## STATE AGRICULTURE DEVELOPMENT COMMITTEE

## RESOLUTION FY2013R3(21)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of DeWilde #4 ("Owner")
Shiloh Borough & Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0114-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 30, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the DeWilde #4 Farm identified as Block 13, Lots 5 & 5.01, Shiloh Borough and Block 19, Lot 9, Hopewell Township, Cumberland County, totaling 38.007 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; 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 60.58 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 23, 2009; and
- WHEREAS, at the time of application the Property was in soybean and potato production; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on March 16, 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 \$6,200 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 March 14, 2012, at the Owner's request, the CADB approved an amendment to the application to remove Block 5, Lot 5.01, a .02-acre lot, because clear title was unable to be obtained for this parcel; and
- WHEREAS, the SADC's review appraiser stated that the removal of Block 5, Lot 5.01 from the application does not affect the certified development easement value; 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 no base grant funding available and \$4,982,993.68 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, 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 2.28-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 \$6,200 per acre or  $$3,100 \times 38.007$  acres (\$117,821.70 subject to final approval by the NRCS review appraiser); and

## Cost share breakdown prior to FRPP Grant based on 38.007 acres

Total

\$ADC \$152,028.00 (\$4,000/acre) Cumberland County \$83,615.40 (\$2,200/acre)

Total Easement Purchase \$235,643.40

## Estimated Cost share breakdown if \$117,821.70 FRPP Grant is approved and applied:

	<u>Total</u>	FRPP \$	New Cost Share
SADC	\$152,028.00(\$4,000/acre	\$34,206.30	\$117,821.70
Cumberland County	\$83,615.40 (\$2,200/acre)	\$83,615.40	\$0
FRPP Grant			\$117,821.70
	\$235,643.40	\$117,821.70	\$235,643.40

- 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 \$152,028.00 from its FY13 Competitive funding, leaving a remaining eligibility of \$4,830,965.68 from the FY13 competitive grant fund balance of (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 26 and June 6, 2011, respectively, the Hopewell Township and Shiloh Borough Committees approved the application with no municipal cost share funding; and
- WHEREAS, the Cumberland County Agriculture Development Board approved the application on May 11, 2011, amended on March 14, 2012 and secured a commitment of funding for \$2,200 per acre (35.48% 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 38.007 acres, at a State cost share of \$4,000.00 per acre (64.52% of certified market value and purchase price) for a total grant need of \$152,028.00 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.I.S.A. 4:1C-4.

328/13 Date

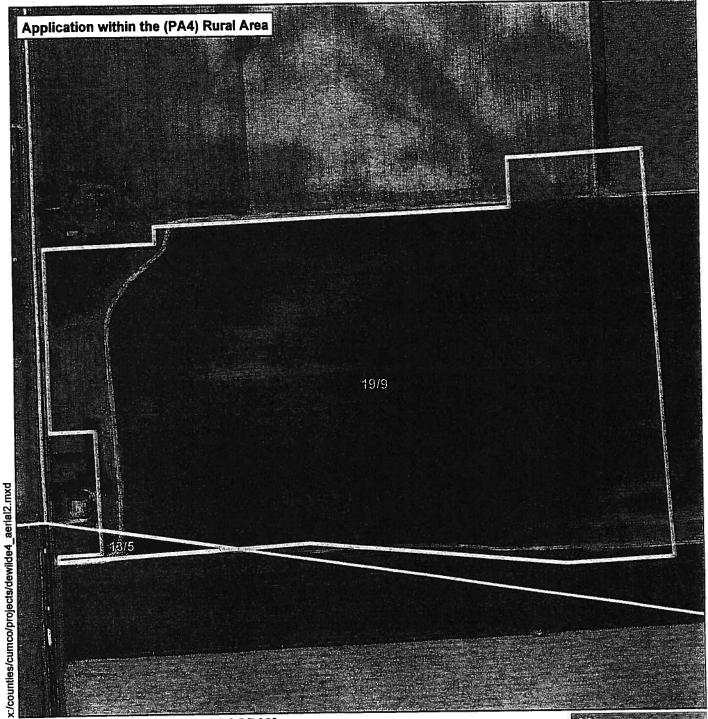
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Susan E. Payne, Executive Director State Agriculture Development Committee

#### **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

Abram Bakker/DeWilde Farm Associates (#4) Block13 Lot 5 (0.4 ac - Shiloh Borough Block 19 Lot 9 (38.1 ac) - Hopewell Twp. Gross Total = 38.5 ac Cumberland County



250	125	0	250	500 Feet

Sources: Green Acres Conservation Essement Data NJOIT/OGIS 2007/2008 DigitalAerial Image

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

# Schedule B

New Jersey Farmiand Preservation Program Preservation Program County Planning incentive Grant - N.J.A.C. 2.76-17 et seq.

Cumberland County

fy2013 funding (09 bond fund)

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1. Curk

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

## 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	20	20	20	20	20	20	20	50	20	30	20	50	30	20	0	0
Soils Ratio Points	40	20	20	20	50	50	20	40	40	20	50	40	• 50	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	20	50
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

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

DeWilde Farm Associates, LP #4 06-0114-PG County PIG Program 38 Acres

Block 13 Lot 5 Shiloh Boro Cumberland County
Block 19 Lot 9 Hopewell Twp. Cumberland County

SOILS: Prime 100% \* .15 = 15.00

SOIL SCORE: 15.00

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

Woodlands 5% \* 0 = .00

TILLABLE SOILS SCORE: 14.25

FARM USE: Irish Potatoes-Field Crop 28 acres
Soybeans-Cash Grain 10 acres

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

Available funding.

- The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
- 3. Compliance with all applicable statutes, rules and policies.
- 5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Recorded
  - c. Additional Restrictions:
    - 1. FY2011 FRPP funding via NJCF
  - d. Additional Conditions:

Pursuant to the Federal Farm and Ranch Land Protection Program the landowner has agreed to a maximum of 2.28 acres of impervious coverage or 6%

- 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(22)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of DeWilde #5 ("Owner") Shiloh Borough & Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0119-PG

### March 28, 2013

- WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from 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 1, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the DeWilde #5 Farm identified as Block 13, Lot 6, Shiloh Borough and Block 19, Lot 9.01, Hopewell Township, Cumberland County, totaling 37.024 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 includes a 2 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 54.75 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 23, 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 16, 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 Cumberland County has \$0 of base grant and FY11 competitive funding, but has is eligible for up to \$4,830,965.68 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 2.22-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 \$6,500 per acre or \$3,250 x 37.024 acres (\$120,328) subject to final approval by the NRCS review appraiser; and

## Cost share breakdown prior to FRPP Grant based on 37.024 acres

**Total** 

SADC \$: Cumberland County \$

\$153,649.60 (\$4,150/acre or 63.85%) \$87,006.40 (\$2,350/acre or 36.15%)

Total Easement Purchase \$240,656.00

## Estimated Cost share breakdown if \$120,328 FRPP Grant is approved and applied:

	<u>Total</u>	FRPP \$	New Cost Share
SADC	\$153,649.60 (\$4,150	0/acre) \$33,321.60	\$120,328
Cumberland County	\$ 87,006.40 (\$2,350	/acre) \$87,006.80	\$0
FRPP Grant			\$120,328
	\$240,656.00	\$120,328	\$240,656.00

- 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 the Cumberland County Agriculture Development Board is requesting \$153,649.60 from its FY13 Competitive funding leaving a remaining eligibility of \$4,677,316.08 from the FY13 competitive grant fund (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Shiloh Borough Committee approved the application with no municipal cost share funding on June 6, 2011 and the Hopewell Township Committee approved the application on May 26, 2011, also without a municipal cost share; 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 <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 DeWilde #5 Farm, comprising 37.024 acres, at a State cost share of \$4,150.00 per acre (63.85% of certified market value and purchase price) for a total grant need of \$153,649.60 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.I.S.A. 4:1C-4.

