

**STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)
REGULAR MEETING**

**REMOTE MEETING DUE TO CORONA VIRUS
EMERGENCY**

May 27, 2021

Chairman Fisher called the meeting to order at 9:03 am.

Ms. Payne read the notice stating that the meeting was being held in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

Roll call indicated the following:

Members Present

Chairman Fisher
Martin Bullock
Denis Germano
Pete Johnson
James Waltman
Brian Schilling
Ralph Siegel
Richard Norz
Scott Ellis
Cecile Murphy
Gina Fischetti

Members Absent

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

Minutes

SADC Regular Meeting of April 22, 2021 (Open Session)

It was moved by Mr. Schilling and seconded by Mr. Germano to approve the Open Session minutes of the SADC regular meeting of April 22, 2021. Mr. Ellis and Ms. Murphy abstained from the vote. Ms. Fischetti was absent for the vote. The motion was approved by the remaining members.

Report of the Chairman

Chairman Fisher stated that the Soil Disturbance rules, Special Occasion Events (SOEs) legislation, and Solar (grid scale and dual use) legislation are still under consideration and SADC is hoping that these initiatives keep moving forward and in the right direction.

Report of the Executive Director

Ms. Payne stated that the SADC has changed how the public participates in our monthly meeting. If a member of the public who attends the meeting by using Microsoft Teams following the URL link would like to address the committee during the public portion of the meeting, they can do so by “raising their hand” on the hand and face icon at the top of the screen while in the meeting. Once all the members of the public who have “raised their hands” have spoken, the committee will recognize any attendees who has called into the meeting and wishes to provide a public comment. She asked that the public be patient and bear with the staff as they navigate through this new process.

Ms. Payne stated that Senator Sarlo’s original bill for Special Occasion Events (SOEs), S2714, was approved by the senate and went over to an assembly committee where it was amended and released. The assembly version, A5478, was then scheduled for a vote in the full assembly on May 20th, but was pulled from the board agenda and has not been voted on. The SADC continues to await resolution on the two competing versions of that bill in the legislature.

Ms. Payne reminded the committee that comments on the draft Soil Protection Standards that was sent out to stakeholders are due on June 18th and staff is looking forward to receiving everyone’s comments.

Ms. Payne stated that she attended a virtual Garden State Preservation Trust (GSPT) meeting this week where the Rowan University’s Blueprint Project was discussed. She noted that the SADC has been working with Rowan University on the Blueprint project, which is a statewide interactive mapping tool that helps identify conservation opportunities in community open space, water resources, and farmland. The SADC has worked on this project for several years and uses the tool extensively. GSPT provided funding for the Blueprint project to help support its continued maintenance and development and the GSPT recently

renewed a contract of \$75,000 to support the tool. Ms. Payne stated that Blueprint is gaining momentum as the go-to place for mapping information as it is an intuitive and powerful tool.

Ms. Payne stated that there is a Right to Farm (RTF) bill (A-3619) that has passed through the assembly and has also now been sponsored in the senate as S-3838. The bill enables farmers that prevail on a RTF complaint to recover reasonable costs and attorney's fees if the CADB or SADC finds that the complaint was filed in "bad faith". If such finding is made, the bill contemplates the CADB or SADC issuing an order on requiring payment. Staff is looking at how the logistics of the bill would work, as it is a significant change to the RTF program. Staff has done research on other states that have similar cost recovery provisions in their RTF programs and found 13 other states have a similar provision.

Communications

Ms. Payne stated that the first item in the communications packet is a comment letter from West Amwell regarding soil protection standards and noted that staff will keep giving comments to the SADC as they come in. Mr. Germano asked if the West Amwell letter was the only comment received so far. Ms. Payne answered that it was the first comment received since the SADC sent out the package in April soliciting informal comments. Mr. Germano stated that he was surprised that there was only one comment made by this time. Chairman Fisher stated that this is an informal process in preparation for the formal rulemaking and formal public comment period.

Ms. Payne stated that a memo was received late last night regarding the Martin Farm and staff will cover its contents when the matter is heard. Ms. Payne stated the Martins are on the phone so Chairman Fisher may recognized them to comment at that time.

NOTE: Gina Fischetti has joined the meeting at 9:17am

Public Comment

There was no public comment.

New Business

A. Stewardship

1. Resolution: House Replacement Requests

a. William and Nancy Martin Farm, Clinton Township, Hunterdon County

Mr. Willmott reviewed the specifics of the house replacement request for the William and Nancy Martin Farm. He noted that the CADB heard and approved this request at its meeting on May 13. He stated that there are two, 2-family residences on the property and

one single family home. Mr. Willmott stated that the owner would like to demolish the 1,200 square foot single-family home that is in disrepair and build a new one that is 6,500 square feet in size.

Due to the age of the house, staff reached out to the State Historic Preservation Office (SHPO) and the property is identified as potentially historic. However, it's been confirmed that the home itself is not listed on the NJ or national register of historic places. SHPO confirmed that since this property is not listed on the NJ register of Historic Places, the SADC does not have review responsibilities under the NJ register of Historic Places Act. Staff also checked with Clinton Township regarding the local historic significance of the house, and it confirmed that the property is registered on the local list of historic places, and a site visit was needed to determine its historical value. The site visit determined that while the home does have some historical components, there has been significant alterations over the past century and it currently has limited historical value. Therefore, the Clinton Township historical preservation commission does not object to the request for the demolition of the house. Mr. Willmott also noted that the deed of easement (DOE), which was signed in 1999, does not have the historic language paragraph in it.

Mr. Willmott reviewed a map of the proposed demolition, as well as the proposed residence site, utilities, pre-existing farm lane, borrow pit, and proposed lane extension. Mr. Willmott noted that the DOE allows for the replacement of any existing residential building anywhere on the premises with the approval of the county and the committee. He stated staff recommendation is to grant approval with the condition that the existing residence be removed prior to beginning construction of the new residence and construction of the new residence is subject to all applicable local, state, and federal regulations. Mr. Willmott stated that Mr. & Mrs. Martin along with their attorney, Mr. Sposaro, are on the call if the committee has any questions for them.

Ms. Payne stated that staff also investigated compatibility of the proposal with the Highlands Act restrictions and noted that the existing farm lane and the installation of the proposed lane extension would require the removal of woodlands. The site visit revealed that some trees were taken down during installation of the driveway. Staff reached out to Mr. Minch of the Department of Agriculture's Division of Agriculture and Natural Resource who communicated with the Highlands Council. Mr. Roohr stated that the property owners have cut down trees for the driveway, but the Highlands Council stated that this is compliant with its rules. Clinton Township has adopted applicable provisions of the Highlands regulations, and the Highlands indicated no objection to this work.

Mr. Siegel stated that one of the objectors charged that there was no significant public notice that this action would be taken today and asked why this topic could not be tabled to the next meeting to allow sufficient notice to the public. Ms. Payne stated that the SADC agenda is posted to the website a week prior to the meeting date therefore significant notice was given to the public as to the items that would be presented on the agenda today. Mr. Siegel later stated that the objector was referencing the CADB and not the SADC, so it is not an SADC issue.

