STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(13)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Alfio Patane and Mary T. Patane ("Owner") Greenwich Township, Gloucester County

N.J.A.C. 2:76-17 et seq. SADC ID# 08-0110-PG

March 28, 2013

- 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 FY13 PIG Plan application annual update on May 24, 2012; and
- WHEREAS, on June 25, 2009 the SADC received an application for the sale of a development easement from Gloucester County for the Patane Farm identified as Block 252, Lot 2, Greenwich Township, Gloucester County, totaling 124.66 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Gloucester County's Delaware River Project Area; and
- WHEREAS, at the time of application the Property was in tomato production; and
- WHEREAS, the Property has zero (0) existing single family residences, zero (0) agricultural labor housing and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and
- WHEREAS, the application includes one (1) two acre severable exception area for a future single family residence; and
- WHEREAS, there are two internal lots with a 50' access easement along the existing driveway which are not in application; and

- WHEREAS, because the application was originally in process prior to the creation of SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses, and the County has preserved the farm with no SADC funding the landowner did not receive or sign guidance documents; and
- WHEREAS, the Property has a quality score of 48.47 which is greater than 70% of the County's average quality score of 37 as determined by the SADC on July 26, 2007; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on June 15, 2010 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on May 26, 2011, the SADC certified a development easement value of \$12,300 per acre based on zoning and environmental regulations in place as of June 2009; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to sell their development easement for \$12,300 per acre; and
- WHEREAS, on February 1, 2013, 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, Gloucester County closed on the development easement on November 17, 2011 for \$1,533,318 (\$12,300 per acre); and
- WHEREAS, currently the County has no base grant funding available and \$2,095,349.58 in FY13 competitive grant funding eligibility, subject to available funds (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and
- WHEREAS, since the County has already closed on this property it is not requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on the 124.66 surveyed acres; and

Cost share breakdown based on 124.66 acres:

	<u>Cost Share</u>	
SADC	\$919,990.80	(\$7,380 per acre or 60%)
Gloucester County	\$613,327.20	(\$4,920 per acre or 40%)
,	\$1,533,318	(\$12,300 acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Greenwich Township Committee approved the application on August 16, 2010, on February 14, 2013 the Gloucester County Agriculture Development Board and on February 20, 2013 the Gloucester County Board of Chosen Freeholders approved the County's request for a cost share reimbursement from the SADC; and
- WHEREAS the Gloucester County Agriculture Development Board is requesting \$919,900.80 from its FY13 Competitive funding leaving a remaining eligibility of \$1,175,358.78 from the FY13 competitive grant fund (Schedule B); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Property, comprising 124.66 surveyed acres, at a State cost share of \$7,380 per acre, totaling \$919,900.80 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; 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 subject to review and approval by the SADC; and

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

3	28	13		9
	Date		<u> </u>	



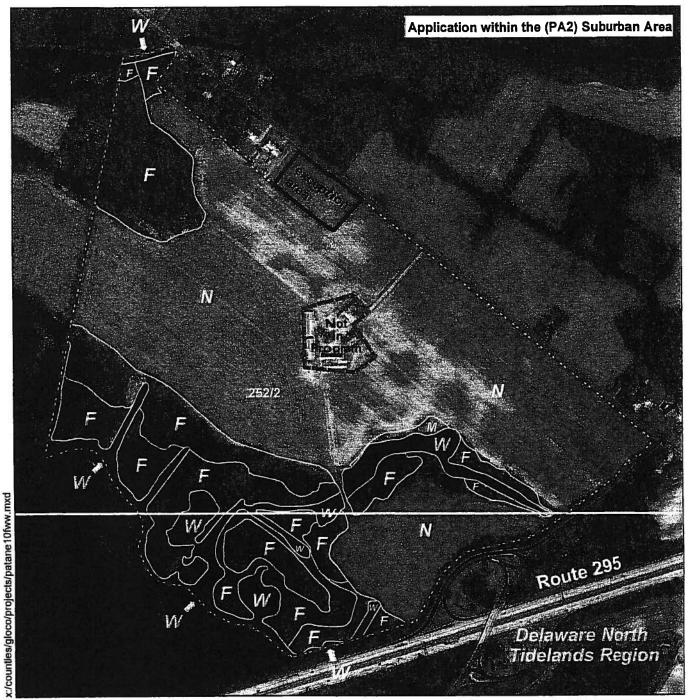
Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

 $S: \ \ Planning\ Incentive\ Grant\ -2007\ rules\ County \ \ Gloucester \ \ Patane \ \ Final ApprvFINAL I.doc$

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

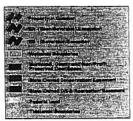
Alfio and Mary Patane Block 252 Lots P/O 2 (124.7ac) & P/O 2-ES (severable exception - 2.0 ac) Gross Total = 126.8 ac Greenwich Twp., Gloucester County



TIDELANDS DISCUAIMER:
The linear legitures depicted on this map were derived from the NUDEP's CD ROM series 1, volume 4. "Tidelands Claims Maps."
These haref seatures are not no disclaid NUDEP determination and should only be used as a general instance. Only NUDEP, Bures

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





etiands Legend: - Freehwater Wetlands

- M Wetlends Modified for Agriculture
 T Tirtal Wetlands
- T Tidal Wetands N - Non-Wetands
- B 300, Brities

Sources:
NJDEP Freshwater Weitands Data
Green Acres Conservation Easement Data
NJOTT/OGIS 2007/2005 Digital Acres (mage

July 17, 2009

Gloucester County

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

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Still Han Properties Lice	Woolwich	52.900	15.000.00	15,000.00	9,000.00	793,500.00					476,100.00	478,100.00	476,100.00		
Drawe Cary	Mantua	24.851	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40				208,748.40	208,748.40	208,748.40	-	
Heatherwood Farms III. L. C.	Woolwich	77.992	11,000.00	11,000.00	6,600.00	857,912.00					514,747.20	504,847.20	504,847.20		
W.W. Heritage Sons, Inc.	Harrison	37.000	24,500.00	24,500.00	14,700.00	819,476.00					491,685.60	491,685.80	491,685.60	334,22	0000
Bazz Homes I.I.C (Zeck)	Greenwich	111.800	28,000.00	28,000.00	16,800.00	3,130,400.00	1,878,240.00	1,000,000.00		0.00	878,240.00			00.00	4,455,982.32
Monthagan Santa I	South Harrison	110.321	11,900.00	11,900.00	7,140.00	1,312,819.90					787,691.94				3,668,290.38
Aulin A & B	Washington	35.420	20,400.00	22,400.00	12,240.00	793,408.00	433,540.80				433,540.80				3,234,749.58
Dynamer Charles & Son	Harriegn	90.00	21.100.00	21,100.00	12,660.00	1,899,000.00	1,139,400.00				1,139,400.00				2,095,349.58
Palane Alfo & Mary T.	Greenwich	124.660	12,300.00	12,300.00	7,380.00	1,533,318.00					919,990.80				1,175,358.78
Lishen George and Robert	West Deptford	108.400	9,500.00	9,500.00	5,700.00	1,010,800.00									
Stelle Robert Sr. & William Jr. (#4)	Greenwich	32.252	13,000.00	13,000.00		419,278.00	251,565.60								
Walting for final approval							20000								
Rambo	¥	45.000	6,250.00		3,750.00		137,000,00								
Lanza, Noreen	Greenwich	7B.000	7,800.00		4,800.00		374,400.00								
Haffaghello	Harrison	18.000	15,500.00		9,300.00		167,400.00								
Marino, J & S	South Harrison	132.000	8,900.00		5,340.00		704,880.00								
Gaventa	Logan	45.000	6,600.00		3,960.00		1/8,200.00								
DeSimone	E. Greenwich	67.000	B, 100.00		4,860.00		323,020.00								
Sorbello, Thomas & Marie	South Harrison	17.000	17,000.00		10 850 00		298.200.00								
Dormann, John & Karen	Greenwich	17.000	9,000.00		5,400.00		91,800.00								
Cavallaro, John Angelo	Logan	37.000	9,200.00		5,520.00		204,240.00								
Haynicz, Daniel & Elinor	盖	32.000	7,000.00		4,200.00		134,400.00								
Banff Estate	Harrison	76.000	23,800.00		14,280.00		1,085,280.00								
	Harrison	78.000	22,000.00		13,200.00		1,029,600.00	100					And the contract of the court of the	And the last of th	THE STREET, ST
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As of 3/12/2013

adc_flp_log8.rdf

New Jersey Farmland Preservation Competative Ranking Report Farms Receiving Final Approval March 28, 2013 Farms to Utilize Competitive Grant Monies