328/13 Date

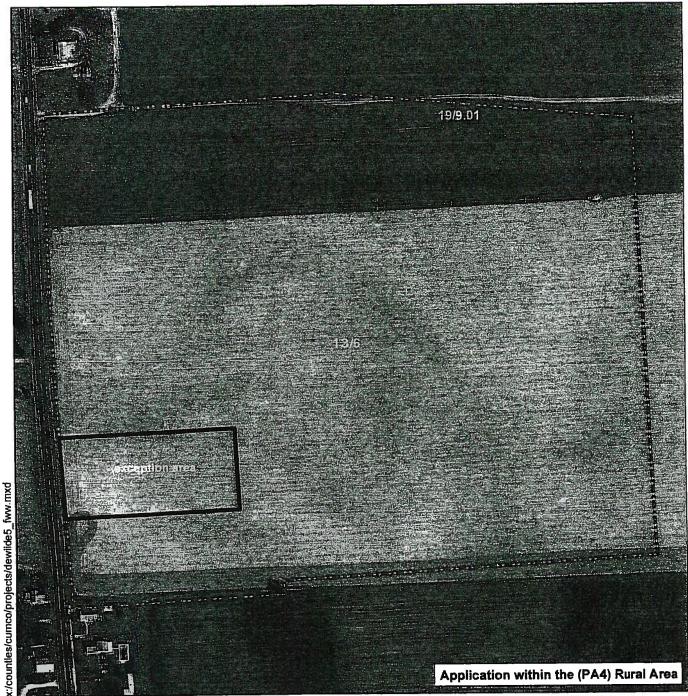
S. E. Hoge

Susan E. Payne, Executive Director State Agriculture Development Committee

### VOTE WAS RECORDED AS FOLLOWS:

YES
YES
ABSENT

## Schedule A



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

Abram Bakker/DeWilde Farm Associates (#5) Block 13 Lots P/O P/O 6 (36.1 ac) & P/O 6-ES (severable exception - 2.0 ac) Shiloh Borough Block 19 Lot 9.01 (1.3 ac) Hopewell Twp. Gross Total = 39.4 ac **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 percel polygons in this data layer are approximate and were developed primerity 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



# 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)

COMPETITIVE GRAVI. 101.AL. ELIGIBILITY  FY11 Balance 4.407.227 3.000.000  20.317.313  20.317.313  A 1001.000	Experiment of the second secon	3.10 3.10 3.10 3.40 3.40 3.40 3.40 3.40 3.40 3.40 3.4	648,244,80 648,244,80 160,485,50 163,485,50 206,218,00 206,216,00 118,186,40 116,186,40 106,078,56 106,078,56	1.103,645.78 1.103,645.78 1.103,645.78 1.103,645.78 1.103,645.78 1.103,645.79 1.103
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J. M. Mark

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

## 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	50	50	50	50	20	90	90	30	50	20	30	20	0	0
Soils Ratio Points	40	20	20	20	20	20	20	40	40	20	20	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	6	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

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

Dewilde Farm Assoicates, LP #5 06-0119-PG County PIG Program 37 Acres

Block 19 Block 13

Lot 9.01

Lot 6

Hopewell Twp. Shiloh Boro

Prime

Cumberland County

SOILS:

Cumberland County

100% \* .15 = 15.00

SOIL SCORE:

TILLABLE SOILS:

Cropland Harvested

= 15.00 100% \* .15

15.00

TILLABLE SOILS SCORE: 15.00

FARM USE:

Irish Potatoes-Field Crop

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:
  - Pre-existing Nonagricultural Use: No Nonagricultural Uses a.
  - b. Exceptions:

1st two (2) acres for Future 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 2.22 acres of impervious coverage or 6%

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

#### STATE AGRICULTURE DEVELOPMENT COMMITTEE

## RESOLUTION FY2013R3(23)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Brian and Susan DelVecchio ("Owner") Lawrence Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0080-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 FY13 PIG Plan application annual update on May 24, 2012; and
- WHEREAS, on July 13, 2009 the SADC received an application for the sale of a development easement from Cumberland County for the Del Vecchio Farm identified as Block 68, Lot 23.01, Lawrence Township, Cumberland County, totaling 45.254 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Cumberland County's Lawrence East Project Area; and
- WHEREAS, the Property to be preserved includes one (1) single family residence, zero (0) agricultural labor units, no pre-existing non-agricultural uses, and no exception areas; and
- WHEREAS, at the time of application the Property was in hay, nursery and equine production; and
- WHEREAS, the equine operation consists of one stallion and nine mares which the landowner breeds and producing foals for sale, with no equine service activities occurring on the farm; and
- WHEREAS, the Owner has read and signed the SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses; and

- WHEREAS, the Property has a quality score of 61.49 which is greater than 70% of the County's average quality score of 42 as determined by the SADC on July 24, 2008; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 9, 2009 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 25, 2010, the SADC certified a development easement value of \$5,100 per acre based on zoning and environmental regulations in place as of October 2008; 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 \$5,100 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 Cumberland County has no base grant funding available and \$4,128,515.73 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, the estimated cost share breakdown is as follows (based on 45.254 acres):

	Cost Share	
SADC	\$156,126.30	(\$3,450/acre)
Cumberland County	\$ 74,669.10	(\$1,650/acre)
•	\$230,795.40	(\$5,100/acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Lawrence Township Committee approved the application with participating financially; on April 12, 2010, the Cumberland County Agriculture Development Board approved the application on March 16, 2010, and the Cumberland County Board of Chosen Freeholders approved the required local match (\$1,650/acre) on April 22, 2010; and

- WHEREAS the Cumberland County Agriculture Development Board is requesting \$156,126.40 from its FY13 Competitive funding leaving a remaining eligibility of \$3,972,389.43 from the FY13 competitive grant fund (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 45.254 surveyed acres, at a State cost share of \$3,450 per acre (67.65% of the easement purchase), for a total grant need of \$156,126.30 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 Date Susan E. Payne, Executive Director

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

Brian and Susan DelVecchio Block 68 Lot 23.01 (43.8 ac) Lawrence 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 date 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



August 12, 2009

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Jones, Cillion & Dorothy	Greenwich	20	8	4,000.00	4,000.00	- 1	195.853.50	185,853.50	100,065.50			144,642.90		-					
Newton, Thomas	Greenwich Shiloh Roro	45.3	90	6,300.00	6,300.00	4,050.00	257,178.60	257,178.60	165,329.10			166,860.00	165,329.10	1 585 040.40					
Dickinson, Everett et et	Lawrence	25	96.4	8,200.00	6,500.00	3,500.00	165,145.50	132,116.40	187 306 00			161,689.40	L						
Call #1, Kevin A.	Stow Creek	47		4,900.00	4,900.00	3,340,00	292,092.20	267,157,50	188,791.30			193,794.50							
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Ruske, Roger, Mergaret & Chris	Fairfield Twp.	202	211.150	5,500.00	5,500.00	3,650.00	1,131,858.00	1,131,856.00	166,489.50		题				175,100.00		166,489.50	1,784,387.40	
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DeWilde, Bakker Jr., Abram #2	Shiloh Boro	23 449	103.000	8,800.00	6,850.00	4,225.00	155,935.85	Ш	98,959.53			89,072.03	56,858,98		374.258.60	374,491.35	374,491.35	94,751.78	
Cum.Co/Mooneynam	Т	92.412	95.184	6,300.00	6,300.00	4,050.00	582,542.10	374,268.80	374,491.35	55.270.81			-	921,345.40		Ш			
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Cross #2		55.672	2299	8,000.00	5,000,00	3.400.00	350,200.00		238,138.00				-	452,170.60					
Cross #3	Hopewell	20 8	- V. 1856	8,200.00	6.200.00	4,000.00	434,248.00		280,160.00	_		280,160.00		0.00	84.751.78			00:00	4,982,993.68
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newilds Bakker Jr., Abram #4	Hopewell	88,007		6,200.00	6,200.00	4,000.00	235,643.40	235,043.40		120 328 DO					153,649.60				4,677,316.08
DeWilde, Bakker Jr., Abram #5		20 05		6,500.00	6,500.00	4,150.00	839,483,30	639,483.30		314,322.30	92,128.95				417,289.95		-		4,260,026.13
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3/14/2013

