.	Hunterdon County		
SOILS:		Other	85% * 0	=	.00
		Prime	15% * .15	=	2.25
				SOIL SCORE:	2.25
TILLABLE SOILS:		Cropland Harvested	42% * .15	=	6.30
		Other	2% * 0	=	.00
		Wetlands	3% * 0	=	.00
		Woodlands	53% * 0	=	.00
				TILLABLE SOILS SCORE:	6.30
FARM USE:		Hay	23 acres		
		Deciduous Tree Fruit	2 acres		Apples
		Beef Cattle Feedlots	17 acres		
		Horse & Other Equine	2 acres		

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: 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
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R5(7)

Final Review and Approval
SADC Easement Purchase

On the Property of
Danberry, David and Helen ("Owners")

MAY 24, 2018

Subject Property: **Danberry, David and Helen** ("Owners")
Block 32, Lot 16.01 - West Amwell Township, Hunterdon County
SADC ID#: 10-0249-DE
Approximately 135.6 Net Easement Acres

WHEREAS, on August 14, 2017, the State Agriculture Development Committee ("SADC") received a development easement sale application from David and Helen Danberry, hereinafter "Owners," identified as Block 32, Lot 16.01, West Amwell Township, Hunterdon County, hereinafter "the Property," totaling approximately 138.6 Gross Acres, identified in (Schedule A); and

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

WHEREAS, the Property includes one (1), approximate 3-acre non-severable exception area for and limited to one (1) future single family residential unit, resulting in approximately 135.6 net acres to be preserved; and

WHEREAS, the Property has been allocated one (1) Residual Dwelling Site Opportunities (RDSOs), zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area outside of the exception areas; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 25, 2013, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Hunterdon County (minimum acreage of 49 and minimum quality score of 60) because it is approximately 135.6 net easement acres and has a quality score of 70.25; and

WHEREAS, at the time of application, the Property was devoted to 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, on April 27, 2018, the SADC certified the development easement value at \$6,700 per acre based on current zoning and environmental conditions as of February 2018; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$6,700 per acre; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval for its acquisition of the development easement at a value of \$6,700 per acre for a total of approximately \$908,500 subject to the conditions contained in (Schedule B); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximate 3-acre non-severable exception area limited to one (1) future single family residential unit, resulting in approximately 135.6 net acres to be preserved; and

BE IT FURTHER RESOLVED, the Property has been allocated one (1) Residual Dwelling Site Opportunities (RDSOs), zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area outside of the exception areas; and

BE IT FURTHER RESOLVED, that the SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception 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 contracts and closing documents shall be prepared subject to review by the Office of the Attorney General; and

BE IT FURTHER RESOLVED, the SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement, including but not limited to a survey and title search and to execute all necessary documents required to acquire the development easement; and

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

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

5/24/2018
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Preserved Farms and Active Applications Within Two Miles

X:\counties\hunco\projects\Danberry Jr., David B. and Helen_2mile.mxd



Application within the (PA 4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Danberry, Jr., David B. and Helen
 Block 32 Lots P/O 16.01 (135.6 ac);
 & P/O 16.01-EN (non-severable exception - 3.0 ac)
 Gross Total = 138.6 ac
 West Amwell Twp., Hunterdon County



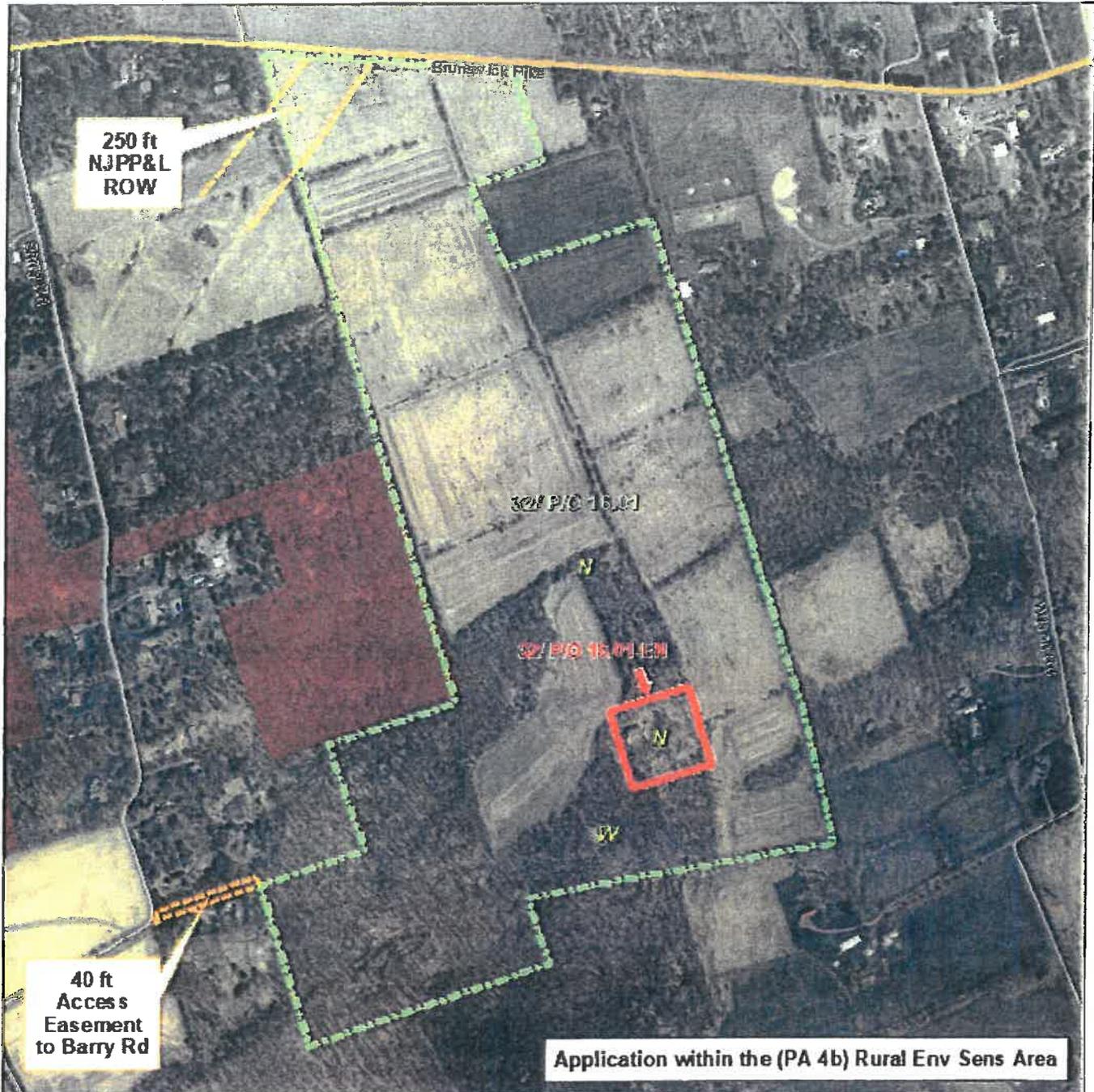
	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Preserved Easements
	Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



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

Wetlands and C-1 Streams

Wetlands A



X:\counties\huncoc\projects\Danberry_Jr_David_B_and_Helen_fwv.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Danberry, Jr., David B. and Helen
Block 32 Lots P/O 16.01 (135.6 ac);
& P/O 16.01-EN (non-severable exception - 3.0 ac)
Gross Total = 138.6 ac
West Amwell Twp., Hunterdon County



Source:
NJ Farmland Preservation Program
Global Access Database, an Easement Data
P/O 16.01-EN
NJ State Agriculture Development Committee

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The compiler does not warrant or represent that the data is accurate or that the data is intended for use in any other way. The compiler does not warrant or represent that the data is intended for use in any other way. The compiler does not warrant or represent that the data is intended for use in any other way. The compiler does not warrant or represent that the data is intended for use in any other way.

- Property in Question
- E1 - (non-severable) Exception
- E2 - (severable) Exception
- Wetlands Boundaries
- C-1 streams
- Easery - Limited Access
- Federal or State Highways
- County Roads
- Municipal/Local Roads
- Municipal, County and Non-Profit Preserves/Open Space

- Wetlands Legend:
- 1 - Freshwater Wetlands
 - 2 - Linear Wetlands
 - 3 - Wetlands Resilient to Aerial Flooding
 - 4 - Salt Wetlands
 - 5 - Run-Wetlands
 - 6 - 200' Buffer
 - 7 - State

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Danberry Jr., David B. & Helen
Easement Purchase - SADC
136 Acres

Block 32	Lot 16.01	West Amwell Twp.	Hunterdon County		
SOILS:		Other	1% * 0	=	.00
		Statewide	99% * .1	=	9.90
				SOIL SCORE:	9.90
TILLABLE SOILS:		Cropland Harvested	65% * .15	=	9.75
		Woodlands	35% * 0	=	.00
				TILLABLE SOILS SCORE:	9.75
FARM USE:		Agricultural Production Crops	28 acres		
		Undetermined	39 acres		

This final approval is subject to the following:

1. Available funding.
2. The allocation of 1 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st three (3) acres for future residence
 - Exception is not to be severable from Premises
 - Right to Farm language is to be included in Deed of Easement
 - 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
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R5(8)
AMENDED PRELIMINARY APPROVAL

of

FY2011 & FY2016 Non Profit Round Preliminary Approvals

for the

Jones-Chubb (Lamington Conservancy)

Bedminster Township, Somerset County

SADC #18-0006-NP

MAY 24, 2018

Amendment Synopsis:

- Recognize a change in applicant from Lamington Conservancy/Jones to Lamington Conservancy/New Jersey Conservation Foundation (NJCF).
- Recognize a reduction in application acreage from approximately 93.91 to approximately 51.3 net acres due to the removal of Block 48, lot 3, Bedminster Township and Block 48, Lot 5.01, Tewksbury Township from the application.
- Recognize the addition of one (1), 0.25-acre non-severable exception restricted to one (1) heliport.
- Recognized maintaining the existing total grant amount of \$1M.