Chairman Fisher commented that the CADB, Highlands Council, SHPO, and the Clinton Township Historic Commission have all reviewed this project and do not object to this proposed construction. Chairman Fisher asked Mr. Sposaro, attorney for the landowners, for his comments on this matter.

Mr. Sposaro stated that the Martin's have rehabilitated barns on the property and they intend to repurpose and re-utilize structures on the property that are salvageable. The Martins are very excited about the prospect of breathing new life into the property and they want to build a home for their family.

Ms. Payne stated there are a lot of proposed improvements and disturbance on this farm and staff looked at what this would mean considering the proposed soil protection standards. Ms. Payne noted that the third page of the resolution, states "*the estimated soil disturbance calculation for the existing farmstead complex and driveways, as well as the proposed driveway extension, home and agricultural buildings, is approximately 7.28 acres, which is less than 50% of the maximum soil disturbance allocation for this premises as set forth in the draft Soil Protection Standards*". Ms. Payne stated that staff advised the landowners of this and they are taking this project on knowingly. Mr. Sposaro confirmed.

Chairman Fisher asked for any public comment at this time.

Mr. Walter Wilson stated that he read the memo submitted and would like to reiterate its contents. He also suggested there be more of an opportunity to assemble documents from public agencies and that the property be revisited to look at the proposed lane to the homesite. He urged there to be a critical analysis of how much agricultural land will be taken out of production for the house, utilities, septic and improvements.

He noted that the proposed development is overbearing and stated the proposed lane extension has already been constructed and cuts through a forested area. Mr. Wilson argued that this road is not permitted because it is more than 15 feet wide, and this project is not consistent with the farmland preservation principles. He stated that he hopes the committee members and staff get a better look at the construction of the driveway itself.

Ms. Mala Estlin requested that this application be rejected because there is no real farming done on this property and only in the last couple of months has corn been planted in the fields. Ms. Estlin stated that there is a major disturbance on this property and taxpayers want to see farms with farm endeavors taking place and not subsidize development for a private estate with a view. She argued that the property has adequate housing opportunities to support an agricultural operation and requested that the existing house on the property not be destroyed as it is a historical home. She pleaded with the SADC to execute the farm preservation mission with restrictions on the property as the SADC has the power to vote no on this "mockery of farmland preservation".

Chairman Fisher called on the committee members to give their comments.

Ms. Fischetti asked about the size of the new proposed residence and what impact construction of a house of that size would have on the property going forward. On a policy level it seems like construction of a house of this size would make it more difficult for farmers to own this property in the future unless they have significant financial resources to do so. She also questioned whether the length of the proposed lane extension has an impact on tillable and farmable land on the site.

Ms. Payne stated that the more expensive and substantial the non-agricultural improvements are on a preserved farm, the higher the market value, which makes it a less affordable farm for farmers to buy in the future. That is the essence of the discussion as to whether there should be house size limits on preserved farms; some counties have established house size limits in deeds for this specific reason.

Ms. Fischetti stated if the Martin's decide they no longer want to live there, will a farmer be able to afford the farm and that she is not comfortable with the lack of affordability on a policy level. Chairman Fisher stated that the SADC has checked all its own rules and policies regarding this case to ensure the proposed house replacement is in compliance.

Ms. Payne stated that if this were, say, a request for a 20,000 square foot house, there is a point at which the committee could not support that extent of non-agricultural development on the property. However, the DOE and the rules require SADC approval in order to replace an existing house. Here, there is nothing in the DOE regarding house size limitations.

Mr. Waltman commented that he agrees with Ms. Fischetti's points and has made similar statements on other house replacement applications in past meetings. He is also concerned about the issue of farmland affordability for new and beginning farmers and the impacts that development like this will have on those looking to get into the agriculture business. He also noted there is a large amount of soil disturbance that seems excessive as to what the Department of Environmental Protection (DEP) would consider permissible and would require storm water mitigation. He stated that he is interested in a soil management plan for this house replacement request. Mr. Waltman stated that he is very uncomfortable as this project has a huge impact and he will have to vote against this application for those reasons.

Mr. Ellis commented that any preserved farmland with a residential exception area or a place to build a nice house costs a tremendous amount of money and it is hard to justify buying it for the farmland.

Mr. Germano said he is in favor of the application but suggested an amendment to the resolution to state the lane extension, the septic system and the utilities be installed as shown on the plan, to amend the plan to show the location of the septic system and to require that all the construction be done in accordance with that plan.

Chairman Fisher asked if the road is already constructed and if permission is needed to put the road in. Ms. Payne asked Mr. Roohr to answer that and to address Mr. Waltman's issue regarding storm water.

Mr. Roohr reviewed the farm map with the committee that shows an existing farm lane that was put in by the owners previously and noted that the landowners jumped the gun and installed the "proposed lane extension" prior to getting approval for the house. Chairman Fisher asked if they had permission to install the road, regardless of approval to build the house. Mr. Roohr stated that the DOE has specific language that allows landowners to create farm lanes and there is no permission needed from the SADC to do so. Chairman Fisher asked for clarification as to whether this is a farm lane or a road. Ms. Payne stated that this is a road, and the DOE allows lanes for farmers to access their fields.

Mr. Schilling stated that there is a reference in the resolution of a proposed set of soil protection standards that staff has been working on, however, at this time there is no statutory, policy or regulatory direction on how to make decisions in this case. He noted that at the time there is no guidance on this and to be clear there is no DOE restrictions on house size on this property. Mr. Schilling stated that the issue of preserving farmland is for the purpose of insuring that there will be a farming industry in the future and the issue of affordability needs to be tackled.

Chairman Fisher stated that he runs the SADC meetings based on current policies that are in place right now and this is how he views the issue of whether the old house can be taken down and the new house can be constructed. Ms. Murphy commented that she echoes the concerns of the other committee members on the affordability issue and suggested that the appropriate subcommittee be reconvened to discuss this matter.

Mr. Roohr addressed the issue of storm water and stated that as part of the proposed lane extension, Mr. Martin was required to get a soil erosion and sediment control plan for the new road, which does account for storm water, and the soil disturbance numbers were calculated in accordance with that plan.

Mr. Sposaro stated that there is a storm water management plan that has been prepared and shared with Mr. Showler from the Department of Agriculture. He noted that the landowners are doing all they can to limit the disturbance that would be regulated by the storm water management rules. The plan will be thoroughly reviewed and approved by Mr. Showler before construction.

Mr. Sposaro touched on the issue of farming affordability and stated that Mr. Martin paid close to 1.9 million dollars for the property and that is the value stripped of the development rights. He noted that this farm is worth a lot of money and Mr. Martin did his due diligence to look at the DOE to determine what could and could not be done regarding constructing homes on this property.

Mr. Sposaro stated that perhaps a subcommittee needs to be created to deal with house size, however, he reminded the committee that this application checks every box as the CADB, Clinton township, and the SHPO has no objection and SADC staff supports this application.

He noted that denying this application because the house may be too big, or the location is not favorable will have a chilling effect on those who may wish to preserve their farms in the future. Mr. Sposaro stated that this application needs to be approved.