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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

Relative Best Buy Points	0	0	0	0	0	0	0	0	0	0	0	0	0	-19.61	0	0
Contiguous R Points B	20	50	50	50	50	20	20	20	20	30	50	50	30	- 09	0	0
Soils C Ratio Points	40	20	50	20	20	20	20	40	40	20	20	40	20	0	50	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	20	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

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

DelVecchio Farm
06-0080-PG
County PIG Program
45 Acres

Block 68	Lot 23.01	Lawre	ence Twp.	Cun	ber.	land	d Coun	ty	
SOILS:		P	rime	100%	*	.15	=	15.00	
							SOIL	SCORE:	15.00
TILLABLE SOILS:		Cropland Ha	arvested	91 %	*	.15	=	13.65	
		Other		2 %	*	0	=	.00	
		Permanent I	Pasture	7 %	*	.02	=	.14	
				TI	LLAF	BLE	SOILS	SCORE:	13.79
FARM USE:	Hay Horse & Other Ornament Nurs	•	.s	7 a	cres cres cres				
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In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

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

### STATE AGRICULTURE DEVELOPMENT COMMITTEE

## RESOLUTION FY2013R3(24)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Jean C. Edwards ("Owner") Upper Deerfield Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0130-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 FY13 PIG Plan application annual update on May 24, 2012; and
- WHEREAS, on June 12, 2012 the SADC received an application for the sale of a development easement from Cumberland County for the Edwards Farm identified as Block 2602, Lot 14, Upper Deerfield Township, Cumberland County, totaling approximately 40 acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Cumberland County's Deerfield Upper Deerfield South Project Area; and
- WHEREAS, at the time of application the Property was in tomato production; and
- WHEREAS, the Property includes one (1) single family residence, zero (0) residences for agricultural labor, no pre-existing non-agricultural uses and no exception areas; and
- WHEREAS, the Owner has read and signed the SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses; and
- WHEREAS, the Property has a quality score of 59.38 which is greater than 70% of the County's average quality score of 41 as determined by the SADC on July 28, 2011; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on June 29, 2012 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 July 26, 2012, the SADC certified a development easement value of \$5,000 per acre based on zoning and environmental regulations in place as of March 2012; 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 \$5,000 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, currently Cumberland County has no base grant funding available and \$3,972,389.43 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 <u>N.I.A.C.</u> 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, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 41.2 acres will be utilized to calculate the SADC grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 41.2 acres):

	Cost Share	12 II
SADC	\$140,080	(\$3,400 / acre)
Upper Deerfield Twp.	\$ 10,300	(\$250 / acre)
Cumberland County	\$ 54,900	(\$1,350 / acre)
V	\$206,000	(\$5,000 / acre); and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Upper Deerfield Township Committee approved the application and its funding commitment on October 4, 2012, the Cumberland County Agriculture Development Board approved the application on September 12, 2012, and the Cumberland County Board of Chosen Freeholders approved the required local match (\$1,350/acre) on October 23, 2012; and
- WHEREAS the Cumberland County Agriculture Development Board is requesting \$140,080 from its FY13 Competitive funding leaving a remaining eligibility of \$3,832,309.43 from the FY13 competitive grant fund (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 41.2 acres, at a State cost share of \$3,400 per acre, (68% of the easement purchase) for a total grant need of \$140,080 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 Date Som E. Doge

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** 

Jean Edwards Block 2602 Lots 14 (40.1 ac) Gross Total = 40.1 ac Upper Deerfield Twp., Cumberland County



DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarity 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



# Schedule B

fy2013 funding (09 band fund)

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	Slow Creek	102 1	100,000	8,000.00	8,000.00		135,704.00			00,000.00		901 885.90	169.000.00	1.939.359.50					
Kacawich, Norman & Lynette	Greenwich	2 2	27	4,000.00	4,000.00	2,800.00	274,000.00	274,000.00	100,000.00	105,000,00		144,642.90	100,065.50	1,839,294.00					
Newton, Thomas	Greenwich	45.3		4,500.00	4,500.00	4,050.00	257,178.80	257,178.80	165,329.10			168,860.00	165,329.10	1,673,964.90					
Dickinson, Everett et at	Shillon Boro	25 25	24 750	5,200.00	6,500.00	3,500.00	165,145.50	132,116,40	88,924.50			161,689.40	153,308.00	1,431,734.40					
Com Cty/Kates, Indinas	Stow Creek	47	900	4,900.00	4,900.00	3,340.00	224,910.00	224,910.00	188 791 30			193,784.50	L	1,242,943.10					
Cum Ctv/Sheppard Anne	Greenwich	II.	12.130	3,750.00	4,082.61	2,650.00	100 000 001		134.550.00			145,693.50	-	1,108,393.10			0000000	2 780 118 7	
Coll #2, Kevin A.	Stow Creek	41	2.2.0	2,100.00	2,000.00	4.500.00	339.796.80		212,373.00		The street of	1,489.70	1,489.70	1,108,903.40	100 206 00	100 018 001	100 015 00	2.599.101.70	
Adamucci #2, Carmen	Hopeweil	9 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		9 800 00	3.500.00	2,500.00	266,021.00		190,015.00						720 697 50	A48 244 BD	848 244.80	1,950,856.90	
Cumberland Co/Riggins #2	Stow Creek	70.134	211,150	5,500.00	5,500.00	3,650.00	1,131,858.00	+	648,244.80	483,611,20	102,896.00				175.100.00	166,469.50	166,469.50	1,784,367.40	
Ruske, Roger, Mergaret & Civila	Hopewell	9	41.200	6,700.00	8,700.00	4,250.00	262,465.80	262,465.80	106,489.50	Heronesia.	The second second				179,477.50	173,595.50	173,595.50	1,510,771.90	
Van Meter, Afred #2	Hopewell	41	42.230	8,700.00	6,700.00	4,250.00	273,868.20	207 RRD DO	206.218.00	and the second s	-				211,788.60	206,216.00	206,216.00	1,404,555.90	
Keung Lam Reelly	Lawrence	8	71.070	4,300.00	7 000 00	4.400.00	184.842.00		116,186.40						135,960.00	116,166.40	106,180.40	1.182.289.54	
Paladino, Vincent	Described	2 2	72.100	6.500.00	6,500.00	4,150.00	452,666.50	1	166,079.96		W. 182.820.18			1 104 788 94	82.255.80	78.643.78		1,103,645.78	
Beitinger, Frank P., III	Honewall		11.330	12,100.00	12,100.00	7,260.00	134,600.40	П	80,760.24				7.827.41	1,096,959.53	284,185.40	250,783.03	260,783.03	852,882.73	
Minch, Michael et al Dewilde, Bekker Jr., Abram #1	Shiloh Boro	2	61.800	7,000.00	7,000.00	4,400.00	411,425.70	411,425.70	383,610.44	311,141.00	80,700.00			1,096,959.53	401,700.00	383,619.60	383,619.60	469,243.13	
DeWilde, Bekker Jr., Abram #2	Shiloh Boro	8	103.000	6,000.00	6,000.00	3,900.00	155,935,85		98,959.53			99,072.03	96,959.53	1,000,000.00	000 710	274 481 28	77A 401 3K	84.751.78	
Cum.Co/Mooneyham	Greenwich	23.449	95.184	6,300.00	6,300.00	4,050.00	582,542.10	6	374,491.35	20000	OF ACR C	78 R54 BD		921.345.40	37.4,400.00	201			
Cruzan, Daniel & Dinie		_		1	9,250.00	5,550.00	131,091.00	131,091,00	231 038 80	153.088.00	22,268.80	8		690,308.60					
Cross #2				6,500.00	6,500.00	4,150.00	361,868.00		238,136.00	149,600.00	37,536.00			452,170.60					
Cross #3	Hopewell	99		1	6.200.00	4 000.00	434,248.00		280,160.00	200,600.00	46,512.00			172,010.60	04 751 78			0.00	4.982.993.6
Cross #4	Shioh Boro				6,500.00	4,150.00	444,457.00			211,971.80	34 208350	172,010.80		200	152,028.00				4,830,965.
Dawlide Bakker Jr., Abram #4	Hopewell	88 007		6,200.00	6,200.00	4.000.00	235,643.40	240,643.40		120,328.00	33,321.60				153,649.60		37,200		4,677,316.0
DeWilde, Bakker Jr., Abram #5	Hopewell	127.75	1	6,500.00	5,900.00	3,850.00	639,483.30	I		314,322,30					417,289.95				4,128,515.
Adamucci #1, Carmen Sr.	Hopewell	25 000 005	LIETAS 280		4,400.00	3,040.00	190,344.00								156,126.30				3,972,389.
OF Systems Company Israppend	Lawrence	18 BB	1		5,100.00	3,450.00	230,795.40		156,126.30						140,080.00				3,832,309.
Chuerde	Upper Dearfiel		41.200		5,000.00	3,400.00	208,000.00	206,000.00											
Trelli	Upper Deerfiel	47	48.410	3,100.00	5,100.00	3,450.00	139 050 00										Ī		
Blew	Hopewell		25.750	5,400.00	2,400.00	2,000,0	On on the co					The second secon			Constitution of the second		Security and Security	1 (5 (8 (8) (9) (8) (8) (8) (8)	というだけものをはなっ
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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