17. A.

FY 2013 Funding

Relative Best Buy Points	0	0	0	0	0	0	0	0	0	0	0	0	0	-19.61	0	0
Contiguous Points	50	20	20	20	20	20	20	20	20	30	20	20	30	20	0	0
Soils Ratio Points	40	20	20	20	20	20	20	40	40	50	50	40	20	0	20	40
Density Ratio Points	30	20	20	20	10	10	0	10	10	20	0	10	0	30	0	10
Total Competative Rank Score	120	120	120	120	110	110	100	100	100	100	100	100	80	60.39	50	20
Acres	39	99	37	106	38	42	47	117	114	46	34	06	40	37	126	119
Farm	Reinhardt, Roy	DeWilde/Bakker, Jr., Abram #3	Dewilde\Bakker,Jr., Abram #5	Adamucci #1, Carmen Sr.	DeWilde\Bakker,Jr., Abram #4	SF Systems Company, (Sheppard)	Tirelli, Cynthia	Maccherone, Santo J.	Bezr Homes LLC (Zeck)	DelVecchio, Brian & Susan	Stefka, Robert Sr. & William Jr. #4	Teresa J. Holtzhauser	Edwards, Jean	Ayling, Arthur & Richard	. Patane, Alfio & Mary T.	Urban, George H. & Robert C.
Municipality	Cranbury Twp.	Shiloh Boro	Hopewell Twp.	Hopewell Twp.	Hopewell Twp.	Lawrence Twp.	Upper Deerfield Twp.	South Harrison Twp.	East Greenwich Twp.	Lawrence Twp.	Greenwich Twp.	Harrison Twp.	Upper Deerfield Twp.	Washington Twp.	Greenwich Twp.	West Deptford Twp.
County	Middlesex County	Cumberland County	Cumberland County	Cumberland County	Cumberland County	Cumberland County	Cumberland County	Gloucester County	Gloucester County	Cumberland County	Gloucester County	Gloucester County	Cumberland County	Gloucester County	Gloucester County	Gloucester County

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Patane, A. & M.T.
08-0110-PG
FY 2011 County PIG Program
126 Acres

Block 252	Lot 2	Gre	enwich Twp.	Glo	uce.	ster	Coun	ty	
SOILS:			Other	88	*	0	=	.00	
			Prime	37%	*	.15	=	5.55	
			Statewide	25%	*	.1	=	2.50	
			Unique zero	30%	*	0	=	.00	
							SOIL	SCORE:	8.05
TILLABLE SOILS:		Cropland	Harvested	64 %	*	.15	SOIL		8.05
TILLABLE SOILS:		Cropland Wetlands	Harvested	64 % 24 %		.15			8.05
TILLABLE SOILS:		•			*		=	9.60	8.05

FARM USE: Vegtable & Melons 80 acres

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

- 1. Available funding.
- The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:

1st two (2) acres for future homesite for family member Exception is severable Exception is to be restricted to one single family residential unit(s)

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(14)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of George H. Urban and Robert C. Urban ("Owner") West Deptford Township, Gloucester County

N.J.A.C. 2:76-17 et seq. SADC ID# 08-0090-PG

March 28, 2013

- 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 FY13 PIG Plan application annual update on May 24, 2012; and
- WHEREAS, on June 26, 2008 the SADC received an application for the sale of a development easement from Gloucester County for the Urban Farm identified as Block 374, Lot 1, and Block 375, Lot 2, West Deptford Township, Gloucester County, totaling 106.4 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Gloucester County's Repaupo-Mantua Creek Project Area; and
- WHEREAS, the Property has a 2 acre, non-severable exception area for an existing single family residence; and
- WHEREAS, the Property has zero (0) existing single family residences, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and
- WHEREAS, at the time of application the Property was in hay and soybean production; and
- WHEREAS, because the application was originally in process prior the creation of SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses, and the County has preserved the farm with no SADC funding the landowner did not receive or sign guidance documents; and

- WHEREAS, the Property has a quality score of 51.65 which is greater than 70% of the County's average quality score of 37 as determined by the SADC on July 26, 2007; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 6, 2008 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 March 26, 2009, the SADC certified a development easement value of \$18,000 per acre based on zoning and environmental regulations in place as of August, 2008; and
- WHEREAS, originally the landowners were dissatisfied with the certified value and withdrew their application, but later asked that the application be reinstated; and
- WHEREAS, in order to reinstate the application, the outdated appraisals were updated with a current date of value; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 26, 2012, the SADC certified a development easement value of \$9,500 per acre based on zoning and environmental regulations in place as of October, 2011; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to sell their development easement for \$9,500 per acre; and
- WHEREAS, Gloucester County closed on the development easement on October 31, 2012 for \$1,010,800 (\$9,500 per acre); and
- WHEREAS, on February 1, 2013, 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, currently the County has no base grant funding available and \$1,175,358.78 in FY13 competitive grant funding eligibility, subject to available funds (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and

WHEREAS, since the County has already closed on this property it is not requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on the 106.4 surveyed acres; and

Cost share breakdown based on 106.4 acres:

	<u>Cost Share</u>	
SADC	\$606,480	(\$5,700 per acre)
Gloucester County	\$404,320	(\$3,800 per acre)
-	\$1,010,800	(\$9,500 acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the West Deptford Township Committee approved the application on December 7, 2000, on February 14, 2013 the Gloucester County Agriculture Development Board and on February 20, 2013 the Gloucester County Board of Chosen Freeholders approved the County's request for a cost share reimbursement from the SADC; and
- WHEREAS the Gloucester County Agriculture Development Board is requesting \$606,480 from its FY13 Competitive funding leaving a remaining eligibility of \$568,878.78 from the FY13 competitive grant fund (Schedule B); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Urban farm, comprising 106.4 surveyed acres, at a State cost share of \$5,700 per acre, totaling \$606,480 (60% of certified value and purchase price) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; 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 subject to review and approval by the SADC; and

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

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Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A



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

George H. and Robert C. Urban Block 374 Lot 1 (77.0 ac)
Block 375 Lots P/O 2 (39.1 ac) & P/O 2-EN (non-severable exception - 2.0 ac) Total = 118.1 ac West Deptford Twp., Gloucester County



Tidelands Disclaimer: The linear features depicted on this map were derived from the NJDEP's CD Rom Series 1, Volume 4 "Tidelands Claims Maps". These linear features are not an official NJDEP determination and should only be used as general reference. Only NJDEP, Bureau of Tidelands Management can perform and official determination of Tidelands/Riperian Claims.

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of percel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodectic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground notizontal antifor 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
 U Uplands
 W Water

Sources: NJDEP Freshwater Wetlands Data Green Acres Conservation Easement Data NJ 2002 Infra-Red Color Aerial Image