It was moved by Mr. Norz and seconded by Mr. Germano to approve Resolution FY2021R5(1), with the amendment that the resolution reflect the road, septic and utilities as shown on the plan and that all construction follow the plans that were submitted, granting approval to the following application, as presented, subject to any conditions of said resolution.

Ms. Payne stated that the committee received a memo from Mr. Joe Shallo of Clinton township last night. She asked Mr. Stypinski, Deputy Attorney General, to expand on whether that memo should be read to the committee. Chairman Fisher asked if the points could be summarized, and Mr. Stypinski advised against that because that can result in human error. As a result, the memo was shared via video on the teams meeting for the committee's review. The committee did not comment on anything in the memo that they read.

William and Nancy Martin Farm, FY2021R5(1), Block 19, Lot 27 & Block 23, Lot 5, Clinton Township, Hunterdon County, 211.87 Acres.

A roll call vote was taken. Mr. Norz, Mr. Germano, Mr. Bullock, Mr. Ellis, Mr. Johnson, Ms. Murphy, Mr. Schilling, Mr. Siegel and Chairman Fisher voted in favor of the motion. Mr. Waltman and Ms. Fischetti voted against the motion. The motion was approved. A copy of Resolution FY2021R5(1) is attached to and a part of these minutes.

Chairman Fisher stated that he hopes the applicant takes seriously the thoughts and opinions that the committee expressed that impacted their decisions. He noted that regarding the issue of farmland affordability, this farm would have cost even more had it not been preserved, and the price is also reflected based on the area in which farmland is located. Chairman Fisher suggested that the landowners not make a mockery of the SADC by making sure that the land is farmed as it should be because it is valuable property.

Chairman Fisher recognized that the existing house is 150 years old, but no agency laid claim to it. He stated that he understands improvements will be made but asked that Mr. Sposaro consider the historic aspects of what is there. Lastly, Chairman Fisher asked that the landowners appreciate the precious value of this farmland in the state.

Mr. Siegel stated that when he joined the SADC 20 years ago, there was a farmer committee member who was instrumental in creating Mercer county's house size limit after a giant mansion was built on a preserved farm near him. Mr. Siegel stated that this issue is ongoing and by approving this application the SADC is guaranteeing that this farmland will never be owned by a farmer. Mr. Siegel suggested that the DOE should have housing and labor housing restrictions and limits to allow farmers to own properties like these.

- b. Dennis J. Kelly Sr. & Dennis J. Kelly Jr. Farm (E & D Farms)

Mr. Willmott referred the committee to two draft resolutions approving the replacement of an existing house and authorizing the exercise of a residual dwelling site opportunity (RDSO) on this 209-acre grain and vegetable operation, E&D Farms. The owners are selling their adjacent farm which is the location of the existing farmstead complex and will move the operation headquarters to the subject property. The Kelly Farm operation, operating under the name of E&D Farms, LLC, currently farms over 480 acres, including the subject property. The house replacement request proposes to replace an existing ~3,300 square foot residence in dilapidated condition with a new 1,500 square foot ranch-style home for the daughter of one of the owners. The daughter, Devin Kelly, handles the farm operation's paperwork.

Mr. Willmott referred the committee to a house replacement request for E&D Farms. He reviewed the specifics of the requests with the committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Schilling and seconded by Mr. Germano to approve Resolution FY2021R5(2), granting approval to the following application, as presented, subject to any conditions of said resolution.

Dennis J. Kelly Sr. & Dennis J. Kelly Jr. Farm (E & D Farms), FY2021R5(2), Block 22, Lots 1, 3, & 4, Oldsman Township, Salem County, 209.76 acres (house replacement request).

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2021R5(2) is attached to and a part of these minutes.

2. Resolution: Exercise Residual Dwelling Site Opportunity (RDSO)
 - a. b. Dennis J. Kelly Sr. & Dennis J. Kelly Jr. Farm (E & D Farms)

The RDSO request proposes construction of a new residential unit as a home for one of the properties two owners, Dennis Kelly, Sr., who is fully engaged in the day-to-day agricultural operation, including planting, crop management, harvest and delivery of grain and vegetable products.

Mr. Willmott referred the committee to a RDSO request for E& D Farms. He reviewed the specifics of the requests with the committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Schilling to approve Resolution FY2021R5(3), granting approval to the following application, as presented, subject to any conditions of said resolution.

Dennis J. Kelly Sr. & Dennis J. Kelly Jr. Farm (E & D Farms), FY2021R5(3), Block 22, Lots 1, 3, & 4, Oldsman Township, Salem County, 209.76 acres (RDSO request).

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2021R5(3) is attached to and a part of these minutes.

B. Resolution: Final Approval – FY 2022 PIG Program

Mr. Bruder referred the committee to the Annual County PIG Program Applications and the Municipal Planning Incentive Grant Applications including comprehensive farmland preservation plans and project area summaries. The draft resolution for the County PIG Program approves 14 of the total 18 county applications for funding in FY2022 (Atlantic, Camden, Ocean, and Passaic counties have not requested additional funds for FY22). In total, the 18 county plans target 4,954 farms and 198,172 acres for preservation. For the Municipal PIG Program, there are a total of 44 municipal plans for continued program participation and 34 of those municipalities seek funding eligibility under the FY22 funding cycle. In total, the 44 active municipal plans target 2,309 farms and 101,065 acres for preservation. Mr. Bruder reviewed the specifics of the requests with the committee and stated that staff recommendation is to grant approval.

1. Annual County PIG Program Applications

It was moved by Mr. Germano and seconded by Mr. Bullock to approve Resolution FY2021R5(4), granting approval to the following application, as presented, subject to any conditions of said resolution. The motion was unanimously approved. A copy of Resolution FY2021R5(4) is attached to and a part of these minutes.

2. Annual Municipal PIG Program Applications

It was moved by Mr. Norz and seconded by Mr. Germano to approve Resolution FY2021R5(5), granting approval to the following application, as presented, subject to any conditions of said resolution. The motion was unanimously approved. A copy of Resolution FY2021R5(5) is attached to and a part of these minutes.

C. Resolutions: Final Approval – County PIG Program

Ms. Miller addressed a change to the language of the resolution regarding the exception areas of applications. In a case where there is a change in acreage after final approval that is under an acre and relatively insignificant, this language would allow the SADC Executive Director to approve the adjustment without having to consult with the committee. The language in the resolution states “*WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein approved exception, so long as there is no impact on the SADC certified value; and WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director.*”

Ms. Miller referred the committee to three requests for final approval under the County PIG Program. She reviewed the specifics of the requests with the committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Schilling to approve Resolution FY2021R5(6), granting approval to the following application under the County PIG Program, as presented, subject to any conditions of said resolution.

1. Readington Township, SADC ID#10-0438-PG, FY2021R5(6), Block 74, Lot 4, Readington Township, Hunterdon County, 49.657 acres.

The motion was unanimously approved. A copy of Resolution FY2021R5(6) is attached to and a part of these minutes.

It was moved by Mr. Germano and seconded by Mr. Schilling to approve Resolution FY2021R5(7), granting approval to the following application under the County PIG Program, as presented, subject to any conditions of said resolution.