Relative Best Buy Points	0	0	0	0	0	0	0	0	0	0	0	0	0	-19.61	0	0
Contiguous Points	20	20	50	20	20	20	20	20	20	30	50	50	30	90	0	0
Soils Ratio Points	40	20	20	50	50	20	20	40	40	20	20	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	50
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

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

Edwards, Jean 06-0130-PG County PIG Program 40 Acres

Block 2602 Lot 14 Upper Deerfield Twp. Cumberland County

SOILS: Prime 100% \* .15 = 15.00

SOIL SCORE: 15.00

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

Woodlands 14% \* 0 = .00

TILLABLE SOILS SCORE: 12.90

FARM USE: Soybeans-Cash Grain 31 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: No Exceptions Recorded
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: Standard Single Family
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
- 6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
- 7. Review and approval by the SADC legal counsel for compliance with legal requirements.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE RESOLUTION FY2013R3(25)

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

## CUMBERLND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
William P. Blew
Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0126-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 FY13 PIG Plan application annual update on May 24, 2012; and
- WHEREAS, on June 4, 2012 the SADC received an application for the sale of a development easement from Cumberland County for the Blew Farm identified as Block 88, Lots 24 and 24.04, Hopewell Township, Cumberland County, totaling approximately 25 acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Cumberland County's Hopewell South Project Area; and
- WHEREAS, on the Property to be preserved there are zero (0) residences, zero (0) agricultural labor units, no pre-existing non-agricultural uses, and no exceptions; and
- WHEREAS, at the time of application the Property was in peach production; and
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and
- WHEREAS, the Property has a quality score of 64.47 which is greater than 70% of the County's average quality score 39 as determined by the SADC on July 28, 2011; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on June 29, 2012 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 July 26, 2012 the SADC certified a value of \$5,400 per acre based on current zoning and environmental regulations as of March 2012; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$5,400 per acre for the development easement for the Property; and
- WHEREAS, currently Cumberland County has no base grant funding available and \$3,665,294.93 in FY13 competitive grant funding, subject to available funds (Schedule B); 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, 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, Cumberland County, SADC and the New Jersey Conservation Foundation (NJCF), have both included the Property in their USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding applications to further leverage available County funding for farmland preservation and are coordinating which funding entity (SADC or NJCF) would be best to continue with providing the FRPP funds; and
- WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 1.83-acre limit on impervious cover (7.33%) 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, 25.75 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 \$5,000 per acre or  $2,500 \times 25$  acres (\$62,500) subject to final approval by the NRCS review appraiser); and
- WHEREAS, additionally the Open space Institute (OSI) has committed \$22,500 towards the preservation of the Blew farm , as it is located in the Bayshore-Highlands Fund Cohansey River focus area; and

## Cost share breakdown prior to FRPP Grant based on 25.75 acres

	<u>Total</u>	
SADC	\$92,700.00	(\$3,600/acre)
Hopewell Township	6,952.50	(\$270/acre)
Cumberland County	\$39,397.50	(\$1,530/acre)
Total Easement Purchase	\$139,050	* * * * * * * /

## Estimated Cost share breakdown if \$62,500 FRPP and \$22,500 OSI Grant is approved and applied:

<u>Total</u>		FRPP \$	OSI	New Cost Share
SADC	\$92,700	\$23,102.50	\$15,547.50	\$54,050
Hopewell Township	\$ 6,952.50		\$6,952.50	\$0
Cumberland County	\$39,397.50	\$39,397.50		\$ 0
OSI				\$22,500
FRPP grant	<u> </u>			\$62,500
_	\$139,050.00	\$62,500	22,500	\$139,050 (\$5,400/ac)

- WHEREAS, subject to NRCS approval of FRPP funding, the County, SADC and/or 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. 2:76-17.13, the Hopewell Township Committee approved the application and its funding commitment on September 12, 2012, the Cumberland County Agriculture Development Board approved the application on September 12, 2012 and the Cumberland County Board of Chosen Freeholders for the approved required local match (\$1,800/acre) on October 23, 2012; and
- WHEREAS the Cumberland County Agriculture Development Board is requesting \$92,700 from its FY13 Competitive funding leaving a remaining eligibility of \$3,572,594.93 from the FY13 competitive grant fund (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Blew Farm, comprising approximately 25.75 acres, at a State cost share of approximately \$3,600 per acre (66.66% of certified market value and purchase price) for a total grant need of \$92,700.00 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 (estimated \$23,102.50) to offset SADC grant needs on the Property; and

- BE IT FURTHER RESOLVED, that the SADC will also utilize any remaining OSI grant funds (estimated \$15,547.50) to offset SADC grant needs on the Property; 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 the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

328 13 Date

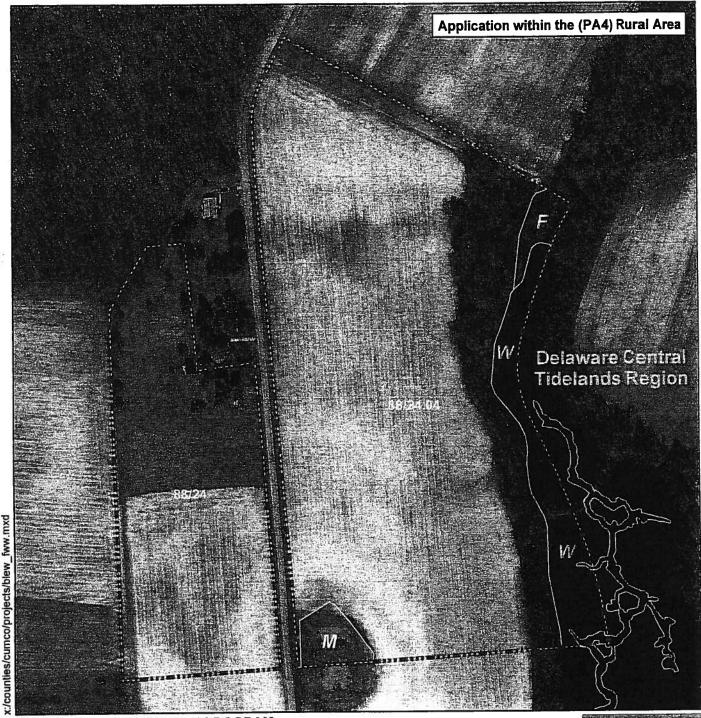
Susan E. Payne, Executive Director
State Agriculture Development Committee