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

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	Municipality	Kere	Pet Acre	Pili Age	Akte	Benaldaration	destalane	觐	Expens	Balánes		Valietier	Expend	Availability	Walds IV
ı,	Woolwich	129.018	11,850.00	11,850.00		1,528,863.30	917,317.98		917,317.98	1,582,682.02					
DiBella, Michael & Jane	Woolwich		12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10	582,682.02	582,682.02	1,000,000.00	89,446.08	89,446.08	89,446.08	2,910,553.92	
Still Run Properties LLC	Mantue	_	16,000.00	18,000.00	9,600.00	1,491,728.00	894,950.40				894,950.40	894,950.40	894,950.40	2,015,603.52	
Chluccarello, Matthew	Woolwich	- 1	15,000.00	15,000.00	9,000.00	793,500.00	476,100.00				476,100.00	476,100.00	476,100.00	1,539,503.52	
Prowe, Gary	Mantua		14,000.00	14,000.00	8,400.00	347,914.00	208,748.40				208,748.40	208,748.40	208,748.40	1,330,755.12	100
Heatherwood Farms III, L.L.C.	Woolwich		11,000.00	11,000.00	6,600.00	857,912.00	504,847.20				514,747.20	504,847.20	504,847.20	825,907.92	
W.W. Heritage Sons, Inc.	Harrison	37.000	24,500.00	24,500.00	14,700.00	819,476.00	491,685.60				491,685.60	491,685.60	491,685.60	334,222.32	- 1
Rezr Homes LLC (Zeck)	Greenwich	111.800	28,000.00	28,000.00	16,800.00	3,130,400.00	1,878,240.00	1,000,000.00		00.0	878,240.00			00:0	4,455,982.32
Maccharone, Santo J./	South Harrison	110.321	11,900.00	11,900.00	7,140.00	1,312,819.90	787,691.94				787,691.94				3,668,290.38
Avling A. & R.	Washington	-	20,400.00	22,400.00	12,240.00	793,408.00	433,540.80				433,540.80				3,234,749.58
Hollzhauzer Charles & Son	Harrison	90.000	21,100.00	21,100.00	12,660.00	1,899,000.00	1,139,400.00				1,139,400.00				2,095,349,58
Patane, Alifo & Mary T.	Greenwich	124.660	12,300.00	12,300.00	7,380.00	1,533,318.00	919,990.80				919,990.80				1,175,358.78
Irban George and Robert	West Deptford	108.400	9,500.00	9,500.00	5,700.00	1,010,800.00	606,480.00				606,480.00				568,878.78
Steffer, Robert Sr. & William Jr. (#4)	Greenwich	32.252	13,000.00	13,000.00	7,800.00	419,276.00	251,565.60								
Walting for final approval															
Явтью	盖	42.000	6,250.00		3,750.00		157,500.00			1					
Lanza, Noreen	Greenwich	78.000	7,800.00		4,800.00		374,400.00								
Raffaghello	Harrison	18.000	15,500.00		9,300.00		187,400.00								
Marino, J & S	South Harrison	132.000	8,900.00		5,340.00		704,880.00								
Gaventa	Logan	45.000	00.009,8		3,960.00		178,200.00								
	E. Greenwich	67.000	8,100.00		4,860.00		325,620.00								
Sorbello, Thomas & Marie	South Harrison	17.000	11,000.00		6,600.00		112,200.00								
Meagher, Gary	Harrison	28.000	17,750.00		10,650.00		298,200.00								
Dormann, John & Karen	Greenwich	17.000	9,000.00		5,400.00		91,800.00								
	Logan	37.000	9,200.00		5,520.00		204,240.00								
Haynicz, Daniel & Elinor	盖		7,000.00		4,200.00		134,400.00								
Banil Estate	Harrison		23,800.00		14,280.00		1,085,280.00								
	HEITIBON	78.000	22,000.00		13,200.00		1,029,600.00								
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New Jersey Farmland Preservation Competative Ranking Report Farms Receiving Final Approval March 28, 2013 Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	raria	Acres	Competative	Ratio	Ratio	Points	Best Buy
				Rank	Points	Points		Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	20	0
Cumherland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	99	120	20	20	20	0
Cumberland County	Hopewell Twp.	Dewilde\Bakker,Jr., Abram #5	37	120	20	20	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	20	50	0
Cumberland County	Hopewell Twp.	DeWilde\Bakker,Jr., Abram #4	38	110	10	20	20	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	20	20	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	20	22	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	20	0
Cumberland County	Lawrence Twp.	DelVecchio, Brian & Susan	46	100	20	20	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	20	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	06	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	20	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	90	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	20	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	90	10	40	0	0

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State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Urban 08-0090-PG

FY 2009 County PIG Program
119 Acres

Block 375	Lot 2	Wes	t Deptford Twp	. Glo	ouceste	r Coun	ty	
Block 374	Lot 1	Wes	t Deptford Twp	. Glo	ouceste	r Coun	ty	
SOILS:			Local	6.42%	* .05	=	.32	
			Other	16.31%	* 0	=	.00	
			Prime	42%	* .15	=	6.30	
			Statewide	33.27%	* .1	=	3.33	
			Unique zero	2%	* 0	=	.00	
						SOIL	SCORE:	9.95
TILLABLE SOILS:		Cropland	Pastured	14%	* .15	=	2.10	
		Cropland	Harvested	66%	* .15	=	9.90	
		Wetlands		12 %	* 0	=	.00	
		Woodlands	3	8 %	* 0	=	.00	
				TI	LLABLE	SOILS	SCORE:	12.00

FARM USE: Cash Grains 40 acres Wheat-Cash Grain 39 acres

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

- Available funding.
- 2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(15)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Robert J. Stefka, Sr. & William R. Stefka, Jr. ("Owner") Greenwich Township, Gloucester County

N.J.A.C. 2:76-17 et seq. SADC ID# 08-0119-PG

March 28, 2013

- 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 FY13 PIG Plan application annual update on May 24, 2012; and
- WHEREAS, on June 25, 2009 the SADC received an application for the sale of a development easement from Gloucester County for the Stefka #4 Farm identified as Block 262, Lot 3, Greenwich Township, Gloucester County, totaling 32.252 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Gloucester County's Delaware River Project Area; and
- WHEREAS, the Property includes one 3.75 acre severable exception area for a future single family residence; and
- WHEREAS, the Property has zero (0) existing single family residences, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and
- WHEREAS, at the time of application the Property was in hay and soybean production; and
- WHEREAS, because the application was originally in process prior the creation of SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses, and the County has preserved the farm with no SADC funding the landowner did not receive or sign guidance documents; and

- WHEREAS, the Property has a quality score of 47.03 which is greater than 70% of the County's average quality score of 37 as determined by the SADC on July 26, 2007; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b) on November 12, 2009 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in <u>N.J.A.C.</u> 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 23, 2010, the SADC certified a development easement value of \$13,000 per acre based on zoning and environmental regulations in place as of June 2009; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to sell their development easement for \$13,000 per acre; and
- WHEREAS, on February 1, 2013, 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, Gloucester County closed on the development easement on February 27, 2012 for \$419,276.00 (\$13,000 per acre); and
- WHEREAS, currently the County has no base grant funding available and \$568,878.78 in FY13 competitive grant funding eligibility, subject to available funds (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and
- WHEREAS, since the County has already closed on this property it is not requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on the 32.252 surveyed acres; and

Cost share breakdown based on 32.252 acres:

	<u>Cost Share</u>	
SADC	\$251,565.60	(\$7,800 / acre)
Gloucester County	\$167,710.40	(\$5,200 / acre)
•		(\$13,000 / acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Greenwich Township Committee approved the application on August 16, 2010, on February 14, 2013 the Gloucester County Agriculture Development Board and on February 20, 2013 the Gloucester County Board of Chosen Freeholders approved the County's request for a cost share reimbursement from the SADC; and
- WHEREAS the Gloucester County Agriculture Development Board is requesting \$251.565.60 from its FY13 Competitive funding leaving a remaining eligibility of \$317,313.80 from the FY13 competitive grant fund (Schedule B); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Property, comprising 32.252 surveyed acres, at a State cost share of \$7,800 per acre, (60% of the easement purchase price) for a total grant need of \$251,565.60 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; 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 subject to review and approval by the SADC; and
- BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.I.S.A. 4:1C-4.

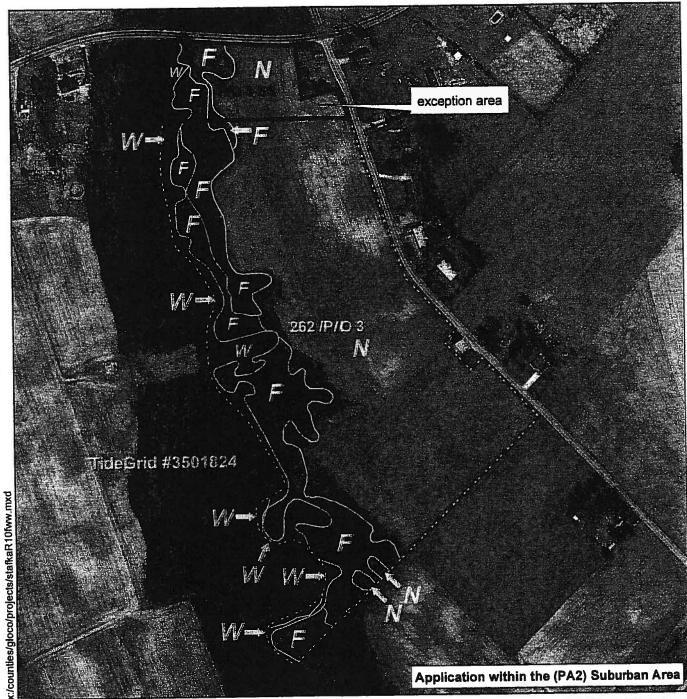
3/28/13 Date Some F. Porge

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS

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

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Stefka, Robert Block 262 Lots P/O 3 (33.62 ac) & P/O 3-ES (severable exception - 3.75 ac) Gross Total = 37.37 ac Greenwich Twp., Gloucester County