2. Estate of Ernest Bergfelder, SADC ID #12-0026-PG, FY2021R5(7), Block 316.01, Lot 22.06, East Brunswick Township, Middlesex County, 29.6 gross acres.

Mr. Siegel voted against the motion. All the remaining members voted in favor of the motion. The motion was approved. A copy of Resolution FY2021R5(7) is attached to and a part of these minutes.

It was moved by Mr. Germano and seconded by Mr. Bullock to approve Resolution FY2021R5(8), granting approval to the following application under the County PIG Program, as presented, subject to any conditions of said resolution.

3. Christopher Aleszczyk, SADC ID #06-0205-PG, FY2021R5(8), Block 11, Lots 41 & 42, Downe Township, Cumberland County, 24 acres.

Mr. Siegel and Mr. Waltman voted against the motion. The remaining members voted in favor of the motion. The motion was approved. A copy of Resolution FY2021R5(8) is attached to and a part of these minutes.

D. Resolutions: Final Approval – Municipal PIG Program

Ms. Miller referred the committee to two requests for final approval under the Municipal PIG Program. She reviewed the specifics of the requests with the committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Bullock to approve Resolutions FY2021R5(9) and FY2021R5(10), granting approval to the following applications under the Municipal PIG Program, as presented, subject to any conditions of said resolution.

1. Wayne and Mary Vass, SADC ID#21-0319-PG, FY2021R5(9), Block 46, Lot 2, Block 46.01, Lot 1, and Block 47, Lot 4, Knowlton Township, Warren County, 104.8 acres.
2. David & Lynn McAlister, SADC ID #08-0216-PG, FY2021R5(10), Block 5702, Lots 17 and 81, Franklin Township, Gloucester County, 60.003 acres.

The motion was unanimously approved. A copy of Resolutions FY2021R5(9) and FY2021R5(10) is attached to and a part of these minutes.

E. Resolutions: Final Approval – Direct Easement Purchase Program

Ms. Miller referred the committee to three requests for final approval under the Direct Easement Purchase Program. She reviewed the specifics of the requests with the committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Johnson to approve Resolution FY2021R5(11), granting approval to the following application under the Direct Easement Purchase Program, as presented, subject to any conditions of said resolution.

1. Donald Riggs, SADC ID#21-0078-DE, FY2021R5(11), Block 51, Lot 1, Franklin Township, Warren County, 34 acres.

Mr. Norz, Mr. Waltman and Mr. Siegel voted against the motion. The remaining members voted in favor of the motion. The motion was approved. A copy of Resolution FY2021R5(11) is attached to and a part of these minutes.

It was moved by Mr. Waltman and seconded by Mr. Germano to approve Resolution FY2021R5(12), granting approval to the following applications under the Direct Easement Purchase Program, as presented, subject to any conditions of said resolution.

2. Helen Lyons, LLC., SADC ID#19-0026-DE, FY2021R5(12), Block 607, Lot 16, Vernon Township, Sussex County and Block 16, Lot 32, Hardyston Township, Sussex County, 126.8 net easement acres.

The motion was unanimously approved. A copy of Resolution FY2021R5(12) is attached to and a part of these minutes.

It was moved by Mr. Germano and seconded by Mr. Bullock to approve Resolution FY2021R5(13), granting approval to the following application under the Direct Easement Purchase Program, as presented, subject to any conditions of said resolution.

3. Everett and Nancy Harris, SADC ID# 17-0354-DE, FY2021R5(13), Block 39, Lot 19, Mannington Township, Salem County, 160.3 net easement acres.

The motion was unanimously approved. A copy of Resolution FY2021R5(13) is attached to and a part of these minutes.

Public Comment

Amy Hansen of the New Jersey Conservation Foundation (NJCF) commented on the Martin Farm asking if the extension of the road is a violation of the DOE because permission was not received by the SADC.

Ms. Payne stated that the SADC has not analyzed what Mr. Martin has done on his farm in that context and property owners have the right to construct roads for agricultural purposes. She noted that an analysis would have to be done to determine if that is a legitimate road for agricultural purposes. She said it seems that the purpose of that road is to provide access to the house. She noted that the SADC would prefer property owners get approvals before improvements so that they do not take any risks, however, that is not always the case. Ms. Hansen requested that further analysis be done of the disturbance done on the property.

She stated that the NJCF will be sending comments regarding the soil protection standards before the deadline. She expressed that the NJCF supports the proposed 8% limit on actions that permanently disturb soil on preserved farms, however, there is a concern that the 6-acre allowance and potential additional allowance for certain practices would fail to protect soil resources. The concerns she expressed are that of NJCF as well as she and her husband who own and operate a preserved organic fruit and vegetable farm in Hunterdon County.

Ms. Estlin stated that she is very disappointed in the committee as they had an opportunity and a right to supersede the actions taken at the county and township levels and do what is in the best interest of the Farmland Preservation Program. She noted that even after the vote there were committee members who expressed that there were a lot of things wrong here. Ms. Estlin stated that the application should have been tabled for the next meeting so that those who had more objections would have time to prepare and provide for a better defense. She thanked those committee members who voted “no” to the Martin Farm application because they used their wisdom and knowledge to make that important decision.

Chairman Fisher thanked the volunteers on the committee for dedicating the time to serve. He commended the farmer members for volunteering on the committee and for their commitment because he understands that this is their high season, and they are very busy.

Mr. Siegel explained that he voted “no” in some of the County Pig and Direct Easement Purchase program applications because of the farm size and his concern about the proposed

soil protection policy and the allowance of development and construction on farms of that size.

Mr. Waltman stated that he reflects the same sentiment as Mr. Siegel.

Mr. Norz asked Ms. Payne if an option can be made for committee members to continue participating in the SADC meetings virtually once everyone goes back into the office because this works better for him during high farming season like this. Ms. Payne stated that staff is exploring how to keep that option available to the public, but it has not been addressed yet for committee members. Mr. Norz asked that it be taken into consideration.

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 A.M., June 24, 2021

Location: TBA

ADJOURNMENT

The meeting was adjourned at 11:33 A.M.

Respectfully Submitted,



Susan E. Payne, Executive Director
State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2021R5(1)**

Request to Replace a Single-Family Residence

William & Nancy Martin Farm

May 27, 2021

Subject Property:

**Block 19, Lot 27 & Block 23, Lot 5
Clinton Township, Hunterdon County
211.87 Acres**

WHEREAS, William & Nancy Martin, hereinafter "Owners," are the current record owners of Block 19, Lot 27 & Block 23, Lot 5, in Clinton Township, Hunterdon County, by deed dated November 8, 2019, and recorded in the Hunterdon County Clerk's office in Deed Book 2484, Page 846, totaling approximately 211.87 easement acres, hereinafter referred to as the "Premises", as shown in Schedule "A"; and

WHEREAS, a development easement on the Premises was conveyed to the Township of Clinton on August 24, 1999, by Donald Dawes Smith, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1, et seq. as a Deed of Easement recorded in the Hunterdon County Clerk's Office on September 8, 1999, in Deed Book 1220, Page 262; and