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#### 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**

William Blew, Jr./Steven Blew Block 88 Lots 24 (6.8 ac) & 24.04 (19.0 ac) Gross Total = 25.8 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



**Cumberland County** 

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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	Farm	Acres	Total	Density	Soils	Contiguous	Relative Best Buy
			<u> </u>	Rank Score	Points	Points		Points
	Cranbiny Twn	Reinhardt Rov	39	120	30	40	50	0
Middlesex County	Shiph Boro	DeWilde/Bakker Jr., Abram #3	99	120	20	50	20	0
Cumberland County	Honewell Twn	Dewilde\Bakker,Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Two	Adamucci #1, Carmen Sr.	106	120	20	50	20	0
Cumberland County	Hopewell Twb.	DeWilde\Bakker,Jr., Abram #4	38	110	10	20	20	0
Cumberland County	l awrence Twb.	SF Systems Company, (Sheppard)	42	110	10	50	20	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	20	20	0
Cloudester 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	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	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	06	100	9	40	20	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	20	30	
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	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	20	10	40	0	0

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

Blew , William Jr. 06-0126-PG County PIG Program 25 Acres

				25 A	CTE2						
Block 88		Lot 24	Норе	ewell	Twp.	Cun	ber	land	d Coun	ty	
Block 88		Lot 24.04	Hope	ewell	Twp.	Cun	nber	lanc	d Coun	ty	
SOILS:				Other		3%	*	0	=	.00	
				Prime		83%	*	.15	=	12.45	
				Statew	ide	2%	*	.1	=	.20	
				Unique	. 125	1%	*	.125	5 =	.13	
				Unique	zero	11%	*	0	=	.00	
									SOIL	SCORE:	12.78
TILLABLE	SOILS:		Cropland	Harves	ted	83 %	*	.15	=	12.45	
			Other			6 %	*	0	=	.00	
			Wetlands			1 %	*	0	=	.00	
		55	Woodlands	i		10%	*	0	=	.00	
						TI	LLA	BLE	SOILS	SCORE:	12.45

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:

FARM USE:

- a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
- b. Exceptions: No Exceptions Recorded

Deciduous Tree Fruit

- c. Additional Restrictions:
  - 1. FY2013 FRPP via NJCF
  - 2. Pursuant to the Federal Farm and Ranch Land Protection Program the landowner has agreed to a maximum impervious coverage of 1.83 acres or 7.33~%

21 acres

- Open Space Institute (OSI) is contributing \$22,500 to the preservation of the Blew farm.
- 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(26)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Carmen Adamucci, Sr. #1 ("Owner") Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0085-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 July 15, 2009, the SADC received an application for the sale of a development easement from Cumberland County for the Adamucci Farm #1 identified as Block 75, Lots 8, 9, 10, 10.01 & 10.02, Hopewell Township, Cumberland County, totaling 108.387 surveyed acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Cumberland County's Hopewell South Project Area; and
- WHEREAS, the Property originally included two 1.5 acre severable exceptions, with one single family residence on each (Schedule A1); and
- WHEREAS, the Property has one (1) single family residence, 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 peach production; and
- WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.9(b) on November 30, 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.I.A.C. 2:76-17.11, on February 25, 2010 the SADC certified a development easement value of \$5,900 per acre based on zoning and environmental regulations in place as of October 2008 conditioned upon SADC staff determining if the area of soil disturbance on the property, included in the original application, was consistent with the deed of easement and agriculturally productive; and
- WHEREAS, SADC staff visited the farm and because the area was not in production and had been stripped of topsoil, the landowner agreed to a non-severable exception around the excavated area; and
- WHEREAS, at this time the landowner requested the original 1.5 acre severable exception area be increased to a 2.5 acre severable exception area restricted to one single family residence and the other 1.5 acre severable exception be increased to a 16.83 non-severable exception area around the soil excavation and disturbance area and existing single family residence(Schedule A2); and
- WHEREAS, the SADC appraisal manager, reviewed both the changes to the application and letters from the two appraisers and on June 15, 2011 confirmed there was no change in the easement value as a result of changing the size and type of exception areas; and
- WHEREAS, with these changes the Property has a rank score of 64.74 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 24, 2008; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$5,900 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 Cumberland County has no base grant funding available and \$4,677,316.08 in FY13 competitive grant funding eligibility, subject to available funds (Schedule B); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to 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 6.86-acre limit on impervious cover (6.33%) 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 \$5,800 per acre or (\$2,900 x 108.387 acres \$314,322.30) subject to final approval by the NRCS review appraiser; and

#### Cost share breakdown prior to FRPP Grant based on 108.387acres

	<b>Total</b>	
SADC	\$417,289.95	(\$3,850/acre)
Cumberland County	\$222.193.35	(\$2,050/acre)
Total Easement Purchase	\$639,483.30	,

#### Estimated Cost share breakdown if \$314,322.30 FRPP Grant is approved and applied:

	<u>Total</u>	FRPP \$	<b>New Cost Share</b>
SADC	\$417,289.95 (\$3,850/ac)	\$ 92,128.95	\$325,161.00
Cumberland County	\$225,930.50 (\$2,050/ac)	\$225,930.50	\$0
FRPP Grant			\$314,322.30
	\$639,483.30	\$314,322,30	\$639,483,30

- 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 the Cumberland County Agriculture Development Board is requesting \$417,289.95 from its FY13 Competitive funding leaving a remaining eligibility of \$4,260,026.13 from the FY13 competitive grant fund (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 13, 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 October 10, 2012 and secured a commitment of funding for \$2,050 per acre from the Cumberland County Board of Chosen Freeholders for the required local match on February 28, 2012 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 108.387 surveyed acres, at a State cost share of \$3,850.00 per acre (65.25% of certified market value and purchase price) for a total grant need of \$417,289.95 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.

Som E. Dogs

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

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## Wetlands

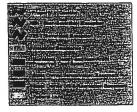


### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Carmen Adamucci, Sr.
Block 75 Lots P/O 8 (39.4 ac) & P/O 8-EN (non-severable exceptions - 1.5 & 1.5 ac); 9 (74.9 ac); 10 (8.2 ac); 10.01 (2.8 ac) & 10.02 (2.6 ac)
Gross Total = 130.8 ac
Hopewell Twp., Cumberland County

1,000 Feet





DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarity 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

Sources: NJDEP Freshwater Wetlands Data Green Acres Conservation Essement Data

October 1, 2009

Schedule A



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

Carmen Adamucci, Sr.
Block 75 Lots P/O 8 (20.4 ac)
& P/O 8-EN (non-severable exception - 19.5 ac);
and (severable exceptions - 2.4 ac);
9 (74.9 ac); 10 (8.2 ac); 10.01 (2.8 ac) & 10.02 (2.6 ac) Gross Total = 130.8 ac Hopewell Twp., Cumberland County



DISCLAIMER: Any use of this product with respect to accuracy and precision shell 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



**VCheduik** 

Cumberland County

New Jelsey Farming in Program

County Planning incentif It - N.J.A.C. 2:78-17 et seq.