WHEREAS, on December 17, 2010, the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from Lamington Conservancy for the Jones-Chubb farm identified as Block 37, Lots 3 and 4, Bedminster Township, Somerset County, and Block 48, Lot 5.01, Tewksbury Township, Hunterdon County, totaling approximately 93.91 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, Mr. Jones owned both Block 37, Lot 3, Bedminster Township, Somerset County and Block 48, Lot 5.01, Tewksbury Township, Hunterdon County and was the contract purchaser for Block 37, Lot 4, Bedminster Township, Somerset County which was owned by The Chubb Corporation; and

WHEREAS, on April 28, 2011 the SADC granted preliminary approval by Resolution #FY2011R4(7) which included \$500,000 for the acquisition of a development easement on the Jones-Chubb farm (Schedule C); and

WHEREAS, on May 14, 2015, the SADC, received a supplemental request from Lamington Conservancy for additional funding needed to purchase the easement on the Jones-Chubb farm; and

WHEREAS, on November 12, 2015 the SADC granted preliminary approval by Resolution #FY2016R11(11) which included an additional \$500,000 for the acquisition of a development easement on the Jones-Chubb farm (Schedule D); and

WHEREAS, subsequently, the contract between Mr. Jones and The Chubb Corporation expired for Lot 4 in Bedminster, Mr. Jones agreed to donate an easement on Lot 5.01 in Tewksbury to the Tewksbury Land Trust and Mr. Jones removed Lot 3 from application; and

WHEREAS, on April 12, 2018, the SADC, received an amended application from Lamington Conservancy for Block 37, Lot 4, Bedminster Township, Somerset County, totaling approximately 51.3 net acres hereinafter referred to as "Property" (Schedule B); and

WHEREAS, NJCF has entered into a contract with Chubb INA Holdings, Inc. for fee simple title to the Property which includes approval to facilitate an application for the sale of the development easement through Lamington Conservancy; and

WHEREAS, NJCF has applied to Lamington Conservancy for the sale of the development easement on Block 37, Lot 4, Bedminster Township, Somerset County; and

WHEREAS, because the contract purchase agreement for Lot 4 states that the parties are NJCF and Chubb INA Holdings, Inc., but the deed for Lot 4 names The Chubb Corporation as the property owner, this preliminary approval is conditioned on NJCF and Chubb resolving the discrepancy to the satisfaction of the Committee prior to requesting SADC Final Approval; and

WHEREAS, the Property includes one (1), 0.25-acre non-severable exception restricted to one (1) heliport; 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 the amended application the Property was in grain and hay production and meets the minimum criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) the SADC determined that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, the original quality score was 67.11 and this change to the application results in a quality score of 67.63 which continues to meet the standards as required in the SADC preliminary approval by Resolution # FY2011R4(7); and

WHEREAS, the contract purchaser (NJCF) 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. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to Lamington Conservancy for up to 50% of the eligible ancillary costs which will be deducted from its appropriations and subject to the availability of funds (Schedule D); and

NOW THEREFORE BE IT RESOLVED, staff's recommendation is to grant amended preliminary approval to the Lamington Conservancy for Jones-Chubb farm, and to advise Lamington Conservancy that it can proceed with appraisals; and

NOW THEREFORE BE IT RESOLVED that the SADC grants preliminary approval to Lamington Conservancy for Jones-Chubb farm easement acquisition amended application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, this preliminary approval is conditioned on NJCF and Chubb resolving the discrepancy to the satisfaction of the Committee prior to requesting SADC Final Approval; and

BE IT FURTHER RESOLVED, that one (1), 0.25-acre non-severable exception restricted to one (1) heliport is recognized; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

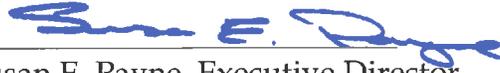
BE IT FURTHER RESOLVED, that all other provisions of the April 28, 2011 FY 2011 and November 12, 2015 FY2016 Nonprofit Round Preliminary Approvals shall remain in effect; and

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

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

5/24/18

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

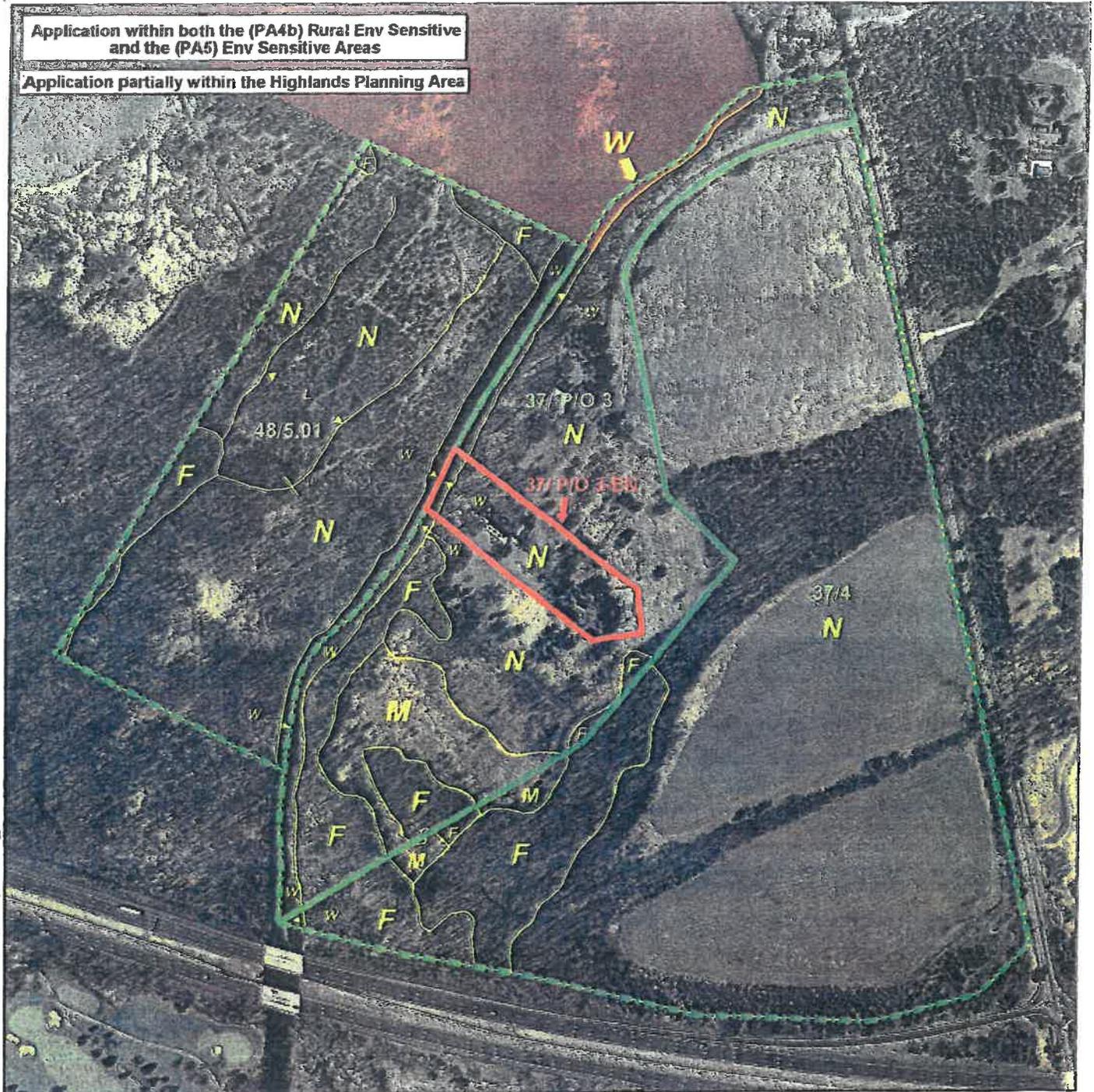
Wetlands

Schedule A

Application within both the (PA4b) Rural Env Sensitive and the (PA5) Env Sensitive Areas

Application partially within the Highlands Planning Area

x:\counties\somco\projects\jones11_fw.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Jones/Chubb/Lamington Conservancy
Block 37 Lots P/O 3 (22.9 ac)
& P/O 3-EN (non-severable exception - 2.6 ac) & 4 (51.6 ac)
Bedminster Twp., Somerset County
Block 48 Lot 5.01 (23.3 ac)
Tewksbury Twp., Hunterdon County
Gross Total = 100.4 ac



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

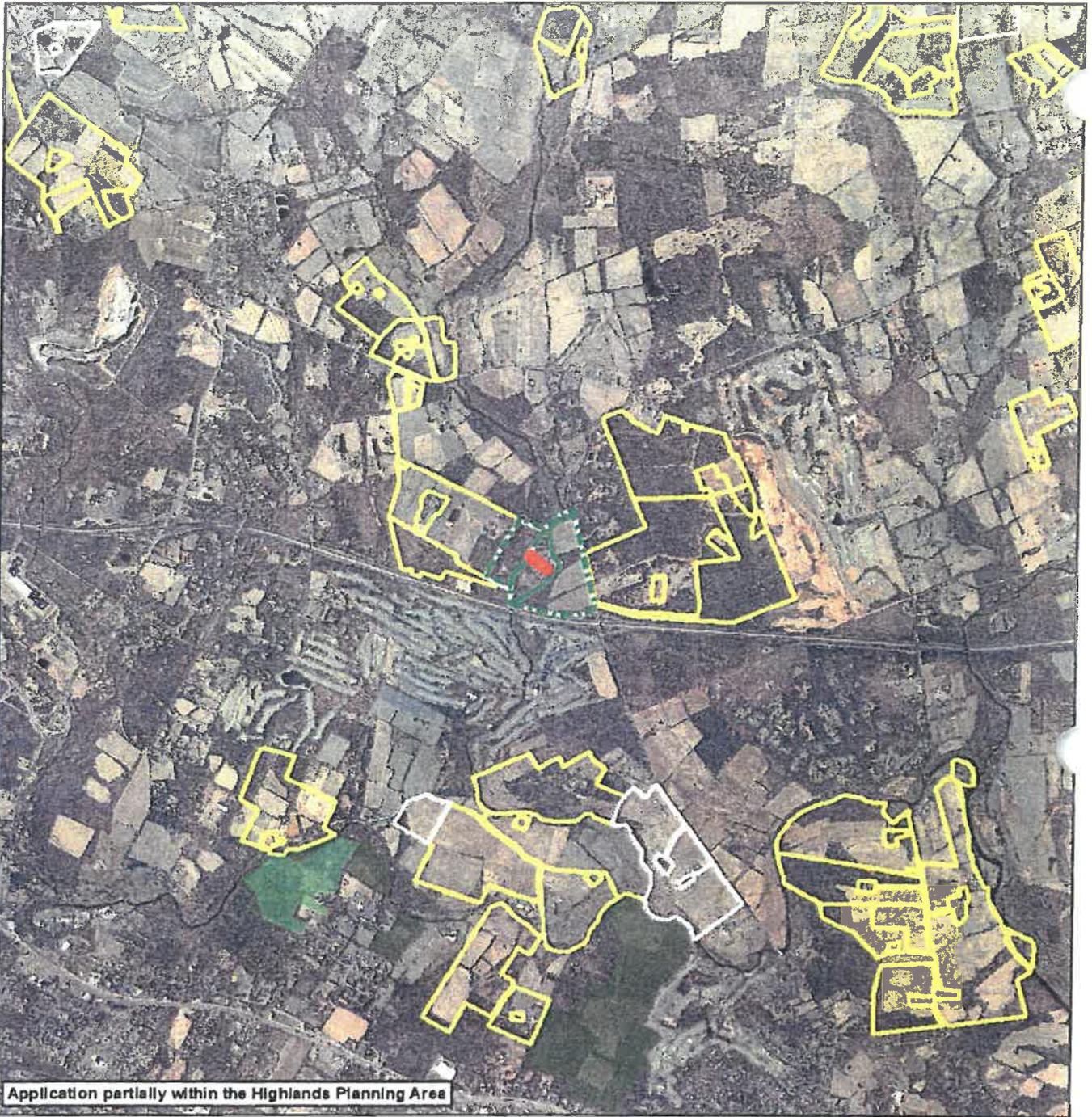
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJOTFIS 2007/2008 Digital Aerial Image