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



III.	8 666 666		FY13 Balance Busiec to Evaliability								4,455,982.32	3,668,290.38	3,234,749.58	2,095,349.58	1,175,358.78	568,878.78	317,313.18															Anda II		817,913,18
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			GANG GANGER	7,110.00	7,350.00	9,600.00	8,000.00	8,400.00	8,600.00	14,700.00	16,800.00	7,140.00	12,240.00	12,660.00	7,380.00	5,700.00	7,800.00		3,750.00	4,800.00	9,300.00	5,340.00	3,960.00	4,860.00	6,600.00	10,850.00	5,400.00	5,520.00	4,200.00	14,280.00	13,200.00			
建筑器器				11,850.00			15,000.00			24,500.00	28,000.00	11,900.00	22,400.00	21,100.00	12,300.00	9,500.00	13,000.00		0															
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· · · · · · · · · · · · · · · · · · ·				Woolwich	Woolwich	Mantua	Woolwich	Mantua	Woolwich	Harrison	Greenwich	South Harrison	Washington	Harrison	Greenwich	West Deptford	Greenwich		EIK	Greenwich	Harrison	South Harrison	Logan	E. Greenwich	South Harrison	Harrison	Greenwich	Logan	Ë	Harrison	Harrison			
· 1000 1000 1000 1000 1000 1000 1000 10						Still Run Properties LLC	Chluccarello, Matthew	Prowe, Gary	Heatherwood Farms III, L.L.C.	W.W. Heritage Sons, Inc.	Bezr Homes LLC (Zeck)	Maccherone, Santo J./	Ayling, A. & R.	Holtzhauzer, Charles & Son	Patane, Allo & Mary T.	Urban . George and Robert	Steffe, Robert Sr. & William Jr. (#4)	Walting for final approval	Rambo	Lanza, Noreen	Raffaghello	Marino, J & S	Gaventa	DeSimone	Sorbello, Thomas & Marie	Meagher, Gary	Dormann, John & Karen	Cavallaro, John Angelo	Haynicz, Daniel & Elinor	Banff Estate			Froumbered/Experided FY11	ERGLINES/ANDERGRABBE EXIS

As of 3/12/2013

New Jersey Farmland Preservation Competative Ranking Report Farms Receiving Final Approval March 28, 2013 Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competative Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	99	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde\Bakker,Jr., Abram #5	37	120	20	50	20	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	20	20	0
Cumberland County	Hopewell Twp.	DeWilde\Bakker,Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	20	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	20	0
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Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	06	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	20	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	20	0	20	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

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State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Stefka Farm #4 08-0119-PG County PIG Program 34 Acres

Block 262	Lot 3	Greenwich Twp.	Gloud	ceste:	r Coun	ty	
SOILS:	2.7	Prime	7.5% *	.15	=	1.13	
		Statewide	57% *	.1	. =	5.70	
		Unique zero	35.5% *	0	=	.00	
					SOIL	SCORE:	6.83
TILLABLE SOII	Ls:	Cropland Harvested	51% *	.15	=	7.65	
		Wetlands	22% *	0	=	.00	
		Woodlands	27% *	0	=	.00	
			TILL	ABLE	SOILS	SCORE:	7.65

FARM USE: Hay 6 acres
Soybeans-Cash Grain 11 acres

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

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(16)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Cross Farm Associates, LP #1 ("Owner") Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0118-PG

March 28, 2013

- WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its 2013 PIG Planning application annual update on May 24, 2012; and
- . WHEREAS, on December 3, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the Cross Farm Associates, LP #1 Farm identified as Block 19, Lot 3, Hopewell Township, Cumberland County, totaling 14.172 surveyed acres hereinafter referred to as "Property" (Schedule A); and
 - WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences and zero (0) agricultural labor units on the area to be preserved outside of the exception area; and
- WHEREAS, the Property includes one 1.5 acre severable exception area for a future single family residence; 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 rank score of 57.76 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 27, 2009; and

- WHEREAS, at the time of application the Property was in potato production; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on March 1, 2011 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 March 24, 2011 the SADC certified a development easement value of \$9,250 per acre based on zoning and environmental regulations in place as of July 2010; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$9,250 per acre for the development easement on the Property; and
- WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.I.A.C. 2:76-17.14; and
- WHEREAS, currently the County has \$1,000,000 of base grant funding available and is eligible for up to \$94,751.78 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and
- WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and
- WHEREAS, as per NRCS Conservation Programs Manual, Part 519 Farm and Ranch Lands Protection Program, Subpart G Conservation Easements, farms less than 20 acres in size may have a maximum impervious cover restriction of 1-acre; and
- WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 1-acre limit on impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area; and
- WHEREAS, the impervious cover language in the Deed of Easement for farms receiving an SADC grant is:

"Impervious surface, for purposes of this Deed of Easement, is defined as any structure or surface that prevents the infiltration of precipitation into the land. Examples of impervious surface include, but are not limited to, pavement, sidewalks, permanent driveways, machine compacted soil, compacted stone areas, roof tops, barns, sheds, houses, garages, commercial buildings, agricultural buildings, hoop houses, greenhouses, plastic or other impermeable ground cover and foundations. This term shall not include seasonal structures or ground covers that remain in place for no more than ten months per calendar year, unimproved farm lanes, or areas in field-based crop production. Conservation practices listed in the United States Department of

Agriculture's natural Resources Conservation Service Field Office Technical Guide are not considered impervious surface when implemented according to the practice standard."

WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$7,800 per acre or \$3,900 x 14.172 acres (\$55,270.80 subject to final approval by the NRCS review appraiser); and

Cost share breakdown prior to FRPP Grant based on 14.172 acres

	<u>Total</u>	
SADC	\$78,654.60	(\$5,550/acre)
Cumberland County	<u>\$52,436.40</u>	(\$3,700/acre)
Total Easement Purchase	\$131,091.00	

Estimated Cost share breakdown if \$55,270.80 FRPP Grant is approved and applied:

	<u>Total</u>	FRPP \$	New Cost Share
SADC	\$78,654.60 (\$5,550/acre)	\$ 2,834.40	\$75,820.20
Cumberland County	\$52,436.40 (\$3,700/acre)	\$52,436.40	\$0
FRPP Grant			\$55,270.80
	\$131,091.00	\$55,270.80	\$131,091.00

- WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$ 78,654.60 from the base grant, leaving a balance of \$921,345.20 (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 26, 2011 the Hopewell Township Committee approved the application with no municipal cost share funding; and
- WHEREAS, the Cumberland County Agriculture Development Board approved the application on May 11, 2011 and secured a commitment of funding for \$3,700 per acre (40% of the easement purchase) from the Cumberland County Board of Chosen Freeholders for the required local match on August 23, 2011 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Owner's Farm, comprising 14.172 surveyed acres, at a State cost share of \$5,550.00 per acre (60% of certified market value and purchase price) for a total grant need of

\$78,654.60 pursuant to $\underline{N.J.A.C.}$ 2:76-6.11 and the conditions contained in (Schedule C); and

- BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share: and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; 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 the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

3 28 13 Date

Some E. Donge

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A



Application within the (PA4) Rural Area

exception area





125

25

Cross Farm Associates, LP (#1)
Block 19 Lots P/O 3 (15.1 ac)
& P/O 3-ES (severable exception - 1.5 ac)
Gross Total = 16.6 ac
Hopewell Twp., Cumberland County

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

x:/countes/cumco/projects/cross1_fww.mxd

19/3

fy2013 funding (09 bond fund) しいとかはっとわ ひ

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

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		Shimp, Newton B. III Kacewich, Norman & Lynette Jones, Clifton & Dorothy	Newton, Thomas Dickinson, Everett et al Cum Cty/Ketes, Thomas Coll #1, Kevin A.	Cum Cty/Sheppard Arme Coll #2, Kevin A. Adamucci #2, Carmen Cumberland Co/Riggins #2	Ruske, Roger, Margaret & Chris Van Meter, Afred #1 Van Meter, Afred #2 Keung Lam Realty Peladino, Vincent	, Abram #1 ., Abram #2 sm liane	Engine (* Egythau Fri Burn Reprogram Out

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Cross Farm Associates, LP #1 06-0118-PG County PIG Program 15 Acres

Block 19

Lot 3

Hopewell Twp.