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3/13/2013

Schedule.

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

# FY 2013 Funding

7				-				_	_							
Relative Best Buy Points	0	0	0	0	0	0	0	0	0	0	0	0	0	-19.61	0	0
Contiguous Points	20	20	20	20	20	20	20	20	20	30	20	50	30	20	0	0
Soils Ratio Points	40	20	20	20	20	20	50	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

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

Adamucci	(1)
06-0085	-PG
County PIG	Program
106 Ac	res

			G Program					
		106 A	Acres					
Block 75	Lot 8	Hopewell	Twp.	Cumber	rland	Coun	ty	
Block 75	Lot 9	Hopewell	Twp.	Cumber	rland	l Coun	ty	
Block 75	Lot 10	Hopewell	Twp.	Cumber	rland	Coun	ty	
Block 75	Lot 10.01	Hopewell	Twp.	Cumbe:	rland	Coun	ty	
Block 75	Lot 10.02	Hopewell	Twp.	Cumbe	rland	Coun	ty	
SOILS:		Other		7% *	0	=	.00	
		Prime		93% *	.15	=	13.95	
						SOIL	SCORE:	13.95
TILLABLE SOILS:		Cropland Harves	ted	92% *	.15	=	13.80	
		Woodlands		8 % *	0	=	.00	
				TILL	ABLE	SOILS	SCORE:	13.80

FARM USE:

Deciduous Tree Fruit

125 acre

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 (2.5) acres for exclude existing residence
        Exception is severable
        Exception is to be restricted to one single
        family residential unit(s)

        2nd (16.83) acres for excavation site

Exception is not to be severed from Premises Exception is to be restricted to one single family residential unit(s)

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

Pursuant to the Federal Farm and Ranch Land Protection Program, the landowner has agreed to a maximum impervious coverage of 6.86 acres or 6.33%

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

#### STATE AGRICULTURE DEVELOPMENT COMMITTEE

#### **RESOLUTION FY2013R3(27)**

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
David Sheppard ("Owner")
SF Systems
Lawrence Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0082-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, the SADC granted final approval of Cumberland County's PIG plan on December 10, 2009 and its FY2013 PIG Plan application annual update on May 24, 2012; and
- WHEREAS, on July 13, 2009, the SADC received an application for the sale of a development easement from Cumberland County for the Sheppard (SF Systems) Farm identified as Block 259, Lot 1, Lawrence Township, Cumberland County, totaling approximately 42 acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Cumberland County's Fairfield-Lawrence Project Area; and
- WHEREAS, the Property has a one-acre non-severable exception for a future single family residence; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) single family residences and one (1) agricultural labor unit 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 71.89 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on July 24, 2008; and

- WHEREAS, the Property was devoted to wheat production at the time of application; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 23, 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 February 25, 2010 the SADC certified a development easement value of \$4,400 per acre based on zoning and environmental regulations in place as of October 2008; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$4,400 per acre for the development easement for 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 Cumberland County has no base grant funding available and \$4,260,026.13 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, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 43.26 acres will be utilized to calculate the SADC grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 43.26 acres);

SADC \$131,510.40 (\$3,040 per acre or 69.09%)

Cumberland County \$58,833.60 (\$1,360 per acre or 30.91%)

\$190,344 (\$4,400 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 10, 2010 the Lawrence Township Committee approved the Owner's application for the sale of a development easement, but is not participating financially in the easement purchase; and

- WHEREAS, the Cumberland County Agriculture Development Board approved the application on April 14, 2010 and secured a commitment of funding for \$1,360.00 per acre from the Cumberland County Board of Chosen Freeholders for the required local match on August 26, 2010; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$131,510.40 from the competitive grant, leaving a maximum FY11 Competitive grant eligibility to the county of \$4,128,515.73 (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 Cumberland County for the purchase of a development easement on the David Sheppard (SF Systems) Farm, comprising approximately 43.26 acres, at a State cost share of \$3,040.00 per acre (69.09% of certified market 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, that if additional funds are needed due to an increase in acreage the grant may be adjusted to utilize available base grant funding so long as it does not impact any other applications' encumbrance; and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the 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. Ponge

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\Cumberland\SF Systems\final approval.doc

### Schedule A



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

David Sheppard/SF Systems
Block 259 Lots P/O 1 (43.9 ac) & P/O 1-EN (non-severable exception - 1.0 ac) Gross Total = 44.9 ac Lawrence 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 contrained 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



August 12, 2009

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

**Cumberland County** 

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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

Relative Best Buy Points	0	0	0	0	0	0	0	0	0	0	0	0	0	-19.61	0	0
Contiguous Points	20	50	50	20	50	20	20	50	20	30	50	20	30	20	0	0
Soils Ratio Points	40	50	20	20	20	20	20	40	40	50	20	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	20	50
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	Cumherland 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

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

SF Systems 06-0082-PG FY 2009 County PIG Program 42 Acres

Block 259	Lot 1	Lawı	cence Twp.	Cun	nber	land	d Coun	ty	
SOILS:			Prime	94%	*	.15	=	14.10	
			Statewide	6%	*	.1	=	.60	
							SOIL	SCORE:	14.70
TILLABLE SOILS:		Cropland	Harvested	96%	*	.15	=	14.40	
		Other		2 %	*	0	=	.00	
		Wetlands		2 %	*	0	.=	.00	
				TI	LLA	BLE	SOILS	SCORE:	14.40

FARM USE: Wheat-Cash Grain 43 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:

1st one (1) acres for future dwelling
Exception is not to be severed from Premises
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 Dwelling Units
- f. Agricultural Labor Housing Units on Premises: Standard Single Family
- 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(28)

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

## CUMBERLAND COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Cynthia Tirelli ("Owner") Upper Deerfield Township, Cumberland County

N.J.A.C. 2:76-17 et seq. SADC ID# 06-0129-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 FY13 PIG Plan application annual update on May 24, 2012; and
- WHEREAS, on June 12, 2012 the SADC received an application for the sale of a development easement from Gloucester County for the Tirelli Farm identified as Block 501, Lot 4, Upper Deerfield Township, Cumberland County, totaling approximately 47 net acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Cumberland County's Deerfield Upper Deerfield South Project Area; and
- WHEREAS, at the time of application the Property was in soybean production; and
- WHEREAS, the Property includes one (1) acre non-severable exception area for an existing single family residence; and
- WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) single family residences and zero (0) agricultural labor units on the area to be preserved outside of the exception area; and
- WHEREAS, the Owner has read and signed the SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses; and
- WHEREAS, the Property has a quality score of 70.92 which is greater than 70% of the County's average quality score of 41 as determined by the SADC on July 28, 2011; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on June 29, 2012 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 July 26, 2012, the SADC certified a development easement value of \$5,100 per acre based on zoning and environmental regulations in place as of June 2009; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.12, the Owner accepted an offer from the County to sell their development easement for \$5,100 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 \$3,832,309.43 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, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 48.41 acres will be utilized to calculate the SADC grant need; and
- WHEREAS, the estimated cost share breakdown is as follows (based on 48.41 acres):

	<u>Cost Share</u>	
SADC	\$167,014.50	(\$3,450 / acre)
Upper Deerfield Twp.	\$ 12,344.55	(\$255 / acre)
Cumberland County	\$ 67,531.95	(\$1,395 / acre)
		(\$5,100 / acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Upper Deerfield Township Committee approved the application and its funding commitment on September 6, 2012, The Cumberland County Agriculture Development Board approved the application on August 8 2012, and the Cumberland County Board of Chosen Freeholders approved the required local match (\$1,650/acre) on September 25, 2012; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$167,014.50 from the competitive grant, leaving a maximum FY13 Competitive grant eligibility to the county of \$3,665,294.93 (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 48.41 surveyed acres, at a State cost share of \$3,450 per acre (67.65% of easement value) for a total grant need of \$167,014.50 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 29 13 Date Som E. Horge

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** 

Cynthia Tirelli Bíock 501 Lots P/O 4 (47.2 ac) & P/O 4-EN (non-severable exception - 1.0 ac) Gross Total = 48.2 ac Upper Deerfield Twp., Cumberland County



DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of 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 horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



Green Acres Conservation Ear NJOIT/DGIS 2007/2008 Digital

- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$167,014.50 from the competitive grant, leaving a maximum FY13 Competitive grant eligibility to the county of \$3,665,294.93 (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;
- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 48.41 surveyed acres, at a State cost share of \$3,450 per acre (67.65% of easement value) for a total grant need of \$167,014.50 pursuant to N.J.A.C. 2:76-6.11 and adjustments made according to this resolution 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.