March 1, 2011

Preserved Farms and Active Applications Within Two Miles

x:\counties\somco\projects\jones11_2mile.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Jones/Chubb/Lamington Conservancy
 Block 37 Lots P/O 3 (22.9 ac)
 & P/O 3-EN (non-severable exception - 2.6 ac) & 4 (51.6 ac)
 Bedminster Twp., Somerset County
 Block 48 Lot 5.01 (23.3 ac)
 Tewksbury Twp., Hunterdon County
 Gross Total = 100.4 ac

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



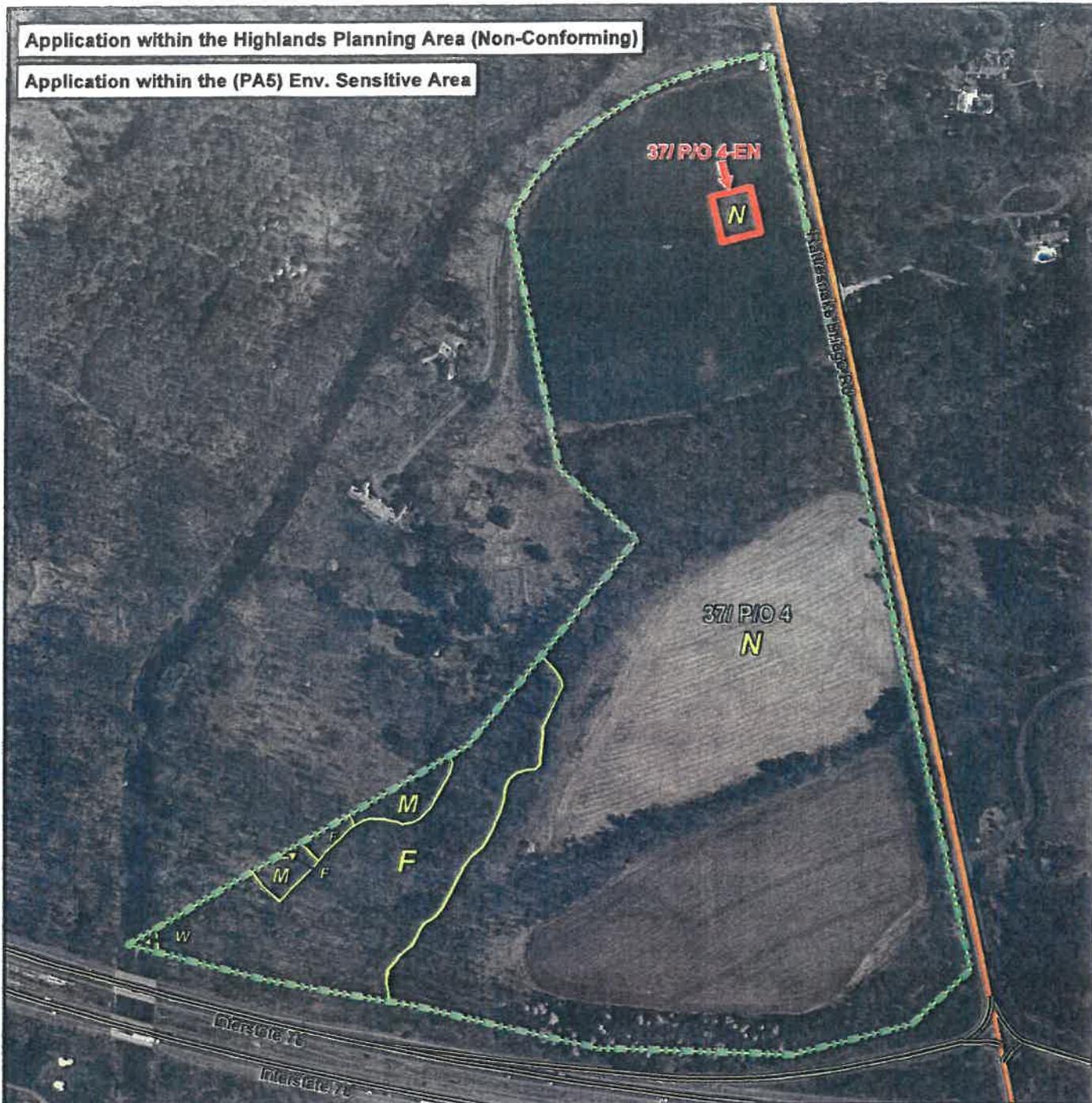
NOTE:
 The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Source:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJCIT/CGIS 2007-2008 Digital Aerial Image
 March 1, 2011

Application within the Highlands Planning Area (Non-Conforming)

Application within the (PA5) Env. Sensitive Area

X:\counties\somco\projects\The Chubb Corporation (Lamington Conservancy) fww.mxd



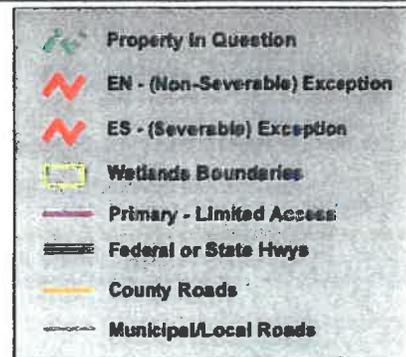
**FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee**

Jones-Chubb (Lamington Conservancy)
Block 37 Lots P/O 4 (51.3 ac) &
P/O 4-EN (non-severable exception – 0.25 ac)
Gross total = 51.6 ac
Bedminster Twp., Somerset County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ Highlands Council Data
NCH/DOIS 2010 Digital Aerial Image

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



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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

#FY2011R4(7)

PRELIMINARY REVIEW AND APPROVAL

For the
NONPROFIT ACQUISITION OF FEE SIMPLE AND DEVELOPMENT EASEMENT
PROJECTS

2011 FY FUNDING ROUND

April 28, 2011

WHEREAS, the State Agriculture Development Committee, "SADC" is authorized under the Garden State Preservation Trust Act, P.L. 1999, c.152, to provide a grant to qualified nonprofit organizations for up to 50 percent of the cost of acquisition of the development easements or up to 50 percent of the cost of acquisition of fee simple titles to farmland from willing sellers; and

WHEREAS, the SADC provided notice of available grants as published in the New Jersey Register on September 7, 2010 in a total amount to be determined by the SADC and an application deadline of December 20, 2010 for the FY2011 Nonprofit Grant Round; and

WHEREAS, eight nonprofit organizations submitted 32 applications for easement/fee simple purchase located in seven counties totaling approximately 2,300 acres; and

WHEREAS, one application was not located within an agriculture development area (ADA); one application did not meet the minimum eligibility criteria and one application was withdrawn leaving 29 applications as identified on Schedule A; and

WHEREAS, the SADC has recommended a funding allocation of \$8,831,000 for the FY2011 nonprofit program; and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) staff is recommending that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, all 29 applications are greater or equal to 70% of the County average quality score referenced above; and

WHEREAS, all 29 applications pending meet the minimum eligibility criteria set forth in N.J.A.C. 6.20; and

WHEREAS, Monmouth Conservation Foundation; Montgomery Friends; Ridge and Valley Conservancy and Lamington Conservancy have each submitted one farm each; and

WHEREAS, Hunterdon Land Trust Alliance (HLTA); New Jersey Conservation Foundation (NJCF); The Land Conservancy of New Jersey (TLCNJ) and Delaware and Raritan Greenway (D&R) have submitted multiple farms; and

WHEREAS, SADC staff is recommending the following allocations for the Non Profit entities that submitted only one farm application each, with allocations representing an amount equal to the amount requested by the Non Profit, or \$500,000, whichever is less:

- \$411,000 to the Monmouth Conservation Foundation
- \$500,000 to Montgomery Friends
- \$ 87,000 to Ridge and Valley Conservancy
- \$500,000 to Lamington Conservancy; and ~~⊗~~
\$1,498,000

WHEREAS, staff is recommending that the balance of the funds proposed to be allocated to the Non Profits, or \$7,333,000 (\$8,831,000 minus \$1,498,000) be awarded to HLTA, NJCF, TLCNJ, and D&R based on the following factors (Schedule B):

- performance of the nonprofit in previous rounds (2005-09)
- total acres submitted in the current round
- total estimated cost of the farms submitted

WHEREAS, applying equal weight to each of these three factors yields the following grant allocation, as set forth more specifically in Schedule B:

- \$1,445,000 to the Hunterdon Land Trust Alliance
- \$2,552,000 to the New Jersey Conservation Foundation
- \$1,393,000 to The Land Conservancy of New Jersey
- \$1,943,000 to Delaware and Raritan Greenway;
\$7,333,000

NOW THEREFORE BE IT FURTHER RESOLVED, that the SADC grants preliminary approval of the nonprofit projects and grant amounts identified in Schedule A; and

BE IT FURTHER RESOLVED, that each nonprofit organization should expend its grant funds within two years of the appropriation of the grant, that to be considered expended a closing must have been completed with the SADC; and that any funds that are not expended within two years of the date of the grant appropriation are subject to reappropriation and may no longer be available to the nonprofit; and

BE IT FURTHER RESOLVED, that this approval is subject to N.J.A.C. 2:76- 12, 13, 14, 15, and 16 and all other rules and regulations as established by the SADC; and

BE IT FURTHER RESOLVED, that SADC's approval is subject to the Garden State Preservation Trust approval, the Legislative appropriation of funds and the Governor signing the respective appropriation bills; and