Cumberland County

SOILS:

Prime

100% * .15 = 15.00

15.00 SOIL SCORE:

TILLABLE SOILS:

Cropland Harvested

100% * .15

= 15.00 TILLABLE SOILS SCORE: 15.00

FARM USE:

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

- 1. Available funding.
- The allocation, not to exceed O Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- Compliance with all applicable statutes, rules and policies. 3.
- 5.
 - Pre-existing Nonagricultural Use: No Nonagricultural Uses a.
 - Exceptions:

(1.5) acres for Future Dwelling lst Exception is severable Exception is to be restricted to one single family residential unit(s)

- Additional Restrictions:
 - 1. FY2011 FRPP funding via NJCF
- Additional Conditions:

Pursuant to Federal Farm and Ranch Land Protection Program, and since the property is less than 20 acres the maximum impervious coverage is 1 acre

- Dwelling Units on Premises: No Structures On Premise
- Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- The SADC's grant for the acquisition of the development easement is subject 6. to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal 7. requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(17)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Cross Farm Associates, LP #2 ("Owner") Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0117-PG

March 28, 2013

- WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its 2013 PIG Planning application annual update on May 24, 2012; and
- WHEREAS, on December 3, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the Cross Farm Associates, LP #2 Farm identified as Block 19, Lot 7, Hopewell Township, Cumberland County, totaling 55.672 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences and zero (0) agricultural labor units on the area to be preserved outside of the exception area; and
- WHEREAS, the Property includes one 1.5 acre severable exception area for a future single family residence; 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 rank score of 59.08 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 27, 2009; and

- WHEREAS, at the time of application the Property was in soybean, sod and potato production; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on March 1, 2011 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 March 24, 2011 the SADC certified a development easement value of \$6,500 per acre based on zoning and environmental regulations in place as of July 2010; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$6,500 per acre for the development easement on the Property; and
- WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently the County has \$921,345.40 of base grant funding available and is eligible for up to \$94,751.78 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and
- WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and
- WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 3.34-acre limit on impervious cover (6%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and
- WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$4,900 per acre or \$2,450 x 55.672 acres (\$136,394.40 subject to final approval by the NRCS review appraiser); and

Cost share breakdown prior to FRPP Grant based on 55.672 acres

Total

SADC \$231,038.80 Cumberland County \$130,829.20

\$231,038.80 (\$4,150/acre) \$130,829.20 (\$2,350/acre)

Total Easement Purchase

\$361,868.00

Estimated Cost share breakdown if \$136,394.40 FRPP Grant is approved and applied:

 SADC
 \$231,038.80(\$\subseteq\$.150/acre) \$ 5,567.20
 \$225,471.60

 Cumberland County
 \$130,829.20(\$\subseteq\$.350/acre) \$130,829.20
 \$0

 FRPP Grant
 \$361,868.00
 \$136,394.40
 \$361,868.00

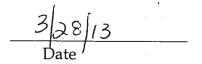
- WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$231,038.80 from the base grant, leaving a balance of \$690,306.60 (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 26, 2011 the Hopewell Township Committee approved the application with no municipal cost share funding; and
- WHEREAS, the Cumberland County Agriculture Development Board approved the application on May 11, 2011 and secured a commitment of funding for \$2,350 per acre (36.15% of the easement purchase) from the Cumberland County Board of Chosen Freeholders for the required local match on August 23, 2011 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of <u>N.J.A.C.</u> 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Owner's Farm, comprising approximately 55.672 surveyed acres, at a State cost share of \$4,150 per acre (63.85% of certified market value and purchase price) for a total grant need of \$231,038.80 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share: and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

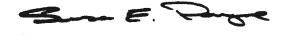
BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; 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 the SADC's final approval is conditioned upon the Governor's review pursuant to N.I.S.A. 4:1C-4.





Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Cross Farm Associates, LP (#2)
Block 19 Lots P/O 7 (55.4 ac)
& P/O 7-ES (severable exception - 1.5 ac)
Gross Total = 56.9 ac
Hopewell Twp., Cumberland County



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



Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidel Wetlands
N - Non-Metlands

N - Non-Weisinds B - 300' Buffer

Sources:
NJDEP Freshwater Wettends Data
Green Acres Conservation Essement Data
N (CIT (CCIS 2007/2008 Digital Acres I Image)

Schedule B

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

fy2013 funding (09 bond fund)

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cum Cty/Kates, Thomas	Lawrence	22		5,200.00	6,500.00	3,500.00	224 910 00	١.,	153.308.00			161,689.40		1					
oll #1, Kevin A.	Stow Creek			4,500.00	4,800.00 A 080 81	2 650 00	292 092 20		188.791.30			193,794.50	168,791.30	1,242,943.10					
um Cty/Sheppard Anne	Greenwich	翻	210	2,730.00	4,100,00	3.450.00	198.900.00		134,550.00			145,693.50	134,550.00	J					
off #2, Kevin A.	Honomali	44		7.200.00	7.200.00	4,500.00	339,796.80	1.,	212,373.00	THE STREET	南海海湖	1,469:70	1,489.70	1,106,903.40	222,480.00	210,883.30	210,883.30	2,789,116.7	
Idemucci #2, Carmen	Stow Creek		76.154	3,500.00	3,500.00	2,500.00	266,021.00	i i	190,015.00						190,385.00	190,015.00	190,015.00	2,599,101.70	
Juske, Roger, Margaret & Chris	Fairfield Twp.	202	211.150	5,500.00	5,500.00	3,650.00	1,131,856.00	-	648,244.80	483,611.20	102,896.00				174 100 00	166 489 50	186.489.50	1.784.387.40	
an Meter, Alfred #1		40	41.200	8,700.00	8,700.00	4,250.00	262,485.80	262,465.50	173 405 50		State of				179,477.50	173,595.50	173,595.50	1,610,771.90	
fan Meter, Alfred #2	Hopewell	4	42.230	6,700.00	4 300 00	2 980 00	297 500.00	207.580.00	206.216.00						211,788.60	206,216.00	208,216.00	1,404,555.80	
(eung Lam Really	Deerfield	2 2	30.000	7,000.00	7.000.00	4,400.00	184,842.00		118,186.40						135,960.00	116,186.40	116,186.40	1,288,389.50	
paladino, Vincent	Honewell	202	72.100	6,500.00	6,500.00	4,150.00	452,666.50	4	106,079.96		THE REAL PROPERTY.				209,215.00	106,079.96	108,079.98	1,182,289.54	
John Michael of al	Honewell	F	11.330	12,100.00	12,100.00	7,260.00	134,600.40		80,760.24					1,104,786.94	82,255.80	/8,643./8	0000	1,103,045.70	
Awarda Sakker Jr., Abram #1	Shiloh Boro	8	61.800	7,000.00	7,000.00	4,400.00	411,425.70		258,610.44				7,827.41	20'80'80'1	204,180.40	230,783.03	200,783.03	460 545 45	
New Sde Bakker Jr., Abrem #2	Shiloh Boro	100	103.000	00.000.0	00.000,0	3,900.00	590,184.00	-1	383,619.60	311,141.00	80,700.00	000	00000	1	401,400.00	202,018.00	263,818.00	100,612,12	
Sum Co/Mooneyham	Greenwich	23.449		00.000,0	6,650.00	4,225.00	155,935,05		96,959.53			88,072.03	EC'RCR'OR	_	274 288 AG	37 401 36	27.4 AD1 2E	94 751 78	
Sruzan, Daniel & Diane	Hopewell	82.412	95.184	6,300.00	6,300.00	4,050.00		374,268.50	374,491.35	1	09 950 0	70 654 60		D21 345 AD	20.000	2010			
Sross #1	Hopewell	新班 拉	A STATE OF THE PARTY OF THE PAR	9,250.00	9,250.00	5,550.00	131,091.00	131,091.00	78,654,60	153 008 00	22 268 AU	231 038 80		890.306.80			Ī		
Cross #2	Hopewell		F. 56.872	6,500.00	6,500.00	4,150.00		301,000.00	231,030.00	20000000	-	2							

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Cross Farm Associates, LP #2 06-0117-PG County PIG Program 57 Acres

Block 19 Lot 7 Hopewell Twp. Cumberland County

SOILS:

Prime

100% * .15 = 15.00

> SOIL SCORE: 15.00

TILLABLE SOILS:

Cropland Harvested

= 15.00 100% * .15

TILLABLE SOILS SCORE: 15.00

FARM USE:

Irish Potatoes-Field Crop

13 acres 45 acres

Soybeans-Cash Grain 25 acres

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

- Available funding. 1.
- The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- Compliance with all applicable statutes, rules and policies.
- Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - Exceptions:
 - (1.5) acres for Future dwelling Exception is severable Exception is to be restricted to one single family residential unit(s)
 - Additional Restrictions:
 - 1. FY2011 FRPP via NJCF
 - Additional Conditions:

Pursuant to Federal Farm and Ranch Land Protection Program the landowner agreed to a maximum impervious coverage of 6% or 3.34

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(18)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Cross Farm Associates, LP #3 ("Owner") Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0115-PG

March 28, 2013

- WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its 2013 PIG Planning application annual update on May 24, 2012; and
- WHEREAS, on December 3, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the Cross Farm Associates, LP #3 Farm identified as Block 19, Lot 2, Hopewell Township, Cumberland County, totaling approximately 68 net acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences and zero (0) agricultural labor units on the area to be preserved outside of the exception area; and
- WHEREAS, the Property includes one 1.5 acre severable exception area for a future single family residence; 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 rank score of 66.39 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 27, 2009; and

- WHEREAS, at the time of application the Property was in soybean production; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 19, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 22, 2011 the SADC certified a development easement value of \$5,000 per acre based on zoning and environmental regulations in place as of July 2010; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$5,000 per acre for the development easement on the Property; and
- WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently the County has \$690,306.60 of base grant funding available and is eligible for up to \$94,751.78 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and
- WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and
- WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 5.66-acre limit on impervious cover (8.33%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 70.04 acres will be utilized to calculate the SADC grant need; and
- WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$4,400 per acre or $$2,200 \times 68$ acres (\$149,600 subject to final approval by the NRCS review appraiser; and