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

**VOTE WAS RECORDED AS FOLLOWS** 

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Cumberland

New Jersey Farmir eservation Program Presert Program County Planning incentive urant - N.J.A.C. 2:76-17 et seq.

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3/14/2013

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

# 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	20	20	20	20	50	50	50	50	50	30	50	50	30	50	0	0
Soils Ratio Points	40	50	50	50	50	50-	50	40	40	20	50	40	20	0	50	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	50
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

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

#### Tirelli, Cynthia 06-0129-PG FY 2012 County PIG Program 47 Acres

Block 501 Lot 4 Upper Deerfield Twp. Cumberland County

SOILS:

Prime 100% \* .15 = 15.00

SOIL SCORE: 15.00

TILLABLE SOILS:

Cropland Harvested 81% \* .15 = 12.15

Permanent Pasture 11% \* .02 = .22 Woodlands 8% \* 0 = .00

TILLABLE SOILS SCORE: 12.37

FARM USE: Hay 3 acres
Soybeans-Cash Grain 35 acres

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

- 1. Available funding.
- 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.
- 7. Review and approval by the SADC legal counsel for compliance with legal requirements.

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#### STATE AGRICULTURE DEVELOPMENT COMMITTEE

#### RESOLUTION FY2013R3(29)

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

## HUNTERDON COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Hill and Dale Farms Inc. #1 ("Owner")
Michael Rothpletz Jr.
Tewksbury Township, Hunterdon County

N.J.A.C. 2:76-17 et seq. SADC ID# 10-0319-PG

#### March 28, 2013

- WHEREAS, on December 17, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Hunterdon 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, the County received SADC approval of their annual PIG plan update for FY2013 on May 24, 2013; and
- WHEREAS, on December 10, 2010, the SADC received an application for the sale of a development easement from Hunterdon County for the Rothpletz Farm identified as Block 38, Lot 1.04, Tewksbury Township, Hunterdon County, totaling approximately 91 net acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Hunterdon County's North Project Area and in the Highlands Planning 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 9.5 acre non-severable exception area for a future single family residence which includes the driveway area with a recorded access easement for Lot 1.05, also owned by Hill and Dale Farms Inc. and preserved on December 31, 2012; 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 63.88, which is 70% of the County's average quality score of 42 as determined by the SADC on June 24, 2010; and
- WHEREAS, at the time of application the farm was dedicated to wheat, hay, and corn production; and

- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on April 6, 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 July 26, 2012, the SADC certified a development easement value of \$17,000/acre based on January 1, 2004 zoning and environmental regulations and \$8,000/acre based on current zoning and environmental regulations as of March 2012; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Hunterdon County's offer of \$17,000 per acre for the development easement for the Property; and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.13, on October 23, 2012 the Tewksbury Township Committee approved the application but is not participating financially in the easement purchase; and
- WHEREAS, the Hunterdon County Agriculture Development Board approved the application on October 11, 2012 and secured a commitment of funding from the Hunterdon County Board of Chosen Freeholders on October 18, 2011 for 20% or \$3,400 per acre; and
- WHEREAS, all applications for farmland preservation in Hunterdon County require a municipality or other entity to provide 50% of the local cost share and the County is unwilling to cover the additional 20% cost share for Hill and Dale #1; and
- WHEREAS, to provide for what would typically be the Township's 20% cost share, the New Jersey Conservation Foundation (NJCF) has offered to facilitate by using United States Department of Agriculture, Natural Resources Conservation Service Federal Farm and Ranch Lands Protection Program (FRPP) grant funding; and
- WHEREAS, it has been determined that the Property and the Landowner qualify for FRPP grant funds; and
- WHEREAS, the Landowner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 4% impervious cover limit (approximately 3.64 acres) for the construction of agricultural infrastructure on the Property outside of exception area which is the maximum allowable for this property through the FRPP program at this time; and
- WHEREAS, on October 1, 2012 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, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 93.73 acres will be utilized to calculate the grant need; and

- WHEREAS, an appraisal has been submitted to the NRCS for review with a current value of \$6,000, which, for the purpose of this resolution, will be used as the basis for an estimated FRPP grant of \$3,000 per acre (50% of \$6,000) or approximately \$281,190 in total FRPP funds; and
- WHEREAS, the SADC and Hunterdon County have agreed to first cover the Township's cost share (20% of easement purchase) with the FRPP funding and then, if there are additional FRPP funds, utilize any remaining FRPP funds to reduce the County's cost share: and
- WHEREAS, utilizing the estimated FRPP approved easement value the FRPP grant does not completely cover the Township's cost share (\$3,400/acre) and NJCF has agreed to cover the balance of \$400/acre or approximately \$37,492: and

Cost share breakdown prior to FRPP Grant (based on 93.73 acres):

	<u>Total</u>
SADC	\$956,046 (\$10,200/acre) 60% of purchase price and SADC CMV
Hunterdon County &	\$318,682 (\$3,400 / acre) 20% of purchase price
Tewksbury Township	\$0
Total	<b>\$1,593,410</b> (\$17,000/acre) with a \$318,682 shortfall

Cost share breakdown after FRPP Grant of \$281,190 /acre (based on 93.73 acres):

	<u>Total</u>	FRPP	New Cost Share
SADC	\$956,046 (\$10,200/acre)	\$ 0	\$956,046
County	\$318,682 (\$3,400/acre)	\$ 0	\$318,682
Township	\$0	\$281,190 (\$3,000/acre)	\$0
NJCF			\$ 37,492 (\$400/acre)
FRPP			\$281,190
Total	<b>\$1,593,410</b> (\$17,000/acre)	\$281,190	<b>\$1,593,410</b> (\$17,000/acre)

- WHEREAS, currently the County has \$1,340,374.58 of base grant funding, and is eligible for up to 3,000,000 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and
- WHEREAS, the County will utilize base grant funding to cover the SADC cost share; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Hunterdon County Agriculture Development Board is requesting \$956,046 from the base grant, leaving a balance of \$384,328.58 (Schedule B); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11;

- NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Hunterdon County for the purchase of a development easement on the Hill and Dale Farm #1, comprising approximately 93.73 acres, at a State cost share of \$10,200 per acre (60.00% of certified market value and 60% of the purchase price) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and
- BE IT FURTHER RESOLVED, that to account for any potential increase in the final surveyed acreage, a 3% acreage buffer has been applied to the funds encumbered, which is estimated to be \$956,046 from the County's base grant; and
- BE IT FURTHER RESOLVED, that this final approval is contingent upon NJCF/FRPP funding or other FRPP funding being secured to cover the Township's cost share; and
- BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and
- BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and
- BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the 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 Date

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**

Michael Rothpletz, Jr./Hill and Dale Farm (#1) Block 38 Lots P/O 1.04 (89.4 ac) & P/O 1.04-EN (non-severable exception - 9.5 ac) Total = 98.9 ac Tewksbury Twp., Hunterdon 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