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

4/28/11

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

Monique Purcell, Acting Chairperson	YES
Richard Boornazian (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Grifa)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser	ABSENT
James Waltman	ABSENT
Denis C. Germano	ABSENT
Torrey Reade	YES

schedule A

2011 Non Profit Round \$8.2 M Funding Distribution											
Organization Name/Farm Name	Score	Min. Elig. Criteria Met?	Acq. Type	County	Municipality	Block	Lot	Net Acres	Total Estimated Cost	SADC Grant Requested (50%)	Grant Amount
Hunterdon Land Trust Alliance											
Lanwin Development	72.64	Yes	EP	Hun	East Amwell Twp.	17	16	98			
Trstensky	71.38	Yes	FS	Hun	Kingwood Twp.	24	13, 13.1	27			
Horoschak	63.55	Yes	EP	Hun	Franklin Twp.	49	16, 18	130			
Crouse	50.02	Yes	EP	Hun	Alexandria Twp.	3; 4	56; 20.02	94			
Serra (inadequate tilled acres)	48.96	No	EP	Hun	Clinton Twp.	10	2	27			
Past Performance: 73.80%									\$3,506,000	\$1,753,000	\$1,445,000
New Jersey Conservation Foundation											
Maccarone	72.51	Yes	EP	Glo	Woolwich Twp.	1	3	122			
Joyce	68.14	Yes	EP	Sal	Upper Pittsgrove Twp.	11	6, 6.02	55			
Miller	67.6	Yes	EP	Sal	Upper Pittsgrove Twp.	34	17	98			
Sorbello	66.98	Yes	EP	Sal	Piles Grove Twp.	28	3.07	44			
Dougan	66.14	Yes	EP	Sal	Quinton Twp.	14	23	148			
Fisher	64.06	Yes	EP	Hun	Delaware Twp.	21	2.02-2.05	24			
Conley	62.97	Yes	EP	Hun	Delaware Twp.	6	12	110			
						12	33.01				
						5	10				
						5	11.03, 11.04				
Lanza	57.45	Yes	EP	Sal	Piles Grove Twp.	12	3.01	41			
Fox	51.85	Yes	EP	Sal	Quinton Twp.	35	72	59			
						50	5, 5.03				
Past Performance: 69.60%									\$9,500,000	\$4,750,000	\$2,552,000
Monmouth Conservation Foundation											
Conover	53.1	Yes	EP	Mon	Wall Twp.	772	3	33	\$822,000	\$411,000	\$411,000
Past Performance: 30.08%											
Montgomery Friends											
Webster	58.45	Yes	EP	Som	Montgomery Twp.	33001	22, 22.01	40	\$1,000,000	\$500,000	\$500,000
Howard (not within ADA)	47.76	No	EP	Som	Montgomery Twp.	21007	6, 7	35			
Past Performance: No History											

2011FY Non Profit Round \$8.2 M Funding Distribution											
Organization Name/Farm Name	Score	Min. Elig. Criteria Met?	Acq. Type	County	Municipality	Block	Lot	Net Acres	Total Estimated Cost	SADC Grant Requested (50%)	Grant Amount
Ridge and Valley Conservancy											
Windkissed	62.34	Yes	EP	War	Frelinghuysen Twp.	901	1	17	\$173,000	\$86,500	\$87,000
<i>Past Performance: 0%</i>											
Mannington Conservancy											
Jones	67.11	Yes	EP	Som	Bedminster Twp.	37	3, 4				
						48	5.01	94	\$2,294,200	\$1,147,100	\$500,000
<i>Past Performance: 0%</i>											
The Land Conservancy of New Jersey											
Williams	59.76	Yes	EP	Sus	Frankford Twp.	19	8	36			
Allison	51.04	Yes	EP	Sus	Layette Twp.	23	2.03, 3, 9	137			
McCain	42.71	Yes	EP	Sus	Frankford Twp.	48	20, 20.07	76			
McMahon	41.37	Yes	EP	Sus	Frankford Twp.	25	4	52			
CF Investment	36.76	Yes	EP	Sus	Stillwater Twp.	2602	3.01	88			
Syberg	35.33	Yes	EP	Sus	Stillwater Twp.	3805	4.01	111			
									\$2,785,000	\$1,392,500	\$1,393,000
<i>Past Performance: 77.48%</i>											
Delaware and Raritan Greenway											
DePalma	76.44	Yes	EP	Sal	Mannington Twp.	23, 39	12, 15	124			
Battiato	75.51	Yes	EP	Sal	Mannington Twp.	39	13	58			
Carpenter, J. III	71.64	Yes	EP	Sal	Mannington Twp.	23	15	35			
Carpenter, John	65.15	Yes	EP	Sal	Mannington Twp.	39	12	68			
Waddington	58.42	Yes	EP	Sal	Pilesgrove Twp.	29	12	62			
Spina	56.16	Yes	EP	Sal	Mannington Twp.	1	7				
						25	5, 6, 6.01	174			
Catalano (withdrawn application)	61.78	Yes	EP	Sal	Mannington Twp.	1705	6, 20	199			
									\$5,196,000	\$2,598,000	\$1,943,000
<i>Past Performance: 84.51%</i>											
total applications = 32											\$8,831,000

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2016R11(11)

PRELIMINARY REVIEW AND APPROVAL

For the
NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS

2016 FY FUNDING ROUND

November 12, 2015

WHEREAS, the State Agriculture Development Committee, "SADC" is authorized under the Garden State Preservation Trust Act, P.L. 1999, c.152, to provide a grant to qualified nonprofit organizations for up to 50 percent of the cost of acquisition of the development easements or up to 50 percent of the cost of acquisition of fee simple titles to farmland from willing sellers; and

WHEREAS, the SADC provided notice of available grants as published in the New Jersey Register on February 17, 2015 in a total amount to be determined by the SADC and an application deadline of May 18, 2015 for the FY2016 Nonprofit Grant Round; and

WHEREAS, four nonprofit organizations submitted 10 applications for easement purchase located in five counties; and

WHEREAS, one application (Strang) was submitted in both the nonprofit and state direct easement rounds and will be progressing in the state direct easement round, leaving 9 applications (657 acres) in the nonprofit round (Schedule A); and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) staff is recommending that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, all 9 applications are greater or equal to 70% of the County average quality score as determined on July 24, 2014; and

WHEREAS, all 9 applications pending meet the minimum eligibility criteria set forth in N.J.A.C. 6.20; and

WHEREAS, as per N.J.A.C. 2:76-13.3 the total nonprofit cost submitted is \$7,067,440 based on estimated easement values and ancillary costs; and

WHEREAS, SADC staff has reviewed the estimated costs submitted by the nonprofits and adjusted as deemed appropriate to better reflect current market values; and

WHEREAS, SADC staff is recommending the following allocations to be conditionally awarded to the nonprofits submitting applications as set forth more specifically in Schedule A:

- \$ 750,000 to New Jersey Conservation Foundation
 - \$ 225,000 to Monmouth Conservation Foundation
 - \$1,425,000 to The Land Conservancy of New Jersey
 - \$ 500,000 to Lamington Conservancy 
- \$2,900,000

NOW THEREFORE BE IT FURTHER RESOLVED, that the SADC grants preliminary approval of the nonprofit projects and grant amounts identified in Schedule A; and

BE IT FURTHER RESOLVED, that this approval is subject to N.J.A.C. 2:76- 12, 13, 14, 15, and 16 and all other rules and regulations as established by the SADC; and

BE IT FURTHER RESOLVED, the SADC's approval is conditioned upon subsequent SADC recommendation that \$2.9 million be appropriated to the FY2016 Nonprofit Round, subsequent Legislative appropriation of funds and funding availability as determined by the State Treasurer; and

BE IT FURTHER RESOLVED, any funds that are not expended within two years of the date of the grant appropriation are subject to reappropriation and may no longer be available to the nonprofit; and

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

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

11-12-15

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

FY2016 Non Profit Round											
	Organization Name/Farm Name	Score	Min. Elig. Criteria Met?	Acq. Type	County	Municipality	Block	Lot	Net Acres	Nonprofit Total Estimated Cost	Proposed SADC Grant
New Jersey Conservation Foundation											
1	Strang (being processed through State Direct Acquisition Program)										
2	Ostrum	70.22	yes	EP	Sal	Pilesgrove	26	2.09	44.67	\$821,400 *	
3	Skalski	64.05	yes	EP	Hun	Tewksbury	42	9 & 27	44.93	\$919,050	
										\$1,740,450	\$ 750,000
Monmouth Conservation Foundation											
4	Felgus	53.77	yes	EP	Mon	Howell Twp.	151	12.02	21	\$425,000	\$ 225,000
The Land Conservancy of New Jersey											
5	Shoemaker I	54.41	yes	EP	War	White Twp.	62	9.01,9.02,20,24	114.8	\$771,480	
6	Shoemaker II	70.88	yes	EP	War	White Twp.	62	24.04	12	\$98,000	
7	Tjalma II	60.22	yes	EP	War	Harmony	35	6, 6.04, & 6.05	60.78	\$384,680	
8	Tjalma III	58.03	yes	EP	War	Harmony	25	19	36.32	\$201,600	
9	Murlan	59.68	yes	EP	War	Frelinghuysen	301	6	251.5	\$1,421,250	
										\$2,876,990	\$ 1,425,000
Lamington Conservancy											
10	Jones (This is an application in the 2011 round. SADC approved \$500,000. Nonprofit is seeking additional funding to complete the transaction)	71.26	yes	EP	Som	Bedminster	37	3 & 4	70.56	\$2,025,000	\$ 500,000
total applications = 9									657	\$7,067,440	\$2,900,000
* SADC staff suggests \$580,000 is a better estimate for this farm due to lack of valid subdivision approvals as suggested by the applicant.											

Wetlands



x:\counties\5 om\co\proj\cts\jonea 11_fw\w.mxd

Application partially within the Highlands Planning Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Jones/Chubb/Lamington Conservancy
Block 37 Lots P/O 3 (22.9 ac)
& P/O 3-EN (non-severable exception - 2.6 ac; & 4 (51.6 ac)
Bedminster Twp., Somerset County
Block 48 Lot 5.01 (23.3 ac)
Tewksbury Twp., Hunterdon County
Gross Total = 100.4 ac



	Boundary In Question
	De-Annexation/Exception
	CS - Generalized Exception
	Wetland Buffer Zone
	Bedminster County and New York State Wetland Open Space
	State Generalized Conservation Easements
	State Generalized & Rural Water Conservation Easements
	Unimproved

Wetlands Legend
 F - Freshwater Wetlands
 M - Marsh
 N - Non-Tidal Wetlands
 W - Water
 S - State Generalized Conservation Easements
 R - Rural Water Conservation Easements

Source:
 USGS Wetlands Data
 State Agriculture Development Committee
 NJ State Agriculture Development Committee

DISCLAIMER: Any use of this product is intended to inform and is not intended to be the sole responsibility of the user. The content and geo-referenced location of parcels shown in this data is for the approximate and is not developed primarily for planning purposes. The geo-referenced location and precision of the GIS data contained in this file and metadata are not intended to be used in legal matters requiring precision and location of the ground horizontal and vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R5(9)

PRELIMINARY REVIEW AND APPROVAL

**For the
NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS**

2019 FY FUNDING ROUND

May 24, 2018

WHEREAS, the State Agriculture Development Committee, "SADC" is authorized under the Garden State Preservation Trust Act, P.L. 1999, c.152, to provide a grant to qualified nonprofit organizations for up to 50 percent of the cost of acquisition of the development easements or up to 50 percent of the cost of acquisition of fee simple titles to farmland from willing sellers; and

WHEREAS, the SADC provided notice of available grants as published in the New Jersey Register on January 2, 2018 in a total amount to be determined by the SADC and an application deadline of April 2, 2018 for the FY2019 Nonprofit Grant Round; and

WHEREAS, four nonprofit organizations submitted 6 applications for easement purchase located in five counties, totaling approximately 185 acres (Schedule A); and

WHEREAS, all 6 applications are located in the respective County ADAs; are greater or equal to 70% of the County average quality score as determined on July 27, 2017; and appear to qualify as eligible farms pursuant to N.J.A.C. 2:76-12.3; and