Cost share breakdown prior to FRPP Grant based on 70.04 acres

	<u>Total</u>	
SADC	\$238,136.00	(\$3,400/acre)
Cumberland County	\$112,064.00	(\$1,600/acre)
Total Easement Purchase	\$350,200.00	, ,

Estimated Cost share breakdown if \$149,600 FRPP Grant is approved and applied:

•	<u>Total</u>	FRPP \$	New Cost Share
SADC	\$238,136 (\$3,400/acre)	\$37,536	\$200,600
Cumberland County	\$112,064 (\$1,600/acre)	\$112,064	\$0
FRPP Grant			\$149,600
	\$350,200	\$149,600	\$350,200

- WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$238,136 from the base grant, leaving a balance of \$452,170.60 (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on July 12, 2012 the Hopewell Township Committee approved the application with no municipal cost share funding; and
- WHEREAS, the Cumberland County Agriculture Development Board approved the application on June 13, 2012 and secured a commitment of funding for \$1,600 per acre from the Cumberland County Board of Chosen Freeholders for the required local match on June 26, 2012 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Cross #3 Farm, comprising approximately 70.04 acres, at a State cost share of \$3,400 per acre (68% of certified market value and purchase price) for a total grant need of \$238,136 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share: and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; 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 the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

3|28|13 Date Some F. Porge

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A



FARMLAND PRESERVATION PROGRAM NJ. State Agriculture Development Committee

Cross Farm Associates, LP (#3)
Block 19 Lots P/O 2 (64.5 ac)
and P/O 2-ES (severable exception - 1.5 ac
Gross Total = 66.0 ac
Hopewell Twp., Cumberland County



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



Netlands Legend: F - Freshweier Wetlands

L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands

N - Non-Wetsnds 3 - 300' Buffer W - Water

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Essement Data
NJOT/OGIS 2007/2006 DigitalAcrist Image

Cumberland County

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

fy2013 funding (09 band fund)

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himp, Newton B. III	Stow Creek	17.37		1	8,000.00	4,900.00	135,704.00	135,704.00	75,704.90	60,000.00		87,885.90	75,704.00						
Boowlen, Norman & Lynaus	Orenmerloh	202	245	1	4,000.00	2,800.00	274,000.00	274,000.00	169,000.00	105,000.00		201,680.00	169,000.00						
ones, Ciltion & Dordany	Greenwich	48.3	120	1	4.500.00	3,100.00	195,853.50	195,853.50		95,789.00	THE CASE OF THE PARTY OF THE PA	144,642.90	100,065.50						
ewion, Induse	Shilloh Boro	9	rs (6,300.00	4,050.00	257,178.60	257,178.60	٦			166,860.00	165,329.10						
tekinson, Everett et al	amenda l	28	日本は		6.500.00	3,500.00	165,145.50	132,116.40	86,924.50			90,125.00	88,924.50	1,585,040.40					
um Cty/Asies, Inches	Store Crask	47			4.900.00	3,340.00	224,910.00	224,910.00	153,306.00			161,669.40	153,306.00	1,431,734.40					
OII #1, Kevin A.	Ston Creen	F	100		A 082 81	2,650.00	292 092 20	267,157,50	188,791.30			183,794.50	188,791,30	1,242,943.10					
um Cty/Shepperu Aune	Sine Creek	1			5.100.00	3,450.00	196,900.00	198,900.00				145,693,50	134,550.00	1,108,393.10				Contract of the Contract of th	
di #4, Nevill A.	Honewall	48	Se . 6 346		7,200.00	4,500.00	339,786.80	339,796.80	212,373.00		STATE OF	1,489.70	1,489.70	1,106,903.40	222,480.00	210,883,30	210,683.30	2,789,116.7	
topmucci ec, carmen	Slow Creek	78.154	76.154		3,500.00	2,500.00	266,021.00	266,021.00	190,015.00		The state of the s				190,385.00	190,015.00	190,015.00	2,599,101.70	
make Boner, Merceret & Chris	-		211.150	5,500.00	5,500.00	3,850.00	1,131,856.00	1,131,858.00	648,244.B0	483,611.20	102,896.00				770,697.50	648,244.80	648,244.80	1,950,856.90	
an Meler, Alfred #1	_		41.200	6,700.00	6,700.00	4,250.00	262,465.80	262,465.80	166,489.50						175,100.00	166,489.50	166,489.50	1,784,357.40	
an Meter, Afred #2	Hopewell	4	42.230	6,700.00	6,700.00	4,250.00	273,568.20		173,595.50	THE PERSON	STATE OF THE STATE				178,477,50	173,595.50	173,595.50	1,610,771.90	
eung Lam Realty	Lawrence	89	71.070	4,300.00	4,300.00	2,980.00	297,560.00	297,560.00	206,216.00						211,788.60	206,216.00	206,216.00	1,404,535.90	
eledino. Vincent	Deerfleid	30	30.900	7,000.00	7,000.00	4,400.00	164,842.00	184,842.00	116,186.40						135,960,00	116,186.40	116,186.40	1,256,369.50	
eltinoer, Frank P., III	Hopewell	2	72.100	6,500.00	6,500.00	4,150.00	452,666.50	452,666.50	106,079.96		THE REAL PROPERTY.				289,215.00	106,079.96	106,079.96	1,182,289.54	
Unch Michael et al	Hopeweil	Ξ	11.330	12,100.00	12,100.00	7,280.00	134,600.40	134,600.40	80,780.24		and the second s			1,104,786.94	82,255.80	78,643.78		1,103,645.76	
aWilde Bekker Jr., Abram #1	Shiloh Boro	8	61.800	7,000.00	7,000.00	4,400.00	411,425.70	411,425.70	258,610.44				7,827.41	1,096,959.53	264,185.40	250,783.03	250,783.03	852,862.73	
awiide Bekker Jr., Abram #2	Shifeh Boro	8	103.000	6,000.00	6,000.00	3,900.00	590,184.00	618,000.00	383,619.60	311,141.00	80,700.00			1,096,959.53	401,700.00	383,619.60	383,619.60	469,243.13	
har Co/Mooneyhem	1	23.448		6,800.00	6,650.00	4,225.00	155,935.85	155,935.85	96,959.53			99,072.03	96,959.53	1,000,000.00					
ruzan. Daniel & Diene		92.412	95.184	6,300.00	6,300.00	4,050.00	562,542.10	374,258.60	374,491.35						374,268.60	374,491.35	374,491.35	84,751.78	
1 8 801;		24 172		9,250.00	9,250.00	5,550.00	131,091.00	131,091.00	78,654.60	55,270.81	2,834.40	78,654.60		921,345.40					
ross #2	Hopewell	55.672	55.672	6,500.00	6,500.00	4,150.00	361,868.00	361,868.00	231,038.80	153,098.00	22,268.80	231,038.80		690,306.60					
7089 #3	_	89	70.040	5,000.00	5,000.00	3,400.00	350,200.00	350,200.00	238,136.00	149,600.00	37,536.00	238,136.00		452,170.60					

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Cross Farm Associates, LP #3
06-0115-PG
County PIG Program
68 Acres

Block 19 Lot 2 Hopewell Twp. Cumberland County

SOILS: Prime 93% * .15 = 13.95

Statewide 7% * .1 = .70

SOIL SCORE: 14.65

TILLABLE SOILS: Cropland Harvested 100% * .15 = 15.00

TILLABLE SOILS SCORE: 15.00

FARM TISE:

Soybeans-Cash Grain

64 acres

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

- 1. Available funding.
- 2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:

- c. Additional Restrictions:
 - 1. FY2011 funding via NJCF
 - Pursuant to the Federal Farm and Ranch Land Protection Program the landowner agreed to a maximum impervious coverage of 5.66 acres or 8.33%.
- d. Additional Conditions: No Additional Conditions
- e. Dwelling Units on Premises:
 No Structures On Premise
- f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(19)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Cross Farm Associates, LP #4 ("Owner") Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0116-PG

March 28, 2013

- WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its 2013 PIG Planning application annual update on May 24, 2012; and
- WHEREAS, on December 3, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the Cross Farm Associates, LP #4 Farm identified as Block 19, Lot 2.09, Hopewell Township, Cumberland County, totaling approximately 68 net acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and
- WHEREAS, the Property includes one 1.5 acre severable exception area for a future single family residence; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences and zero (0) agricultural labor units on the area to be preserved outside of the exception area; 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 rank score of 61.50 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 27, 2009; and