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Cooper, Gall	Holland	43.000								197,090.50		1,768,917.50				
Snyder, Doris	Raritan	50.000	51.500	15,800	15,800.00	9,480.00	813,700.00	488,220.00		428,542.92		1,340,374.58				
Hill & Dale #1 (let 1.04)	Tewksbury	91.000	93.730	17,000	17,000.00	10,200.00	1,547,000.00	956,048.00	281,190.00	956,046.00		384,328.58				
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Gross, Joel and Hosemary	Kingwood	28.000		3,5		4,730.00										
Zander I	Alexandria	30.000		7,400		5,400.00	222,000.00									
Zander II	Kingwood	28.000		7,950		5,400.00	222,600.00	00.002,121								
KJA Holdings/Alexis	Holland	68.000		9,000		5,400.00	612,000.00									
Helmer	Kingwood	50.000		7,800		5,400.00	390,000.00	367,200.00								
Readington Toll #2	Readington	82.000		12,000		5,400.00	984,000.00									
Boss, Edward	Holland	21.000		2,000		3,400.00	00.000,801									
Panazian Aram	Alexandria	48.000		9,000		5,400.00		259,200.00								
Associated Tree Movers	Alexandria	48.000		9,000		5,400.00		259,200.00								
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As of 3/6/2013

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

- Treoverice

#### Hill & Dale Farm #1 10- 0319-PG FY 2010 County PIG Program 91 Acres

Block 38	Lot 1.04 Tew	ksbury Twp.	Hunterdon	County	Y	
SOILS:		Other	34% * 0	=	.00	
		Prime	12% * .15	=	1.80	
		Statewide	54% * .1	=	5.40	
				SOIL	SCORE:	7.20
TILLABLE SOILS:	Cropland	Pastured	21% * .15	=	3.15	
	Cropland	Harvested	50% * .15	=	7.50	
	Permanent	t Pasture	16% * .02	=	.32	
	Wetlands		13% * 0	=	.00	
			TILLABLE	SOILS	SCORE:	10.97
FARM USE:	Wheat-Cash Grain Hay Corn-Cash Grain		25 acres 6 acres 19 acres			
	Beef Cattle Except Fee	edlots	37 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.
- 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(30)

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

# MIDDLESEX COUNTY for the PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of Reinhardt Farm Cranbury Township, Middlesex County

N.J.A.C. 2:76-17 et seq. SADC ID# 12-0019-PG

#### March 28, 2013

- WHEREAS, on December 17, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Middlesex County, ("County") pursuant to N.J.A.C. 2:76-17.6; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Middlesex County received its latest SADC approval of its FY2013 PIG Plan application annual update on May 24, 2012; and
- WHEREAS, on March 25, 2011 the SADC received an individual application for the sale of a development easement from Middlesex County for the Roy Reinhardt ("Owner") Farm identified as Block 23, Lot 8, Cranbury Township, Middlesex County, totaling approximately 39 net acres hereinafter referred to as "Property" (Schedule A); and
- WHEREAS, the Property is located in Middlesex County's Southwestern Project area; and
- WHEREAS, the Property has a 1-acre severable exception area for an existing single family residence; an existing single family residence located on the Property which will be replaced within a second 1-acre non-severable exception area for and restricted to one single family residence; zero (0) residences used for agricultural labor; and no pre-existing non-agricultural uses; and
- WHEREAS, at the time of application the farm was in pumpkin, hay and soybean production; and
- WHEREAS, the Owner has read and signed the SADC's guidance document for Exception Areas, Division of the Premises and Non Agricultural Uses; and

- WHEREAS, the Property has a rank score of 69.25 which exceeds 70% of the County's average quality score of 41, as determined by the SADC on June 24, 2010; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on May 4, 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 January 26, 2012 the SADC certified a development easement value of \$30,000 per acre based on current zoning and environmental regulations as of the September 9, 2011; and
- WHEREAS, the application was subsequently amended to include the exception areas described above and on September 27, 2012 the SADC certified an amended development easement value of \$28,500 per acre based on current zoning and environmental regulations as of the September 9, 2011; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$28,500 per acre for the development easement for the Property; and
- WHEREAS, on January 22, 2012 the County submitted the application to the SADC to conduct a final review of the for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, currently the County has \$219,653.55 of base grant funding available, and is eligible for up to \$3,000,000 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding , subject to available funds (Schedule B); and
- WHEREAS, pursuant to <u>N.J.A.C.</u> 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and
- WHEREAS, pursuant to 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, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 40.17 acres will be utilized to calculate the SADC grant need; and
- WHEREAS, the County will utilize its remaining base grant of approximately \$219,653.55 and \$467,253.45 in FY11 competitive funding to cover the SADC cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 40.17 acres):

Cost Share

SADC \$686,907.00 (\$17,100 per acre or 60%)

Cranbury Twp. \$228,969.00 (\$5,700 per acre or 20%)

Middlesex County \$228,969.00 (\$5,700 per acre or 20%) \$1,144,845.00 (\$28,500 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, Cranbury Township approved the application on December 10, 2012 and its funding commitment, the County Agriculture Development Board approved the application on January 9, 2013 and the County Board of Chosen Freeholders approved the application on February 7, 2013 with its funding commitment; and

- WHEREAS, the Middlesex County Agriculture Development Board is requesting \$219,653.55 from its base grant funding, leaving a cumulative balance of \$0 in its base grant at this time and \$467,253.45 from its FY11 Competitive funding leaving a remaining eligibility of \$2,532,746.55 from the FY11 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, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to Middlesex County for the purchase of a development easement on the Reinhardt Farm, comprising approximately 40.17 acres, at a State cost share of \$17,100 per acre (60% of certified market value and the purchase price) for a total grant need of approximately \$686,907.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and
- BE IT FURTHER RESOLVED, that to account for any potential increase in the estimated acreage utilized for evaluation purposes has been increased by 3% and has been applied to the funds encumbered from the County's base grant: and
- BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other application's encumbrance; and
- BE IT FURTHER RESOLVED, that the Deed of Easement shall reflect that once the single family residence is built on the non-severable exception the existing residence on the Premises must be demolished; and
- BE IT FURTHER RESOLVED, any unused funds including the 3% buffer, if utilized, 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) after closing on the easement purchase; 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 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 F. Doge

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)	RECUSED
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chairman	RECUSED
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Torrey Reade	YES
James Waltman	ABSENT
(2)	

### Schedule A



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

Roy Reinhardt Block 23 P/O Lot 8 (36.5 ac), P/O Lot 8-EN (non-severable exception – 1.0 ac) & P/O 8-ES (severable exception- 1.0 ac) Gross Total = 38.5 ac Cranbury Twp., Middlesex 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



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Middlesex County PIG Accounting

7 26/2013

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COMPETITIVE			Enclumbered at Final					467,253.45		Eneumbered	
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RABE GRAWT	FY11 Base Grant FY13 Base Gra	Total Base Crain	Expand		e grant funds					Explini	000
	**************************************		Photombared M. Final	467,343.65	Y09 (2007) Bas	764,218.80	548,784.00	219,653.55		Enteringence	ajobojoob ad
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				7,750.00		34,350.00	24,000.00	28,500.00			题 3
			SADIO Certified Or Acre	7,750			24,000			1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	
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			Municipality	Cranbury		South Brunswick	Monroe	Cranbury	Молгое		4 2 14 5 ES
				Kurek		Vaight, Jesse	lyk Farm	Reinhardt	Withdrawn Trustee of Thomas Swale Monroe Gasko		PRP (

adc\_flp\_log8.rdf

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

# 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	20	20	50	20	50	20	50	20	20	30	20	50	30	20	0	0
Soils Ratio Points	40	20	20	20	20	20	20	40	40	20	20	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	20	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	Cimberland 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

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