WHEREAS, all 6 applications pending meet the minimum eligibility criteria set forth in N.J.A.C. 6.20; and

WHEREAS, as per N.J.A.C. 2:76-13.3 the total nonprofit cost submitted is \$3,177,310 based on estimated easement values and ancillary costs; and

WHEREAS, SADC staff has reviewed the estimated costs submitted by the nonprofits and find them to be reasonable for purposes of calculating a 50% cost share match; and

WHEREAS, based on the cost estimates submitted by the nonprofits the following grant awards represent a 50% cost share grant, including eligible ancillary costs to the nonprofits submitting applications as set forth more specifically in Schedule A:

- \$ 557,000 to New Jersey Conservation Foundation
 - \$ 490,000 to Monmouth Conservation Foundation
 - \$ 141,000 to The Land Conservancy of New Jersey
 - \$ 403,000 to D & R Greenway Land Trust
- \$ 1,591,000

NOW THEREFORE BE IT FURTHER RESOLVED, that the SADC grants preliminary approval of the nonprofit projects and grant amounts identified in Schedule A; and

BE IT FURTHER RESOLVED, that this approval is subject to N.J.A.C. 2:76- 12, 13, 14, 15, and 16 and all other rules and regulations as established by the SADC; and

BE IT FURTHER RESOLVED, the SADC's approval is conditioned upon subsequent SADC recommendation that \$1,591,000 be appropriated to the FY2019 Nonprofit Round, subsequent Legislative appropriation of funds and funding availability as determined by the State Treasurer; and

BE IT FURTHER RESOLVED, any funds that are not expended within two years of the date of the grant appropriation are subject to reappropriation and may no longer be available to the nonprofit; and

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

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

5/24/2018

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

S:\NONPROFITS\2019 Round\preliminary approval.doc

**Non-Profit Program
FY19 Appropriation**

Schedule A

Organization Name/Farm Name		Min. Elig. Score	Elig. Criteria Met?	Acq. Type	County	Municipality	Block	Lot	Approx. Net Acres	Estimated per Acre Value	Total Estimated Easement	Estimated Ancillary Costs	Nonprofit Total Estimated Cost	Proposed SADC 50% Grant Amount	SADC project manager
New Jersey Conservation Foundation															
18-0014-NP	Palermo Show Stable, LLC	66.2	yes	EP	Somerset	Bedminster	52.01	3	21.1	\$30,000	\$633,000	\$11,600	\$644,600	\$323,000	Amy
17-0054-NP	Parave, Jr. James C. & Parave, Elicia Marie Sm	50.8	yes	EP	Salem	Alloway	99	10, 10.01, 14	59.5	\$7,500	\$446,250	\$20,600	\$466,850	\$234,000	Katie
							101	24							
	NJCF TOTAL												\$1,111,450	\$557,000	
Monmouth Conservation Foundation															
13-0017-NP	Druesne, Barry & Maeve	59.9	yes	EP	Monmouth	Colts Neck	39	8 & 9	18.2	\$52,198	\$950,000	\$30,000	\$980,000	\$490,000	Amy
	MCF TOTAL												\$980,000	\$490,000	
The Land Conservancy of New Jersey															
21-0041-NP	Gang, Walter & Linda	65.4	yes	EP	Warren	Frelinghuysen	1301	23.01	14.7	\$6,000	\$86,160	\$17,600	\$103,760	\$52,000	Stefanie
21-0040-NP	Gibb, Jeffrey & Michelle	58.9	yes	EP	Warren	Washington	48	72	26.1	\$6,057.47	\$158,100	\$19,000	\$177,100	\$89,000	Stefanie
	TLCNJ TOTAL												\$280,860	\$141,000	
D&R Greenway Land Trust															
11-0017-NP	D&R Greenway Land Trust (Muscente)	63.9	yes	EP	Mercer	Hopewell	14	17	45	\$17,378	\$782,000	\$23,000	\$805,000	\$403,000	Amy
	D&R TOTAL												\$805,000	\$403,000	
	total applications = 6								185				\$3,177,310	\$1,591,000	

Preserved Farms and Active Applications Within Two Miles

X:\counties\somco\projects\Palermo Show Stable, LLC (NJCF) 2mile.mxd



Application within the Highlands Planning Area

Application within the (PA5) Env. Sensitive Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Palermo Show Stable, LLC (NJCF)
Block 52.01 Lots P/O 3 (19.8 & 1.3 ac) &
P/O 3-EN (non-severable exception – 4.0 ac)
Gross total = 25.1 ac
Bedminster Twp., Somerset County



- Property In Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Transfer Development Rights (TDR)
Preserved: Highlands,
Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit
Preserved Open Space, State Owned
Conservation Easements, & State
Owned O/S & Recreation Easements

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

Wetlands



X:\counties\somco\projects\Palermo Show Stable, LLC (NJCF) fww.mxd

Application within the (PA5) Env. Sensitive Area

Application within the Highlands Planning Area (Non-Conforming)

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Palermo Show Stable, LLC (NJCF)
Block 52.01 Lots P/O 3 (19.8 & 1.3 ac) &
P/O 3-EN (non-severable exception – 4.0 ac)
Gross total = 25.1 ac
Bedminster Twp., Somerset County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ Highlands Council Data
NJDOT/OGIS 2015 Digital Aerial Image

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

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

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

State of New Jersey
 State Agriculture Development Committee
 Farmland Preservation Program
 Quality Ranking Score
 No Value Selected Easement Purchase - Nonprofit Funding Round
 April 27, 2018

GENERAL INFORMATION

COUNTY OF Somerset Bedminster Twp. 1801
 APPLICANT Palermo Show Stable LLC (NJCF)

Blocks and Lots

Bedminster Twp. 1801 Block 52.01 Lot 3 25.1 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
4	Equestrian summer camp				0	0

Location: Som - Bedminster Twp. Block:52.01 Lot:3 - Southwest section of lot around most existing structures

The Exception will be restricted to 1 residential unit(s).
 The Exception is Nonseverable.

NET ACRES 21

RESTRICTIONS NONE

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Barn	N	N	
Standard Single Family	N	N	
Other (Non Residence)	N	N	Pool
Shed	N	N	Run-in (2)

RDSO's

ELIGIBLE
 SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Horse & Other Equine Pasture

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

PRE-EXISTING NON-AG USES ON PREMISE

** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS

** NONE LOGGED **

Additional Concerns:

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

GENERAL INFORMATION

COUNTY OF Somerset Bedminster Twp. 1801
 APPLICANT Palermo Show Stable LLC (NJCF)

PRIORITIZATION SCORE

SOILS:	Local	53% *	.05	=	2.65
	Prime	14% *	.15	=	2.10
	Statewide	33% *	.1	=	3.30

SOIL SCORE: 8.05

TILLABLE SOILS:	Cropland Harvested	80% *	.15	=	12.00
	Other	3% *	0	=	.00
	Woodlands	17% *	0	=	.00

TILLABLE SOILS SCORE: 12.00

BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	39% *	.2	=	7.80
	Farmland (Unrestricted)	27% *	.06	=	1.62
	Highways and Railroads	34% *	.1	=	3.40

BOUNDARIES AND BUFFERS SCORE: 12.82

CONTIGUOUS PROPERTIES / DENSITY:	Pacher (Formerly Palermo)	Restricted Farm or Current Application	2
	Hoynes	Restricted Farm or Current Application	2
	Kellogg	Restricted Farm or Current Application	2
	Anderson EP, Inc	Restricted Farm or Current Application	2
	Staats	Restricted Farm or Current Application	2

DENSITY SCORE: 10.00

LOCAL COMMITMENT:	100% *	20	=	20.00
-------------------	--------	----	---	-------

LOCAL COMMITMENT SCORE: 20.00

SIZE:				SIZE SCORE:	1.21
-------	--	--	--	-------------	------

IMMIMENCE OF CHANGE: SADC Impact factor = 2.15

IMMINENCE OF CHANGE SCORE: 2.15

COUNTY RANKING:

EXCEPTIONS:				EXCEPTION SCORE:	.00
-------------	--	--	--	------------------	-----

TOTAL SCORE: 66.23

Preserved Farms and Active Applications Within Two Miles

X:\counties\alco\projects\Parave, Jr., James C & Parave, Elicia Marie Smith (NJCF) 2mile.mxd



Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Parave, Jr., James C. & Parave, Elicia Marie Smith (NJCF)
 Block 99 Lots P/O 10 (31.4 ac); P/O 10-EN (non-severable exception - 2.5 ac)
 10.01 (11.5 ac); 14 (8.4 ac) & Block 101 Lot 24 (8.2 ac)
 Gross Total = 62.0 ac
 Alloway Twp., Salem County

- Property In Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Transfer Development Rights (TDR)
Preserved: Highlands,
Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit
Preserved Open Space, State Owned
Conservation Easements, & State
Owned O/S & Recreation Easements

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



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

Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJ011/OGIS 2015 Digital Aerial Image

April 12, 2018

Wetlands

X:\counties\saico\projects\Parave, Jr., James C & Parave, Elicia Marie Smith (NJCF) fww.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Parave, Jr., James C. & Parave, Elicia Marie Smith (NJCF)
 Block 99 Lots P/O 10 (31.4 ac); P/O 10-EN (non-severable exception - 2.5 ac)
 10.01 (11.5 ac); 14 (8.4 ac) & Block 101 Lot 24 (8.2 ac)
 Gross Total = 62.0 ac
 Alloway Twp., Salem County



Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJDEP Wetlands Data
 NJOT/OGIS 2015 Digital Aerial Image

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

Application within the (PA 4) Rural Area

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

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

State of New Jersey
 State Agriculture Development Committee
 Farmland Preservation Program
 Quality Ranking Score
 No Value Selected Easement Purchase - Nonprofit Funding Round
 April 27, 2018

GENERAL INFORMATION

COUNTY OF Salem Alloway Twp. 1701
 APPLICANT Parave., Jr., James C. & Parave, Elicia Marie Smith (NJCF)

Blocks and Lots

Alloway Twp.	1701	Block 99	Lot 10	33.9	ACRES
Alloway Twp.	1701	Block 99	Lot 10.01	11.5	ACRES
Alloway Twp.	1701	Block 99	Lot 14	8.4	ACRES
Alloway Twp.	1701	Block 101	Lot 24	8.2	ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
2.5	Residence and other buildings				0	0
	Location: Sal - Alloway Twp. Block:99 Lot:10 -					
	The Exception will be restricted to 1 residential unit(s).					
	The Exception is Nonseverable.					