- WHEREAS, at the time of application the Property was in wheat production; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 19, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 22, 2011 the SADC certified a development easement value of \$6,200 per acre based on zoning and environmental regulations in place as of July 2010; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$6,200 per acre for the development easement on the Property; and
- WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently the County has \$452,170.60 of base grant funding available and is eligible for up to \$94,751.78 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and
- WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and
- WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 5.66-acre limit on impervious cover (8.33%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore 70.04 acres will be utilized to calculate the SADC grant need; and
- WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$5,900 per acre or \$2,950 x 68 acres (\$200,600 subject to final approval by the NRCS review appraiser); and

Cost share breakdown prior to FRPP Grant based on 70.04 acres

	<u> 1 0ta1</u>	
SADC	\$280,160	(\$4,000/acre)
Cumberland County	\$154,088	(\$2,200/acre)
Total Easement Purchase	\$434,248	, , ,

Estimated Cost share breakdown if \$200,600 FRPP Grant is approved and applied:

	<u>Total</u>	FRPP \$	New Cost Share
SADC	\$280,160 (\$4,000/acre)	\$4 6,512	\$233,648
Cumberland County	\$154,088 (\$2,200/acre)	\$154,088	\$0
FRPP Grant			\$200,600
	\$434,248	\$200,600	\$434,248

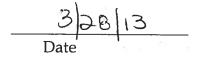
- WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$280,160 from the base grant, leaving a balance of \$172,010.60 (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on July 12, 2012 the Hopewell Township Committee approved the application with no municipal cost share funding; and
- WHEREAS, the Cumberland County Agriculture Development Board approved the application on June 13, 2012 and secured a commitment of funding for \$2,200 per acre from the Cumberland County Board of Chosen Freeholders for the required local match on June 26, 2012 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Owner's Farm, comprising approximately 70.04 acres, at a State cost share of \$4,000.00 per acre (64.51% of certified market value and purchase price) for a total grant need of \$280,160 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share: and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; 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 the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.



Some E. Donge

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Cross Farm Associates, LP (#4)
Block 19 Lots P/O 2 (70.9 ac)
and P/O 2-ES (severable exception - 1.5 ac)
Gross Total = 72.4 ac
Hopewell Twp., Cumberland County





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

SOUTORS: NJDEP Freshwater Wetlands Data Green Acres Conservation Easement Data NJOIT/OGIS 2007/2006 DigitalAerial Image

July 28, 2011

Schedule B

Cumberland County

fy2013 funding (09 bond fund)

New Jere	County Planning Incentive Grant - N.J.A.C. 2:16-17 et seq.
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Cross #4	Подотон	-	Carried and																

State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Cross Farm Associates, LP #4 06-0116-PG County PIG Program 68 Acres

Block 19	Lot p/o 2	Hopewell	Twp.	Cun	ber	land	d Coun	ty	
SOILS:		Other		4%	*	0	=	.00	
		Prime		56%	*	.15	=	8.40	
		Statew	ride	40%	*	.1	=	4.00	
							SOIL	SCORE:	12.40
TILLABLE SOILS:		Cropland Harves	ted	90%	*	.15	=	13.50	
		Wetlands		3 %	*	0	=	.00	
		Woodlands		7 %	*	0	=	.00	
				TI	LLA	BLE	SOILS	SCORE:	13.50

FARM USE:

Wheat-Cash Grain

acres

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

- 1. Available funding.
- 2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - c. Additional Restrictions:
 - 1. FY2011 FRPP funding via NJCF
 - 2. Pursuant to the Federal Farm and Ranch Land Protection Program the landowner has agreed to a maximum impervious coverage of 5.66 acres or 8.33%.
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Structures On Premise
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- 7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(20)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of DeWilde #3 ("Owner") Shiloh Borough, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0113-PG

March 28, 2013

- WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Cumberland County received SADC approval of its 2013 PIG Planning application annual update on May 24, 2012; and
- WHEREAS, on November 22, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the DeWilde #3 Farm identified as Block 13, Lots 3 & 4, Shiloh Borough, Cumberland County, totaling 68.378 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences and zero (0) agricultural labor units on the area to be preserved outside of the exception area; and
- WHEREAS, the Property includes a 1 acre severable exception area for an existing single family residence, a 3 acre severable exception area for an existing single family residence and a 2 acre severable exception area for a packing house or other non-agricultural/non-residential use; 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 rank score of 51.14 which exceeds 42, which is 70% of the County's average quality score of 42 as determined by the SADC on July 23, 2009; and WHEREAS, at the time of application the Property was in wheat and potato production; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b) on March 22, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in <u>N.J.A.C.</u> 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 24, 2011 the SADC certified a development easement value of \$6,500 per acre based on zoning and environmental regulations in place as of July 2010; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$6,500 per acre for the development easement on the Property; and
- WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently the County has \$172,010.60 of base grant funding available and is eligible for up to \$94,751.78 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and
- WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and
- WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 5.70-acre limit on impervious cover (8.33%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and
- WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$6,200 per acre or \$3,100 x 68.378 acres (\$211,971.80 subject to final approval by the NRCS review appraiser); and

Cost share breakdown prior to FRPP Grant based on 68.378 acres

Total

SADC \$283,768.70 (\$4,150/acre) Cumberland County \$160,688.30 (\$2,350/acre)

Total Easement Purchase \$444,457.00

Estimated Cost share breakdown if \$211,971.80 FRPP Grant is approved and applied:

	<u>Total</u>	FRPP \$	New Cost Share
SADC	\$283,768.70(\$4,150)/acre) \$ 51,283.50	\$232,485.20
Cumberland County	\$160,688.30(\$2,350	/acre) \$160,688.30	\$0
FRPP Grant			\$211,971.80
	\$444,457.00	\$211,971.80	\$444,457.00

- WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$283,768.70, by utilizing the remaining base grant of \$172,010.60, the remaining FY11 competitive funding of \$94,751.78 and \$17,006.32 from the FY 2013 competitive funding a balance of \$4,982,993.68 in FY2013 in competitive grant funding (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on June 6, 2011 the Shiloh Borough Committee approved the application with no municipal cost share funding; and
- WHEREAS, the Cumberland County Agriculture Development Board approved the application on May 11, 2011 and secured a commitment of funding for \$2,350 per acre (36.15% of the easement purchase) from the Cumberland County Board of Chosen Freeholders for the required local match on December 27, 2011 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Owner's Farm, comprising 68.378 acres, at a State cost share of \$4,150.00 per acre (63.84% of certified market value and purchase price) for a total grant need of \$283,768.70 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

- BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share: and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; 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 the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

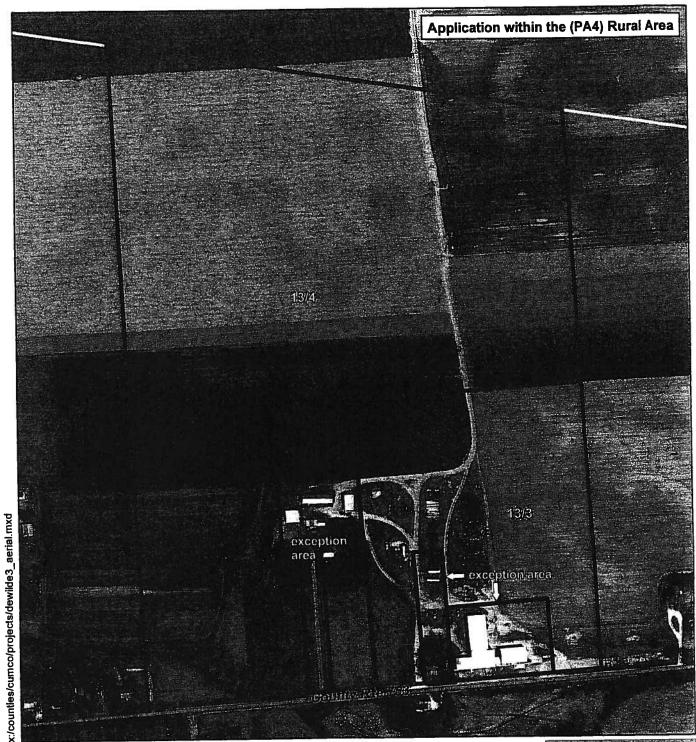
3/28/13 Date Som E. Porge

Susan E. Payne, Executive Director State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Abram Bakker/DeWilde Farm Associates (#3)
Block 13 Lots P/O 3 (14.5 ac) & P/O 3-ES (severable exceptions - 1.0 & 2.0 ac);
P/O 4 (52.9 ac) & P/O 4-ES (severable exception - 3.0 ac)
Gross Total = 73.4 ac
Shiloh Boro., Cumberland County





250 125 0 250 500 Feet

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsation, you are used to contain an experience of the configuration and geo-referenced location of percel polygons in this data layer are approximate and were developed primarily for planning purposes. The peodectic accuracy and precision of the GIS data contained in this like amp shall not be, nor are intended to be, resided 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 locansed Professional Land Surveyor.