WHEREAS, the development easement on the Premises was assigned to the Hunterdon County Agriculture Development Board on January 28, 2002, by the Township of Clinton through the Assignment Deed of Easement recorded in the Hunterdon County Clerk's office on February 20, 2002, in Deed Book 2030, Page 291; and

WHEREAS, the Deed of Easement identifies two (2), two-family residences, one (1) single-family residence, no agricultural labor units, no Residual Dwelling Site Opportunities, and no exception areas; and

WHEREAS, the SADC received a request from the Hunterdon County Agriculture Development Board (CADB), on behalf of the Owners, to replace the existing single-family residence on the Premises, as shown in Schedule "A"; and

WHEREAS, the Owners propose to demolish the approximately 1,200 sq./ft., single-family residence located on Block 19, Lot 27, at 1062 Stanton Lebanon Road, as shown on Schedule "B", because it is in a state of disrepair; and

WHEREAS, the existing residence is uninhabited; and

WHEREAS, the Owners are requesting to replace the existing single-family residence with a new single-family residence; and

WHEREAS, paragraph 14ii. of the Deed of Easement allows for the replacement of any existing residential building anywhere on the Premises with the approval of the Grantee (Hunterdon CADB) and the Committee; and

WHEREAS, the overall property is known as the Dawes Farmstead and is identified as a potentially historic property by the State Historic Preservation Office; and

WHEREAS, SADC Staff received confirmation from the State Historic Preservation office that the residences are not listed on the New Jersey or National Register of Historic Places; and

WHEREAS, SADC staff consulted with the Clinton Township Historic Preservation Office who advised that a portion of the overall premises is listed on the township's historic registry but that no specific address numbers are listed and therefore a site visit would be required to ascertain the historic nature of any specific structures; and

WHEREAS, the Owners propose to construct a new, ranch-style, single family residence of up to 6,500 sq./ft. of heated living space, hereinafter referred to as the "Proposed Residence", to be used as a residence for themselves and their family, in the location shown on Schedule "A"; and

WHEREAS, the Proposed Residence will have an unfinished basement and will be built in the easternmost farm field in the rear of the property; and

WHEREAS, the Proposed Residence will require the installation of a new septic system, utilities and an extension of the existing farm lane for access, as shown in Schedule "A"; and

WHEREAS, the extension of the farm lane will run through the wooded area shown in Schedule "A"; and

WHEREAS, the utilities for the Proposed Residence will run along the northern boundary of the premises to a point where they connect with the existing farm lane and continue along the existing farm lane and proposed lane extension to the Proposed Residence; and

WHEREAS, Block 19, Lot 27, will be farmed by the Owners in approximately 65 acres of hay production, and Block 23, Lot 5, will be leased to a tenant farmer for grain production & pasture for cattle; and

WHEREAS, the Owners plan to build a hay barn and an equipment shop for storage and maintenance of their farm equipment near the Proposed Residence; and

WHEREAS, the landowner excavated a borrow pit and uses the gravel material to build & maintain lanes for access to farm fields and the proposed residence on the Premises;

WHEREAS, the landowner intends to improve the existing farm lane and the proposed lane extension with millings to provide access the proposed residence and farm fields;

WHEREAS, the estimated soil disturbance calculation for the existing farmstead complex and driveways, as well as the proposed driveway extension, home and agricultural buildings, is approximately 7.28 acres, which is less than 50% of the maximum soil disturbance allocation for this premises as set forth in the draft Soil Protection Standards; and

WHEREAS, the Owners have been advised, and acknowledged receipt, of the draft Soil Protection Standards and their potential implications on future projects on the Premises; and

WHEREAS, at its May 13, 2021, meeting, the Hunterdon CADB approved the Owners' request to replace a residence on the Premises.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC, pursuant to the restrictions as contained in the Deed of Easement, finds that the replacement of the single-family residence on the Premises with a new residence will have a positive impact on the continued agricultural operations of this farm by the construction of a new home which shall serve as the primary residence for the Owners.
3. The Committee approves the construction of a new single-family residence at 6,500 sq./ft. of heated living space, along with driveways, utilities and all other related infrastructure, to be constructed on the Premises as shown in Schedule "A," to replace the existing single-family residence on the Premises.
4. The existing single-family residence shall be removed prior to beginning construction of the new residence.
5. This approval is valid for a period of three years from the date of this resolution.
6. This approval is non-transferable.
7. The construction of the new residence is subject to all applicable local, State and Federal regulations.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/27/2021

Date

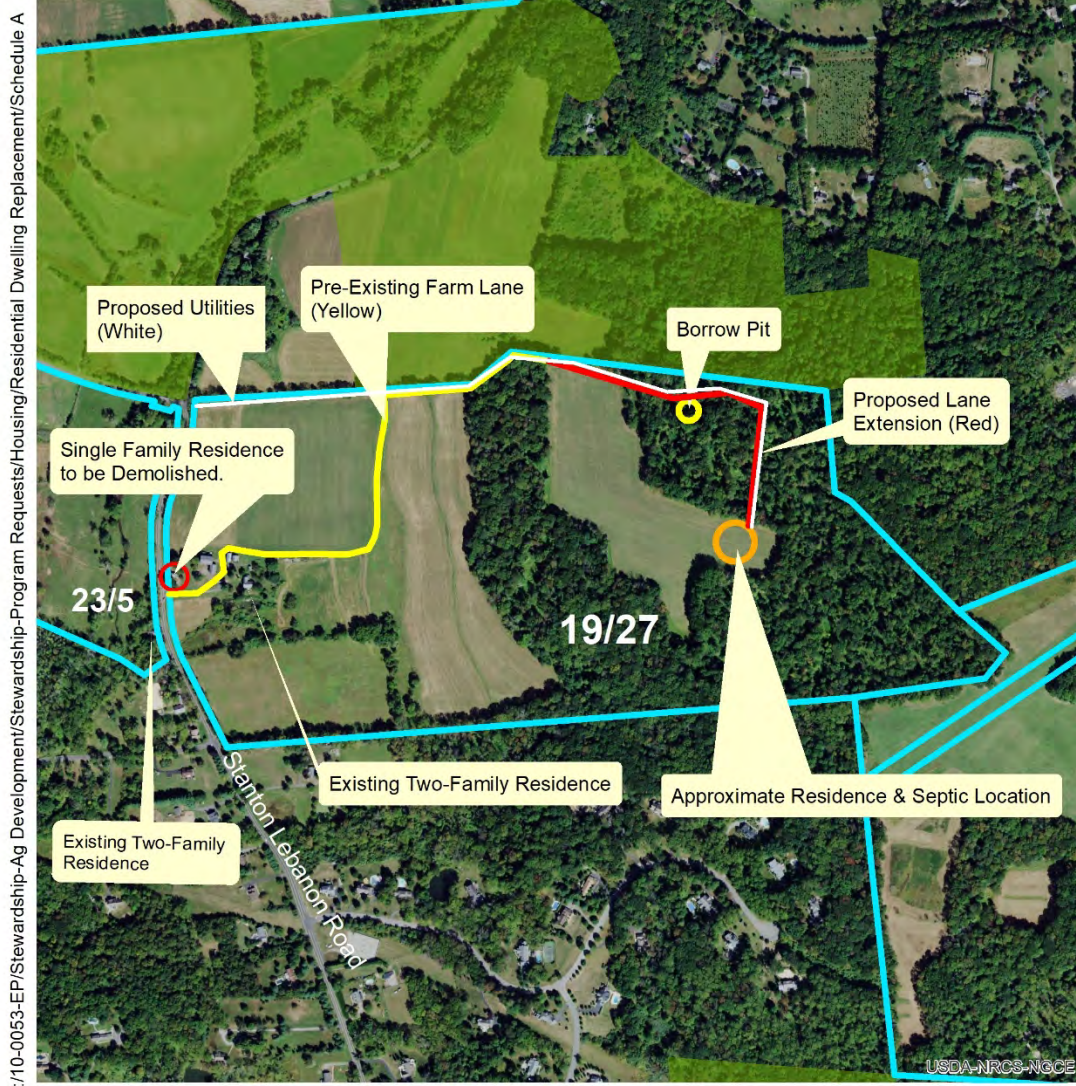


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	NO
Gina Fischetti (rep. DCA Commissioner Oliver)	NO
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