NET ACRES 60

RESTRICTIONS NONE

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Run in Shed	Y	N	2 (Two) for cattle
Shed	Y	N	For hogs

RDSO's

ELIGIBLE
 SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Hay
 Beef Cattle Feedlots
 Corn-Cash Grain

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

PRE-EXISTING NON-AG USES ON PREMISE

** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS

** NONE LOGGED **

Additional Concerns:

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

GENERAL INFORMATION

COUNTY OF Salem Alloway Twp. 1701

APPLICANT Parave., Jr., James C. & Parave, Elicia Marie Smith (NJCF)

PRIORITIZATION SCORE

SOILS:	Other	16% *	0	=	.00	
	Prime	60% *	.15	=	9.00	
	Statewide	5% *	.1	=	.50	
	Unique .125	1% *	.125	=	.13	
	Unique zero	18% *	0	=	.00	
						SOIL SCORE: 9.63

TILLABLE SOILS:	Cropland Harvested	68% *	.15	=	10.20	
	Wetlands	3% *	0	=	.00	
	Woodlands	29% *	0	=	.00	
						TILLABLE SOILS SCORE: 10.20

BOUNDARIES AND BUFFERS:	Deed Restricted Wildlife Area	4% *	.18	=	.72	
	Farmland (Unrestricted)	9% *	.06	=	.54	
	Residential Development	57% *	0	=	.00	
	Streams and Wetlands	3% *	.18	=	.54	
	Woodlands	27% *	.06	=	1.62	
						BOUNDARIES AND BUFFERS SCORE: 3.42

CONTIGUOUS PROPERTIES / DENSITY:	Parave	Restricted Farm or Current Application	2			
	Riggs Holdings	Restricted Farm or Current Application	2			
						DENSITY SCORE: 4.00

LOCAL COMMITMENT:	100% *	19	=	19.00		
						LOCAL COMMITMENT SCORE: 19.00

SIZE:						SIZE SCORE: 2.44
-------	--	--	--	--	--	-------------------------

IMMIMENCE OF CHANGE:	SADC Impact factor =	2.13				
						IMMINENCE OF CHANGE SCORE: 2.13

COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00

TOTAL SCORE: 50.82

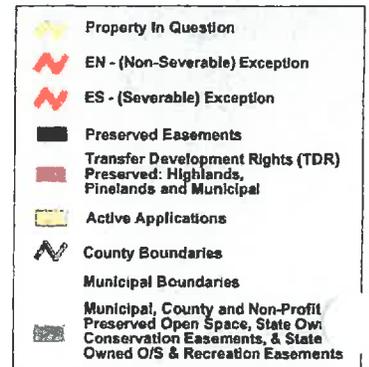
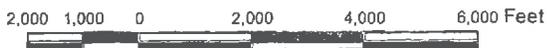
Preserved Farms and Active Applications Within Two Miles



X:\counties\monco\projects\Drusene, Barry and Maeve (MCF) 2mile.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Drusene, Barry and Maeve (MCF)
Block 39 Lots P/O 8 (12.0 ac) & P/O Lot 8-ES (severable exception – 2.0 ac)
& Lot 9 (6.8 ac)
Gross Total – 20.8 ac
Colts Neck Twp., Monmouth County



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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJGIT/OGIS 2015 Digital Aerial Image

May 2, 2018

Wetlands



X:\counties\monco\projects\Drusene, Barry and Maeve (MCF) fww.mxd

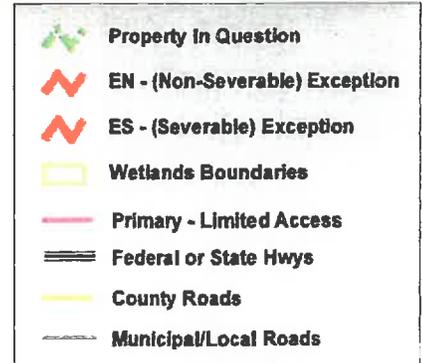
Application in the (PA4b) Rural Env. Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Drusene, Barry and Maeve (MCF)
Block 39 Lots P/O 8 (12.0 ac) & P/O Lot 8-ES (severable exception – 2.0 ac)
& Lot 9 (6.8 ac)
Gross Total – 20.8 ac
Colts Neck Twp., Monmouth County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJGIT/OGIS 2015 Digital Aerial Image



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

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

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

GENERAL INFORMATION

COUNTY OF Monmouth Colts Neck Twp. 1309
 APPLICANT Druesne, Barry & Maeve (MCF)

PRIORITIZATION SCORE

SOILS:	Prime	72% *	.15	=	10.80
	Statewide	28% *	.1	=	2.80

SOIL SCORE: 13.60

TILLABLE SOILS:	Cropland Harvested	76% *	.15	=	11.40
	Wetlands	2% *	0	=	.00
	Woodlands	22% *	0	=	.00

TILLABLE SOILS SCORE: 11.40

BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	28% *	.2	=	5.60
	Farmland (Unrestricted)	29% *	.06	=	1.74
	Golf Course	2% *	.14	=	.28
	Residential Development	38% *	0	=	.00
	Streams and Wetlands	3% *	.18	=	.54

BOUNDARIES AND BUFFERS SCORE: 8.16

CONTIGUOUS PROPERTIES / DENSITY:	Druesne		Restricted Farm or Current Application		2
	Barney		Restricted Farm or Current Application		2

DENSITY SCORE: 4.00

LOCAL COMMITMENT: 100% * 20 = 20.00

LOCAL COMMITMENT SCORE: 20.00

SIZE: SIZE SCORE: 2.02

IMMIMENCE OF CHANGE: SADC Impact factor = 2.75

IMMINENCE OF CHANGE SCORE: 2.75

COUNTY RANKING:

EXCEPTIONS: EXCEPTION SCORE: -2.00

TOTAL SCORE: 59.93

Preserved Farms and Active Applications Within Two Miles

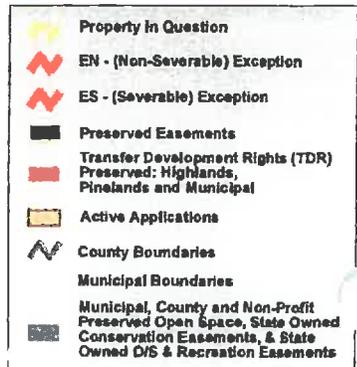
X:\counties\warco\projects\Gang, Walter & Linda (TLC-NJ) 2mile.mxd



Application within the (PA4b) Rural Env Sens, the (PA5) Env Sens and the Highlands Planning Areas

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Gang, Walter & Linda (TLC-NJ)
Block 1301 Lots P/O 23.01 (14.7 ac);
& P/O 23.01-EN (non-severable exception - 1.0 ac)
Gross Total = 15.7 ac
Frelinghuysen Twp., Warren County



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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJGIT/DGIS 2015 Digital Aerial Image

April 10, 2018

Wetlands



X:\counties\warco\projects\Gang, Walter & Linda (TLC-NJ) fww.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Gang, Walter & Linda (TLC-NJ)
Block 1301 Lots P/O 23.01 (14.7 ac);
& P/O 23.01-EN (non-severable exception - 1.0 ac)
Gross Total = 15.7 ac
Frelinghuysen Twp., Warren County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ Highlands Council Data
NJOT/OGIS 2015 Digital Aerial Image

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



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

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

State of New Jersey
 State Agriculture Development Committee
 Farmland Preservation Program
 Quality Ranking Score
 FY 2019 Easement Purchase - Nonprofit Funding Round
 April 27, 2018

GENERAL INFORMATION

COUNTY OF Warren Frelinghuysen Twp. 2106
 APPLICANT Gang, Walter & Linda (TLC-NJ)

Blocks and Lots

Frelinghuysen Twp. 2106 Block 1301 Lot 23.01 15.7 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	Single Family Residence				0	0

Location: War - Frelinghuysen Twp. Block:1301 Lot:23.01 - Center of lot around existing buildings
 The Exception will be restricted to 1 residential unit(s).
 The Exception is Nonseverable.

NET ACRES 15

RESTRICTIONS NONE

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Hoop House	N	N	For ag equipment storage

RDSO's

ELIGIBLE
 SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Hay

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

PRE-EXISTING NON-AG USES ON PREMISE

** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Power Lines	Only for service to house	
Affect	Viability	

Additional Concerns:

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

GENERAL INFORMATION

COUNTY OF Warren Frelinghuysen Twp. 2106

APPLICANT Gang, Walter & Linda (TLC-NJ)

PRIORITIZATION SCORE

SOILS:	Other	18% *	0	=	.00
	Prime	82% *	.15	=	12.30
SOIL SCORE:					12.30

TILLABLE SOILS:	Cropland Harvested	85% *	.15	=	12.75
	Other	1% *	0	=	.00
	Woodlands	14% *	0	=	.00
TILLABLE SOILS SCORE:					12.75

BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	36% *	.2	=	7.20
	Residential Development	32% *	0	=	.00
	Woodlands	32% *	.06	=	1.92
BOUNDARIES AND BUFFERS SCORE:					9.12

CONTIGUOUS PROPERTIES / DENSITY:	Gang	Restricted Farm or Current Application			2
	Luckey	Restricted Farm or Current Application			2
	Hoitsma	Restricted Farm or Current Application			2
	Jamar Realty	Restricted Farm or Current Application			2
	Polowy	Restricted Farm or Current Application			2
DENSITY SCORE:					10.00

LOCAL COMMITMENT:		100% *	19	=	19.00
LOCAL COMMITMENT SCORE:					19.00

SIZE:					SIZE SCORE:	.82
--------------	--	--	--	--	--------------------	------------

IMMIMENCE OF CHANGE:	SADC Impact factor =	1.44			
IMMINENCE OF CHANGE SCORE:					1.44

COUNTY RANKING:					EXCEPTION SCORE:	.00
EXCEPTIONS:						

TOTAL SCORE: 65.43

Preserved Farms and Active Applications Within Two Miles

X:\counties\warco\projects\Gibb, Jeffrey & Michelle (TLC-NJ) 2mile.mxd



Application within the (PA4b) Rural Env Sens and the Highlands Planning Areas

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Gibb, Jeffrey & Michelle (TLC-NJ)
Block 48 Lots P/O 72 (26.1 ac);
& P/O 72-EN (non-severable exception - 1.0 ac)
Gross Total = 27.1 ac
Washington Twp., Warren County

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

	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Preserved Easements
	Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/OGIS 2015 Digital Aerial Image

April 11, 2018

Wetlands



X:\counties\warco\projects\Gibb, Jeffrey & Michelle (TLC-NJ) fww.mxd

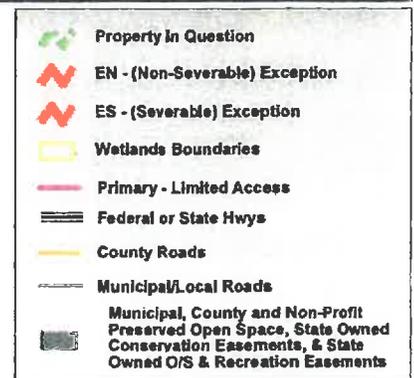
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Gibb, Jeffrey & Michelle (TLC-NJ)
Block 48 Lots P/O 72 (26.1 ac);
& P/O 72-EN (non-severable exception - 1.0 ac)
Gross Total = 27.1 ac
Washington Twp., Warren County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ Highlands Council Data
NJDOT/GIS 2015 Digital Aerial Image

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



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

State of New Jersey
 State Agriculture Development Committee
 Farmland Preservation Program
 Quality Ranking Score
 No Value Selected Easement Purchase - Nonprofit Funding Round
 April 27, 2018

GENERAL INFORMATION

COUNTY OF Warren Washington Twp. 2122
 APPLICANT Gibb, Jeffrey & Michelle (TLC - NJ)

Blocks and Lots

Washington Twp. 2122 Block 48 Lot 72 27.1 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	Future single family residential unit				0	0

Location: War - Washington Twp. Block:48 Lot:72 - Northwest corner of lot
 Right to Farm Language will appear on the Deed.
 The Exception is Nonseverable.
 The Exception will be restricted to 1 residential unit(s).