Sources: Green Acres Conservation Easement Data NJOIT/OGIS 2007/2008 Digital Aerial Image

Schedule B

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

fy2013 funding (09 bond fund)

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Characteristic Char	Shimp, Newton B. H	4000	40.40	9 000 B			135,704.00	135,704.00	75,704.00	00.000,00	The Market	87,685.90	75,704.00	2,108,359.50					
Communication Communicatio	Kacewich, Norman & Lynette	Sion Creek	100	1 000 F			274.000.00	274,000.00	169,000.00	105,000.00	100 mm	201,880.00	169,000.00	1,939,359.50					
Comparison Com	Jones, Cilfion & Dorothy	Creenwich	1	TOUR V EDG			195 853 50	195,853,50	100,065.50	95,788.00	A Marie and A series	144,642.90	100,065.50	1,839,294.00					
Station border Station	Newton, Thomas	Greenwich	200	000			257 178 60	257,178,60	165,329,10			166,960.00	165,329.10	1,673,964.90					
Standard Communication C	Dickinson, Everett et al	Shillon Boro		1000			164 148 50	112 118 40	69.924.50			90,125.00	89,924.50	1,585,040.40					
State Stat	Cum Cty/Kates, Thomas	Lawrence	22	2000			DO.CT. CO.	224 910 00	153,306,00			161,689.40	153,306.00	1,431,734.40					
Compared	Coll #1, Kevin A.	Slow Creek					000 000 000	207 ER7 ED	188 701 2ft			193.794.50	188.791.30	1,242,943.10					
State Creek 41 1 1 1 200 210,000	Cum Cty/Sheppard Anne	Greenwich	71				75767787	2011107	200 000		1	148 603 80	434 850 00	1 108 303 10					
190 190	Coll #2, Kevin A.	Stow Creek	41				386,900.00	198,900.00	24,000,00	CONTRACTOR OF THE PERSON AND PERSONS ASSESSMENT	THE PROPERTY.	1 480 70	1 489 70	1 108 903 40	222 480 00	210 883 30	210.883.30	2.789.116.7	
Signation Trained Tr	Adamucci #2, Carmen	Hopewell	40 W				338,/80.00	338,/80.00	A 16,010.00	THE RESIDENCE OF THE PARTY OF T	Take Sales	2			100 308 001	100 018 00	100 018 00	2 400 101 70	
Fairfield TWP, 256 211.150 25.00.00 2.560.00 1.131.1550.00 222.445.00	Cumberland Co/Riggins #2	Stow Creek					266,021.00	268,021.00	190,015.00	200 000	400 000 00				770 807 60	A48 944 BO	848 944 BO	4 OKD RER OO	
Hopewell 4i 4.200 6,700.00 6,700.00 4,280.00 228,466.50 173,585.50	Busks Roos, Margaret & Chris						1,131,856.00	1,131,856.00	648,244.60	483,61120	102,090.00		1		200000	200 400 400	200 400 000	4 704 967 40	
Hopewell 41 42.290 6,700.00 6,700.00 6,700.00 273,688.20 273,688.20 273,688.20 273,688.20 273,688.20 273,688.20 273,688.20 273,688.20 273,688.20 273,688.20 273,689.20 273,689.20 273,680.20 273,680.20 273,680.20 273,680.20 273,680.20 273,680.20 273,680.20 273,680.20 273,690.20 273,790.20	Van Mater, Afred #1						262,465.80	262,465.80	166,489.50					1	00.001,671	100,408.00	00,408.00	1,104,201,40	
Limitation Color Limitation Color Limitation	Van Maler Alfred 62	Honewell					273,668.20		173,595.50	ARCHARACTOR!	S. Strategy				178,477.50	173,585.50	173,595.50	08.177,018,	
Description 30 30.000 7,000.00 7,000.00 7,000.00 7,000.00 4,400.00 144,842.00	Kerna I em Baello	Lawrence					297,580.00	297,580.00	206,216.00						211,/68.60	200,216.00	200710.00	Da. C.	
Properent 70 72 100 6,500.00 6,500	Charles Mineral	Deerfield		Ĺ			184,642.00	184,842.00	116,186.40						135,960.00	116,186.40	116,186.40	7.588.308.50	
Hopewell 11 11 310 12 100 00 1	Delibert Cont 0	Hopewell	L	L	L	Ĺ	452,686.50	452,666.50	106,079.96						299,215.00	106,079,96	106,079.96	1,182,288.54	
Shiloh Boro 60 61.800 7.000.00 7.0	And the Adiabase of the	Honewell		Ľ		L	134,600.40	134,600.40	80,760.24					1,104,788.94	82,255.80	78,643.78	-	1,103,645.76	
Shifting conditions 100 100,000 6,000 10 100,000 10 100,000 10 1	Minch, Michael et al	Chilet Bore	1			Ĺ	411.425.70	411.425.70	258,610.44				7,827.41	1,096,959.53	264,185.40	250,783.03	250,783.03	852,862.73	
Checkwill Chec	Deville, Dakker of Attended	Shillsh Boro					590.184.00	618,000.00	383,619.80	311,141.00	80,700.00			1,096,959.53	401,700.00	383,619.60	383,619.60	469,243.13	
Hopewell 12 13 14 15 15 15 15 15 15 15	Downto, Barrer Jr., April 12	Orange Park					155,935.85	155,935.85	98,959.53			98,072.03	86,959.53	1,000,000.00					
Hopewell 19 19 19 19 19 19 19	Cum.Co/mooingingin	1				ľ	582.542.10	374,268.80	374,491,35						374,269.60	374,491.35	374,491,35	84,751.78	
Hopewell 155.17 155.17 155.00	Cruzen, Denier e Diane			1		-	131,091,00	131,091.00	78,654.60	55,270.81	2,834.40	78,654.60		921,345.40					
Hopewell Gel High S.000	Cross #3		É				361,868,00	361.868.00	231,038.80	153,098.00	22,268.80	231,038.80		690,306.60					
Hopewell 68 170,040 6,200.00 6,200.00 4,000.00 434,248.00 280,180.00 46,512.00 280,180.00 172,010.60 94,751,78 0.00	Cross #2			1			350,200,00	350,200.00	238,136.00	149,600.00	37,536.00	238,136.00		452,170.60					
1000 000 000 000 000 000 000 000 000 00	Cross #3	- Income					434.248.00	434,248.00	280,160.00	200,600.00	46,512.00	280,160.00		172,010.60					
	Cross #		ĕ	1	L		444 AS7 DO	444 457 00 5	CORP. PROSE	211.971.80	51.283.50	172.010.60		00.0	94,751,78		The second second	0.00	4,982,993.68

100 mg

New Jersey Farmland Preservation Competative Ranking Report Farms Receiving Final Approval March 28, 2013 Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competative Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	20	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	99	120	20	20	20	0
Cumberland County	Hopewell Twp.	Dewilde\Bakker,Jr., Abram #5	37	120	20	50	20	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	20	20	0
Cumberland County	Hopewell Twp.	DeWilde\Bakker,Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	20	20	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	20	20	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	20	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DelVecchio, Brian & Susan	46	100	20	20	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	20	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	06	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	20	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	20	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	20	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

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State Agriculture Development Committee SADC Final Review: Development Easement Purchase

DeWilde Farm Associates, LP #3 06-0113-PG County PIG Program 66 Acres

Block 13 Lot 3 Shiloh Boro Cumberland County Block 13 Lot 4 Shiloh Boro Cumberland County

SOILS: Prime 100% * .15 = 15.00

> SOIL SCORE: 15.00

TILLABLE SOILS: Cropland Harvested 100% * .15 = 15.00

> TILLABLE SOILS SCORE: 15.00

FARM USE: Wheat-Cash Grain

53 acres Irish Potatoes-Field Crop 113 acres

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

- 1. Available funding.
- The allocation, not to exceed O Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- Compliance with all applicable statutes, rules and policies. 3.
- 5. Other:
 - Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:

1st one (1) acres for Existing Residence Exception is severable Exception is to be restricted to one single family residential unit(s)

2nd two (2) acres for Packing House Exception is severable

Exception is to be restricted to zero single family residential unit(s)

3rd three (3) acres for Existing Residence Exception is severable Exception is to be restricted to one single family residential unit(s)

- Additional Restrictions:
 - 1. FY2011 FRPP funding via NJCF
- Additional Conditions:

Pursuant to the Federal Farm and Ranch Land Protection Program the landowner has agreed to a maximum of 5.7 acres of impervious coverage or 8.33%

- Dwelling Units on Premises: No Dwelling Units
- Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- Review and approval by the SADC legal counsel for compliance with legal 7. requirements.