Schedule A



F:/10-0053-EP/Stewardship-Ag Development/Stewardship-Program Requests/Housing/Residential Dwelling Replacement/Schedule A

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

William & Nancy Martin Farm
Block 19, Lot 27 and Block 23, Lot 5
Clinton Township, Hunterdon County
211.87 Acres



6/8/2021

Farmland Preservation Program	State Planning Areas
PRESERVED EASEMENT	(PA1) METRO
EXCEPTION AREA	(PA2) SUBURBAN
PRESERVED EASEMENT / NR	(PA3) FARMLAND
EXCEPTION AREA / NR	(PA4) RURAL
FINAL APPROVAL	(PA5) RURAL ENV SENS
PRELIMINARY APPROVAL	(PA6) ENV SENS
ACTIVE APPLICATION	(PA7) ENV SENSITIVE BARRIERS
8 YEAR PRESERVED	(PA8) PINELANDS
TARGETED FARM	(PA9) MILITARY
EXCEPTION AREA TARGETED	(PA10) NEW JERSEY MEADOWLANDS
INACTIVE APPLICATION	(PA11) WATER
INACTIVE/FEDERALLY FUNDED	
NO CORRESPONDING DATA	
PRESERVED/FEDERALLY FUNDED	
	Base Map
	County Boundaries
	Municipal Boundaries
	Highlands Planning Area
	Highlands Preservation Area
	Pinelands Area
	Green Acres Preserved Easements

Schedule B

Single-Family Unit- Block 19, Lot 27



<https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/10-0053-EP/Stewardship-AG Development/Stewardship Programs-Requests/Housing/Residential Dwelling Replacement/Draft Resolution.doc>

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2021R5(2)**

Request to Replace a Single-Family Residence

Dennis J. Kelly Sr. & Dennis J. Kelly Jr. Farm (E & D Farms)

May 27, 2021

Subject Property:

**Block 22, Lots 1, 3, & 4
Oldmans Township, Salem County
209.76 Acres**

WHEREAS, Dennis Kelly Sr., & Dennis Kelly Jr., hereinafter "Owners," are the current record owners of Block 22, Lots 1, 3, & 4, in Oldmans Township, Salem County, by deed dated January 1, 1995, and recorded in the Salem County Clerk's office in Deed Book 902, Page 14, totaling approximately 209.76 easement acres, hereinafter referred to as the "Premises", as shown in Schedule "A"; and

WHEREAS, a development easement on the Premises was conveyed to the State Agriculture Development Committee on June 14, 2019, by Dennis J. Kelly Sr., Deborah L. Kelly, & Dennis J. Kelly Jr. pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1, et seq. as a Deed of Easement recorded in the Salem County Clerk's Office on June 20, 2019, in Deed Book 4526, Page 1593; and

WHEREAS, the Deed of Easement identifies one (1) single family residence, no agricultural labor units, one (1) Residual Dwelling Site Opportunity, and no exception areas; and

WHEREAS, the Premises is being farmed by the Owners in grain & vegetable production; and

WHEREAS, the SADC received a request from the Owners, to replace the existing single-family residence on the Premises, as shown in Schedule "A"; and

WHEREAS, the Owners are selling their adjacent farm which serves as the farmstead complex for their operation; and

WHEREAS, the Owners plan to move their farmstead complex to the Premises; and

WHEREAS, the existing residence on the Premises, located at 194 Pointers Auburn Road, is an approximately 3,330 sq./ft, two-story residence built in 1900; and

WHEREAS, the Owners are proposing to demolish the existing residence because it has been neglected and is in a state of disrepair; and

WHEREAS, the existing residence was previously occupied by tenants, but is currently uninhabited; and

WHEREAS, paragraph 14ii. of the Deed of Easement allows for the replacement of any existing single-family residential building anywhere on the Premises with the approval of the State Agriculture Development Committee; and

WHEREAS, SADC Staff received confirmation that the residence is not listed on the New Jersey or National Register of Historic Places from the State Historic Preservation Office; and

WHEREAS, SADC staff received confirmation from the Salem County Clerk's office and the Salem County Historical Society that the residence is not on any local lists of historical significance; and

WHEREAS, the Owners propose to replace the existing single family residence with an approximately 1,500 sq./ft., 3-bedroom, 2 bathroom, ranch-style home, hereinafter referred to as the "Proposed Residence", to be used as a residence for Dennis Kelly, Sr.'s daughter, Devin Kelly and her family, in the location shown on Schedule "A"; and

WHEREAS, Devin Kelly handles the farm operation's paperwork; and

WHEREAS, the location of the Proposed Residence is along Pointers Auburn Road as shown in Schedule "A"; and

WHEREAS, the location of the Proposed Residence was chosen to minimize impacts to the agricultural operation, specifically field layout and the center pivot irrigation systems; and

WHEREAS, the Proposed Residence will require the installation of a new septic system, and driveway; and

WHEREAS, the Owners plan to construct a new equipment shop and office for their agricultural operation in the footprint of the existing residence after it is removed; and

WHEREAS, by separate resolution the Owners plan to exercise an RDSO for Dennis Kelly Sr. and his wife Deborah Kelly; and

WHEREAS, the Owners are seeking a use variance from Oldmans Township for the ability to build two houses on a single lot, Lot 4; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC, pursuant to the restrictions as contained in the Deed of Easement, finds that the replacement of the existing, single-family residence on the Premises with a new residence will have a positive impact on the continued agricultural operations of this farm by replacing a dilapidated residential unit with a new residence which shall serve as the primary residence for Dennis Kelly

Sr.'s daughter, Devin Kelly and her family who are involved in the farming operation.