NET ACRES 26

RESTRICTIONS NONE

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Shed	N	N	

RDSO's

ELIGIBLE
 SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

Corn-Cash Grain

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

PRE-EXISTING NON-AG USES ON PREMISE

**** NONE LOGGED ****

EASEMENTS AND RIGHT OF WAYS

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Telephone Lines	Verizon	Along road
<u>Affect</u>	<u>Viability</u>	

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Power Lines	general utility	
<u>Affect</u>	<u>Viability</u>	
	From road to shed along hedgerow	

Additional Concerns:

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

GENERAL INFORMATION

COUNTY OF Warren Washington Twp. 2122
 APPLICANT Gibb, Jeffrey & Michelle (TLC - NJ)

PRIORITIZATION SCORE

SOILS:	Prime	100% *	.15	=	15.00
					SOIL SCORE:
					15.00

TILLABLE SOILS:	Cropland Harvested	89% *	.15	=	13.35
	Woodlands	11% *	0	=	.00
					TILLABLE SOILS SCORE:
					13.35

BOUNDARIES AND BUFFERS:	Deed Restricted Wildlife Area	12% *	.18	=	2.16
	Farmland (Unrestricted)	4% *	.06	=	.24
	Residential Development	84% *	0	=	.00
					BOUNDARIES AND BUFFERS SCORE:
					2.40

CONTIGUOUS PROPERTIES / DENSITY:	Gibb	Restricted Farm or Current Application			2
	Kingsbury	Restricted Farm or Current Application			2
	Heath	Restricted Farm or Current Application			2
	Fentzlauff	Restricted Farm or Current Application			2
					DENSITY SCORE:
					8.00

LOCAL COMMITMENT:		100% *	17	=	17.00
					LOCAL COMMITMENT SCORE:
					17.00

SIZE:					1.41
					SIZE SCORE:
					1.41

IMMINENCE OF CHANGE:	SADC Impact factor = 1.71				
					IMMINENCE OF CHANGE SCORE:
					1.71

COUNTY RANKING:					
EXCEPTIONS:					.00
					EXCEPTION SCORE:
					.00

TOTAL SCORE: 58.87

Preserved Farms and Active Applications Within Two Miles

X:\counties\merco\projects\D & R Greenway Land Trust, Inc. (Muscente) 2mile.mxd



Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

D & R Greenway Land Trust, inc. (Muscente)
Block 14 Lots P/O 17 (45.0 ac); P/O 17-ES (severable exception - 2.0 ac)
& P/O 17-EN (non-severable exception - 4.0 ac)
Gross Total = 51.0 ac
Hopewell Twp., Mercer County



	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Preserved Easements
	Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDOT/DGIS 2015 Digital Aerial Image

April 15, 2018

Wetlands



X:\counties\mercer\projects\D & R Greenway Land Trust, Inc. (Muscente) fww.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

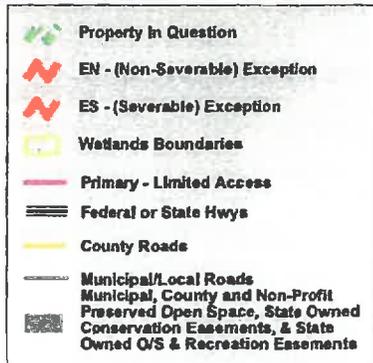
D & R Greenway Land Trust, Inc. (Muscente)
Block 14 Lots P/O 17 (45.0 ac); P/O 17-ES (severable exception - 2.0 ac)
& P/O 17-EN (non-severable exception - 4.0 ac)
Gross Total = 51.0 ac
Hopewell Twp., Mercer County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Wetlands Data
NJ01T/OGIS 2015 Digital Aerial Image

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

Application within the (PA 4) Rural Area



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

State of New Jersey
 State Agriculture Development Committee
 Farmland Preservation Program
 Quality Ranking Score
 No Value Selected Easement Purchase - Nonprofit Funding Round
 April 27, 2018

GENERAL INFORMATION

COUNTY OF Mercer Hopewell Twp. 1106
 APPLICANT D & R Greenway Land Trust, Inc. (Muscente)

Blocks and Lots

Hopewell Twp. 1106 Block 14 Lot 17 51 ACRES

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
4	Existing single family residence		For 1 existing single family residential unit		0	0

Location: Mer - Hopewell Twp. Block:14 Lot:17 - South central edge of lot
 The Exception will be restricted to 1 residential unit(s).
 The Exception is Nonseverable.

Exceptions

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
2	Future single family residence		For 1 future single family residential unit		0	-2

Location: Mer - Hopewell Twp. Block:14 Lot:17 - Eastern edge of lot
 The Exception will be restricted to 1 residential unit(s).
 The Exception is Severable.

NET ACRES 45

RESTRICTIONS NONE

USGS Grid Map Description:

HOUSING, BUILDINGS AND OTHER STRUCTURES

** NONE LOGGED **

RDSO's

ELIGIBLE
 SADC APPROVED

TYPE OF AGRICULTURAL OPERATION

** NONE LOGGED **

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

PRE-EXISTING NON-AG USES ON PREMISE

** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS

** NONE LOGGED **

Additional Concerns:

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

GENERAL INFORMATION

COUNTY OF Mercer Hopewell Twp. 1106
 APPLICANT D & R Greenway Land Trust, Inc. (Muscente)

PRIORITIZATION SCORE

SOILS:	Local	6% *	.05	=	.30
	Prime	89% *	.15	=	13.35
	Statewide	5% *	.1	=	.50
SOIL SCORE:					14.15

TILLABLE SOILS:	Cropland Harvested	96% *	.15	=	14.40
	Other	4% *	0	=	.00
TILLABLE SOILS SCORE:					14.40

BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)	17% *	.06	=	1.02
	Other	26% *	0	=	.00
	Residential Development	57% *	0	=	.00
BOUNDARIES AND BUFFERS SCORE:					1.02

CONTIGUOUS PROPERTIES / DENSITY:	D & R Greenway (Muscente)	Restricted Farm or Current Application	2
	Medina	Restricted Farm or Current Application	2
	Friends of Hopewell Valle	Restricted Farm or Current Application	2
	D & R Greenway	Restricted Farm or Current Application	2
	Mercer Co	Restricted Farm or Current Application	2
DENSITY SCORE:			10.00

LOCAL COMMITMENT:	100% *	20	=	20.00
LOCAL COMMITMENT SCORE:				20.00

SIZE:				SIZE SCORE: 3.08
--------------	--	--	--	-------------------------

IMMIMENCE OF CHANGE: SADC Impact factor = 3.28				IMMINENCE OF CHANGE SCORE: 3.28
---	--	--	--	--

COUNTY RANKING:				EXCEPTION SCORE: -2.00
------------------------	--	--	--	-------------------------------

TOTAL SCORE: 63.93

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R5(10)

SOIL AND WATER CONSERVATION COST SHARE GRANT

NEW REQUEST

MIDDLESEX COUNTY

DONALD PATTERSON

MAY 24, 2018

WHEREAS, Donald Patterson, hereinafter (“Applicant”) and Lynda Patterson SADC ID# 12-0005-EP, are the current record owners of Block 23, Lot 11, as identified in the Township of Cranbury, County of Middlesex, as recorded in the Middlesex County Clerk’s Office by deed dated February 6, 1979, in Deed Book 3079, Page 67, totaling approximately 184.683 acres, hereinafter referred to as “Premises”, see attached Schedule A; and

WHEREAS, the development easement on the Premises was conveyed to Middlesex County on August 25, 1993, by Donald and Lynda Patterson pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, c. 32 as recorded in Deed Book 4084, Page 681, and;

WHEREAS, the above applicant is eligible to apply for a soil and water conservation cost-share grant for the installation of soil and water conservation projects approved by the Department of Agriculture, State Soil Conservation Committee (SSCC) pursuant to N.J.A.C. 2:90-3; and

WHEREAS, the total eligible amount of cost-share funds is determined pursuant to N.J.A.C. 2:76-5.4 and remains in effect for a period of eight years from the date the development easement was conveyed to the Middlesex County Agriculture Development Board and for subsequent eight-year periods subject to the then-current cost-share formula; and

WHEREAS, the applicant is eligible for a cost-share grant of up to \$48,468 expiring August 25, 2025 under the current cost-share formula; and

WHEREAS, the applicant grows vegetables and grains and has applied for a soil and water cost-share grant for the installation of an irrigation system to conserve water and prevent erosion (“application”); and

WHEREAS, the application has been prioritized for soil and water cost-share funding pursuant to State Agriculture Development Committee (SADC) Policy P-48; and

WHEREAS, N.J.S.A. 4:1C-13 defines soil and water conservation projects as any project designed for the control and prevention of soil erosion and sediment damages, the control of pollution on agricultural lands, the impoundment, storage and management of water for agricultural purposes, or the improved management of land and soils to achieve maximum agricultural

productivity; and

WHEREAS, the SSCC has approved soil and water conservation projects that are part of a farm conservation plan approved by the local soil conservation district for the above farm and identified herein; and

WHEREAS, pursuant to N.J.A.C. 2:76-5.7, the SADC shall review and approve, conditionally approve or disapprove applications for funds authorized and appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of the soil and water conservation projects; and

WHEREAS, the SADC has reviewed the cost-share funding amounts of the above applicant; and

NOW THEREFORE BE IT RESOLVED that soil and water cost-share funds are approved from funds appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of soil and water conservation projects for eight-year periods identified as:

<u>APPLICANT</u>	<u>SADC ID#</u>	<u>COST SHARE</u>	<u>PROJECT TYPE</u>
Donald Patterson	12-0005-EP	\$42,981.48	2:90-2:15 Irrigation System

PROJECT DESCRIPTION:

Installation a 1044 ft center pivot irrigation system.

BE IT FURTHER RESOLVED that payment shall be contingent upon the completion of the project as verified by the SSCC and availability of funds.

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

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.