3. The Committee approves the construction of a three-bedroom residence, consisting of approximately 1,500 sq./ft. of heated living space to be constructed on the Premises as shown in Schedule "A," to replace the current residence on the Premises.
4. The existing residence must be removed within 60 days of receipt of certificate of occupancy for the new residence.
5. This approval is valid for a period of three years from the date of this resolution.
6. This approval is non-transferable.
7. The construction of the new residence is subject to all applicable local, State and Federal regulations.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

___5/27/21___

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

Schedule A



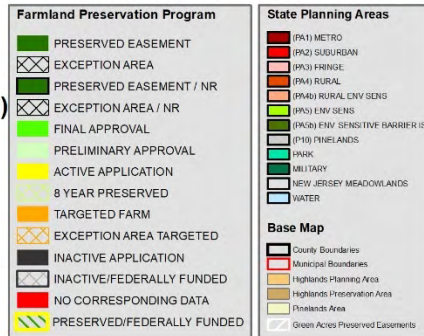
f:/17-0317-DE/Stewardship/Ag-Development/StewardshipPrograms-Requests/Housing/Schedule A

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Kelly, Dennis J., Jr. & Dennis J., Sr. (E & D Farms)
Block 22, Lots 1, 3, & 4
Oldmans Township, Salem County
209.766 Acres



5/7/2021



**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2021R5(3)**

Application to Exercise a Residual Dwelling Site Opportunity

Dennis J. Kelly Sr. & Dennis J. Kelly Jr. Farm (E & D Farms)

May 27, 2021

Subject Property: Block 22, Lots 1, 3, & 4
 Oldmans Township, Salem County
 209.76-Acres

WHEREAS, Dennis Kelly, Sr., and Dennis Kelly, Jr., hereinafter "Owners", are the record owners of Block 22, Lot 1, 3, & 4 in Oldmans Township, Salem County, by deed dated January 1, 1995, and recorded in the Salem County Clerk's office in Deed Book 902, Page 14, totaling approximately 209.76 acres, hereinafter referred to as the "Premises", as shown in Schedule "A"; and

WHEREAS, a development easement on the Premises was conveyed to the State Agriculture Development Committee on June 14, 2019, by Dennis J. Kelly Sr., Deborah L. Kelly, & Dennis J. Kelly Jr. pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1, et seq. as a Deed of Easement recorded in the Salem County Clerk's Office on June 20, 2019, in Deed Book 4526, Page 1593; and

WHEREAS, the SADC received an application to exercise the Residual Dwelling Site Opportunity "RDSO" on the Premises from the Owner; and

WHEREAS, paragraph 14iii of the Deed of Easement states that one RDSO has been allocated to the Premises; and

WHEREAS, the Owners are selling their adjacent farm which serves as the farmstead complex for the operation; and

WHEREAS, the Owners plan to move the farmstead complex to the Premises; and

WHEREAS, in addition to the RDSO unit, the Owners plan to construct an equipment shop for storage and maintenance of their farming equipment and an office; and

WHEREAS, the Owners are requesting the ability to exercise the existing RDSO as a single-story home of approximately 1,500 sq./ft.; and

WHEREAS, the eligibility criteria to exercise to continue to reside in a RDSO residence are set forth in N.J.A.C. 2:76-6.17; and

WHEREAS, N.J.A.C. 2:76-6.17, states that an RDSO may only be exercised if it is

determined to be for an agricultural purpose and that the location minimizes any adverse impact on the agricultural operation; and

WHEREAS, the proposed location of the RDSO is along Pointers Auburn Road as shown in Schedule "A"; and

WHEREAS, the proposed location was chosen to minimize impacts to the agricultural operation, specifically field layout and the center pivot irrigation systems; and

WHEREAS, the Owners own and operate E & D Farms, LLC and the Premises is part of the E&D Farms, LLC's farm management unit; and

WHEREAS, E & D Farms, LLC is currently farming at least 480 acres of corn, 66 acres of processing greens, 258 acres of soybeans and 27 acres of wheat; and

WHEREAS, Dennis Kelly Sr., is regularly engaged in the day-to-day agricultural production activities on the farm which consists planting, crop management, harvest, and delivery of the grain & vegetable output of the operation; and

WHEREAS, Dennis Kelly Sr., and his wife Deborah Kelly, will live in the proposed RDSO unit; and

WHEREAS, by separate resolution the Owners have requested to demolish and replace the unoccupied existing single-family residence on the farm to serve as Dennis Kelly Sr.'s daughter, Devin Kelly and her family's residence; and

WHEREAS, the Owner is seeking a zoning variance from Oldmans Township for the ability to build two houses on a single lot, Lot 4; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC, pursuant to Policy P-31 and the restrictions contained in the Deed of Easement, finds that the construction and use of the residence is for agricultural purposes where at least one person residing in the residence shall be involved in the day-to-day production agricultural activities of the farm.
3. The Committee approves exercising the RDSO on the Premises as a residence for Dennis Kelly, Sr., who is directly involved in the daily agricultural production activities of the farm.
4. The Committee finds that the location for the new house, as shown in the attached Schedule "A", minimizes the impact to the agriculture operation.
5. The SADC shall record a corrective deed of easement with the Salem County

Clerk's office showing that the RDSO allotted to the Premises has been exercised.

6. This approval is valid for a period of three years from the date of approval.
7. That this action is non-transferable.
8. The construction of the new residence is subject to all applicable local, State and Federal regulations.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/27/2021
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

Schedule A

f:/17-0317-DE/Stewardship/Ag-Development/StewardshipPrograms-Requests/Housing/Schedule A



FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Kelly, Dennis J., Jr. & Dennis J., Sr. (E & D Farms)
Block 22, Lots 1, 3, & 4
Oldmans Township, Salem County
209.766 Acres



5/7/2021

Farmland Preservation Program		State Planning Areas	
	PRESERVED EASEMENT		(P1) METRO
	EXCEPTION AREA		(P2) SUBURBAN
	PRESERVED EASEMENT / NR		(P3) FRINGE
	EXCEPTION AREA / NR		(P4) RURAL
	FINAL APPROVAL		(P4b) RURAL ENV SENS
	PRELIMINARY APPROVAL		(P5) ENV SENS
	ACTIVE APPLICATION		(P5b) ENV SENSITIVE BARRIER IS
	8 YEAR PRESERVED		(P9) PINELANDS
	TARGETED FARM		(P9K)
	EXCEPTION AREA TARGETED		MILITARY
	INACTIVE APPLICATION		NEW JERSEY MEADOWLANDS
	INACTIVE/FEDERALLY FUNDED		WATER
	NO CORRESPONDING DATA	Base Map	
	PRESERVED/FEDERALLY FUNDED		County Boundaries
			Municipal Boundaries
			Highlands Planning Area
			Highlands Preservation Area
			Pinelands Area
			Green Acres Preserved Easements

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2021R5(4)
APPROVAL

Of

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

FY 2022 PIG PROGRAM

May 27, 2021

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

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

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

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

WHEREAS, recent amendments to Subchapter 17 (N.J.A.C. 2:76-17), effective August 3, 2020, were made to enhance the planning incentive grant program; and

WHEREAS, a county, in submitting an application to the SADC shall include a copy of the

comprehensive farmland preservation plan; a project area inventory for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17.6; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously available pursuant to N.J.A.C. 2:76-17.8; and

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

WHEREAS, the 18 total applications for the County Planning Incentive Grant Program identified 139 project areas targeted 4,954 farms and 198,172 acres at an estimated total cost of \$2, 121,024,000, with a ten-year preservation goal of 118,771 acres, as summarized in the attached Schedule A; and

WHEREAS, all 18 counties listed above have received SADC Final Approval of their comprehensive farmland preservation plans; and

WHEREAS, of the 18 counties listed above, all except for Atlantic County, Camden County, Ocean County, and Passaic County have submitted an application for funding under the 2022 County Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval to Bergen, Burlington, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset, Sussex and Warren Counties' Planning Incentive Grant applications for the FY 2022 funding round as summarized in the attached Schedule B.