5/24/2018
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A - Soil and Water Cost Share Grant



S:\SWGIS\Soil Water.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Applicant: Donald Patterson
Owner: Donald and Lynda Patterson
Application Number: 12-0005-EP-01
County: Middlesex
Municipality: Cranbury



0 300 600 1,200 1,800 Feet

Legend

 SW_Premises

5/8/2018

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R5(11)

SOIL AND WATER CONSERVATION COST SHARE GRANT

NEW REQUEST

MONMOUTH COUNTY

CHRISTOPHER HEMLINGER

MAY 24, 2018

WHEREAS, CHRISTOPHER HEMLINGER, hereinafter (“Applicant”) SADC ID# 13-0125-EP, is the current record owner of Block 50, Lot 4.03, as identified in the Township of Upper Freehold, County of Monmouth, as recorded in the Monmouth County Clerk’s Office by deed dated 3/30/2012, in Deed Book 89430, Page 41040, totaling approximately 19.08 acres, hereinafter referred to as “Premises”, see attached Schedule A; and

WHEREAS, the development easement on the Premises was conveyed to Monmouth County on June 1, 2007, by the previous owner, Walter R. Hemlinger, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, c. 32 as recorded in Deed Book 8655, Page 8504, and;

WHEREAS, the above applicant is eligible to apply for a soil and water conservation cost-share grant for the installation of soil and water conservation projects approved by the Department of Agriculture, State Soil Conservation Committee (SSCC) pursuant to N.J.A.C. 2:90-3; and

WHEREAS, the total eligible amount of cost-share funds is determined pursuant to N.J.A.C. 2:76-5.4 and remains in effect for a period of eight years from the date the development easement was conveyed to the Monmouth County Agriculture Development Board and for subsequent eight-year periods subject to the then-current cost-share formula; and

WHEREAS, the applicant is eligible for a cost-share grant of up to \$11,448.00 expiring June 1, 2023 under the current cost-share formula; and

WHEREAS, the applicant has applied for a soil and water cost-share grant for the installation of approved soil and water conservation projects (“application”); and

WHEREAS, the application has been prioritized for soil and water cost-share funding pursuant to State Agriculture Development Committee (SADC) Policy P-48; and

WHEREAS, N.J.S.A. 4:1C-13 defines soil and water conservation projects as any project designed for the control and prevention of soil erosion and sediment damages, the control of pollution on agricultural lands, the impoundment, storage and management of water for agricultural purposes, or the improved management of land and soils to achieve maximum agricultural productivity; and

WHEREAS, the SSCC has approved soil and water conservation projects that are part of a farm conservation plan approved by the local soil conservation district for the above farm and identified herein; and

WHEREAS, pursuant to N.J.A.C. 2:76-5.7, the SADC shall review and approve, conditionally approve or disapprove applications for funds authorized and appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of the soil and water conservation projects; and

WHEREAS, the SADC has reviewed the cost-share funding amounts of the above applicant; and

NOW THEREFORE BE IT RESOLVED that soil and water cost-share funds are approved from funds appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of soil and water conservation projects for eight-year periods identified as:

<u>APPLICANT</u>	<u>SADC ID#</u>	<u>COST SHARE</u>	<u>PROJECT TYPE</u>
Christopher Hemlinger	13-0125-EP	\$11,207.76	2:90-2.23 Animal Waste Control Facilities

PROJECT DESCRIPTION:

Installation a 1764 sf timber frame roof, 84 ft roof gutters and fascia, and 264 sf dry stack waste storage facility.

BE IT FURTHER RESOLVED that payment shall be contingent upon the completion of the project as verified by the SSCC and availability of funds.

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

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.

5/24/2018
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

S:\SW\MON\13-0125-EP Hemlinger\13-0125-EP-01_Res.docx

Schedule A - Soil and Water Cost Share Grant

S:\SW\GIS\Soil Water.mxd

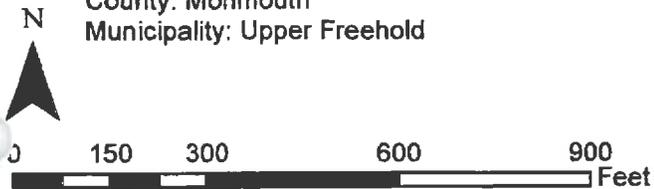


FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Applicant: Hemlinger, Christopher
Owner: Hemlinger, Christopher
Application Number: 13-0125-EP-01
County: Monmouth
Municipality: Upper Freehold

Legend

 SW_Premises



5/8/2018

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R5(12)

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

Kowal Farm

Subject Property: Kowal Farm
Block 52.01, Lot 14
Block 46, Lot 21
Readington Township, Hunterdon County
108.52-Acres

May 24, 2018

WHEREAS, Jon and Janet Kowal, hereinafter "Owners", are the record owners of Block 52.01, Lot 14, and Block 46, Lot 21, in the Township of Readington, by Deed dated February 9, 2001, and recorded in the Hunterdon County Clerk's Office in Deed Book 2004, Page 732, totaling approximately 108.52 acres, hereinafter referred to as the "Premises" (as shown on Schedule "A"); and

WHEREAS, the development easement on the Premises was conveyed to the Township on May 4, 1999, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, as a Deed of Easement recorded in Deed Book 1210, Page 749, and was assigned to the County of Hunterdon and recorded on February 11, 2002 in Deed Book 2030, Page 1; and

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

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

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

1. The facilities will not interfere significantly, as set forth in N.J.A.C. 2:76-24.6, with the use of the land for agricultural or horticultural production;

2. The facilities are owned by the landowner, or will be owned by the landowner upon the conclusion of the term of an agreement with the installer or operator of the solar energy generation facilities, structures, or equipment by which the landowner uses the income or credits realized from the solar energy generation to purchase the facilities, structures, or equipment;
3. The facilities will be used to provide power or heat to the farm, either directly or indirectly, or to reduce, through net metering or similar programs and systems, energy costs on the farm;
4. Solar energy facilities on the farm are limited in total annual energy generation to:
 - i. The farm's previous calendar year's energy demand plus 10 percent, in addition to energy generated from facilities, structures, or equipment existing on roofs of buildings or other structures on the farm on January 16, 2010; or
 - ii. Alternatively at the option of the landowner, to an occupied area consisting of no more than one percent of the area of the farm;
5. If wind or biomass energy generation systems are located on the farm, the limits in (a) 4i and ii above shall apply to the cumulative total energy generated or area occupied by all the solar, wind, and biomass energy facilities;
6. The owner(s) of the farm and the solar energy facilities will sell energy only through net metering, or as otherwise permitted under an agreement pursuant to (a)2 above, and/or directly to the electric distribution system provided that the solar energy facilities occupy no greater than one percent of the farm;
7. The land occupied by the solar energy facilities is eligible for valuation, assessment, and taxation pursuant to P.L. 1964, c. 48 (N.J.S.A. 54:4-23.1 et seq.) and will continue to be eligible for such valuation after construction of the solar energy facilities;
8. The solar energy facilities do not exceed the one acre of impervious cover on the premises; and
9. A solar energy facility located in the Pinelands Area, as defined and regulated by the Pinelands Protection Act, P.L. 1979, c. 111 (N.J.S.A. 13:18A-1 et seq.), complies with the standards of P.L. 1979, c. 111 and the comprehensive management plan for the Pinelands Area adopted pursuant to P.L. 1979, c. 111; and

WHEREAS, the Owners submitted an "Application for Energy Generation Facilities on Preserved Farmland" pursuant to N.J.A.C 2:76-24.5; and

WHEREAS, the solar energy generation facility will be owned by the Owners upon installation; and

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

WHEREAS, the energy demand for this roof mounted solar energy facility is from the residence and barn on the Premises; and

WHEREAS, the energy demand for the previous calendar year for the Premises was approximately 33,733 kWh's as confirmed by the Owner's submission 12 months of utility bills; and

WHEREAS, the rated capacity of the proposed new solar energy generation facility is 31,200 kWh's per year; and

WHEREAS, the new solar energy generating system will supply approximately 92% of the current energy demand for the Premises; and

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

WHEREAS, N.J.A.C. 4:76-24.4 prohibits solar energy facilities from exceeding one-acre of impervious cover on the Premises; and

WHEREAS, N.J.A.C. 2:76-24.3. defines impervious cover as any structure or surface that prevents the infiltration of precipitation into the land including, but not limited to, the inverter, pilings, poles, concrete, asphalt, machine-compacted soil, compacted stone areas, plastic or other impermeable ground cover, and foundations; and

WHEREAS, the proposed roof mounted solar energy facility has no impervious cover; and

WHEREAS, N.J.A.C 2:76-24.6 requires that the solar energy facilities, structures, and equipment not interfere significantly with the use of the land for agricultural and horticultural production; and

WHEREAS, the proposed roof mounted solar energy facility will be located on the roof of an existing barn on the Premises as identified on Schedule "A"; and

WHEREAS, N.J.A.C. 2:76-24.6 requires that any solar energy facility with an occupied area larger than one-acre be constructed, installed, operated, and maintained in accordance with a farm conservation plan; and

WHEREAS, N.J.A.C. 2:76-24.6 requires that the occupied area of any solar energy facility located outside of a non-severable exception area primarily servicing nonagricultural or nonresidential uses within the non-severable exception shall not exceed one acre or 1% of the farm, whichever is less; and

WHEREAS, N.J.A.C. 2:76-24.3 defines occupied area as the total contiguous or noncontiguous area(s) supporting the solar facilities and related infrastructure, including all areas of land that are devoted to or support the solar energy facilities; any areas of land no longer available for agricultural or horticultural production due to the presence of the solar energy facilities; nonfarm roadways including access roads; any areas of the farm used for underground piping or wiring to transmit solar energy or heat where the piping or wiring is less than three feet from the surface; the square footage of solar energy facilities mounted on buildings; areas consisting of other related facilities, structures, and equipment, including any other buildings or site amenities, deemed necessary for the production of solar energy on the farm; and the total contiguous or noncontiguous area(s) supporting any wind or biomass energy generation facilities and related infrastructure on the farm; and

WHEREAS, the proposed roof mounted solar energy facility consists of the area of the panels and the trench connecting the panels on the barn roof to the meter at the residence which together comprise an occupied area of approximately 1,820 square feet; and

WHEREAS, N.J.A.C. 2:76-24.6 requires site disturbance associated with the solar energy facility, including but not limited to, grading, topsoil, and subsoil removal, excavation, and soil compaction, shall not exceed one acre on the Premises; and

WHEREAS, the proposed roof mounted solar energy facility requires site disturbance of approximately 170 square feet; and

WHEREAS, the Hunterdon CADB reviewed the application and on May 10, 2018, and submitted comments in support of the project.

NOW THEREFORE BE IT RESOLVED, that the SADC finds that the Owners have complied with all of the provisions of N.J.A.C. 2:76-24.1 et seq. concerning the installation of a photovoltaic solar energy generation facility, structures and equipment on the Premises; and

BE IT FURTHER RESOLVED, that the SADC approves of the construction, installation, operation and maintenance of the photovoltaic energy generation facilities, structures and equipment consisting of approximately 1,650 square feet of occupied area on the roof and 170 square feet of site disturbance in the form of the trench connecting the barn panels to the meter on the residence and having a

rated capacity of 31,200 kWh's of energy as identified in Schedule "A", and as described further herein; and

BE IT FURTHER RESOLVED, that total electrical energy demand for the residence and barn is 33,733 kWh's annually; and

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

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

5/24/2018
DATE


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