BE IT FURTHER RESOLVED, that Atlantic, Camden, Ocean, and Passaic County's decisions to not apply to the 2022 County Planning Incentive Grant Program does not preclude their use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plans; and

BE IT FURTHER RESOLVED, that the SADC will monitor each county's funding plan and adjust the eligibility of funds based on the county's progress in implementing the proposed funding plan. Pursuant to N.J.A.C. 2:76-17.8(a)2 each Planning Incentive Grant county should expend its grant funds within two years of the date the funds are appropriated. To be considered

expended a closing must have been completed with the SADC. Any funds that are not expended within two years are subject to reappropriation and may no longer be available to the county; and

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

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

___5/27/2021___
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

[https://sonj.sharepoint.com/sites/AG/SADC/Planning/PIG Planning/County PIG/2022 County PIG/Co PIG 2022 final approval Resolution 05721.doc](https://sonj.sharepoint.com/sites/AG/SADC/Planning/PIG%20Planning/County%20PIG/2022%20County%20PIG/Co%20PIG%202022%20final%20approval%20Resolution%2005721.doc)

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

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	609	9,753	\$43,816,368	150	450	700	0.13	\$0.400	No Set Amount
Bergen	8	40	525	\$7,045,400	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	167	11,858	\$81,395,500	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	5	122	2,688	\$22,065,210	258	1,393	3,147	2.00	\$7.600	No Set Amount
Cape May	6	98	7,179	\$59,255,325	242	968	1,210	1.00	\$5.380	No Set Amount
Cumberland	20	454	16,842	\$96,822,550	2,015	10,075	20,150	1.00	\$0.890	No Set Amount
Hopewell	1	26	1,153	\$5,119,142	158	788	1,231	0.00	\$0.002	\$0.020
Upper Deerfield	1	46	3,070	\$18,444,560	396	1,979	3,958	0.00	\$0.000	No Set Amount
Gloucester	11	855	17,222	\$206,661,600	1,000	4,000	8,000	4.00	\$10.510	\$5.150
Elk	2	25	971	\$10,678,910	75	377	754	1.00	\$0.038	\$0.038
Franklin	5	116	4,230	\$24,669,000	598	1,799	3,290	1.00	\$0.123	\$0.655
Woolwich	3	89	2,422	\$36,331,350	265	1,920	3,984	5.00	\$0.594	No Set Amount
Hunterdon	7	586	26,068	\$366,255,780	1,000	5,000	10,000	3.00	\$6.200	\$1.900
Alexandria	4	67	3,700	\$37,002,300	\$0	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	19	1,980	\$27,720,000	300	1,500	1,500	6.00	\$0.482	No Set Amount
East Amwell	1	14	1,269	\$17,766,000	185	925	1,848	4.00	\$0.268	\$0.268
Franklin	1	14	1,487	\$13,383,000	286	573	573	3.00	\$0.162	No Set Amount
Holland	4	34	2,186	\$22,550,000	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	1	30	2,584	\$25,840,000	170	679	849	3.00	\$0.186	No Set Amount
Raritan	4	15	2,537	\$63,423,750	100	300	600	8.00	\$0.328	No Set Amount
Readington	1	37	2,237	\$33,553,650	100	600	1,100	2.00	\$0.526	No Set Amount
Tewksbury	3	69	1,759	\$35,180,000	100	300	1,000	5.00	\$0.789	No Set Amount
Union	3	14	569	\$5,693,900	70	325	600	2.00	\$0.140	No Set Amount
West Amwell	1	6	586	\$5,857,500	35	329	563	6.00	\$0.320	\$0.070
Mercer	7	32	2,551	\$36,350,002	50	250	500	2.50	\$11.450	No Set Amount
Hopewell	1	8	1,351	\$27,024,560	150	500	854	3.00	\$1.191	No Set Amount
Middlesex	5	103	3,655	\$153,511,400	225	1,125	2,250	3.00	\$34.840	No Set Amount
Monmouth	6	95	8,227	\$175,638,000	1,200	3,000	6,000	2.75	\$36.380	\$1.100
Colts Neck	1	10	809	\$28,304,990	26	280	400	1.20	\$0.361	No Set Amount
Holmdel	1	10	362	\$19,548,000	11	25	85	2.50	\$1.076	No Set Amount
Howell	4	15	393	\$5,482,566	127	370	452	2.00	\$1.439	No Set Amount

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

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Manalapan	1	23	1,110	\$22,200,000	131	659	1,318	2.00	\$1.393	No Set Amount
Marlboro	3	16	634	\$18,855,000	47	216	298	1.00	\$0.720	\$0.720
Millstone	4	51	3,160	\$64,900,000	40	200	400	6.00	\$1.126	No Set Amount
Upper Freehold	1	106	4,431	\$66,465,000	550	1,000	1,500	6.00	\$785.000	No Set Amount
Morris	3	62	3,976	\$100,592,800	437	2,185	4,391	0.75	\$7.200	No Set Amount
Ocean	7	155	3,529	\$84,287,254	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	10	191	\$597,705	100	500	1,000	1.0	\$4.525	\$0.750
Salem	3	380	27,599	\$220,792,000	2,600	13,000	26,000	2.00	\$1.020	\$1.020
Alloway	1	17	1,062	\$10,620,000	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	47	1111	\$6,666,000	25	125	250	2.00	\$0.036	\$0.036
Pilesgrove	4	47	3,253	\$29,785,000	203	1,304	2,608	3.00	\$0.143	\$0.143
Pittsgrove	2	242	4,357	\$32,677,500	255	1,018	3,054	1.00	\$0.062	No Set Amount
Upper Pittsgrove	1	192	8,208	\$61,560,000	700	3,500	7,000	2.00	\$0.068	\$0.068
Somerset	12	283	15,312	\$247,429,951	1,000	4,000	5,000	3.00	\$18.200	No Set Amount
Bedminster	1	115	5,350	\$160,500,000	500	2,706	2,706	1.50	\$0.365	No Set Amount
Franklin	2	43	1,482	\$29,640,000	146	731	1,462	5.00	\$5.099	No Set Amount
Hillsborough	3	11	470	\$9,400,000	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	1	18	812	\$27,962,032	50	300	454	4.00	\$1.566	No Set Amount
Peapack & Gladstone	2	11	387	\$11,610,000	20	85	160	3.00	\$0.222	\$0.222
Sussex	10	234	10,536	\$57,977,729	850	4,500	8,500	0.23	\$0.400	\$0.200
Frankford	4	72	3,432	\$21,450,000	63	350	700	0.05	\$0.080	\$0.080
Green	3	53	1,831	\$11,907,896	150	675	1,300	0.02	\$0.064	No Set Amount
Warren	7	669	30,461	\$160,529,470	1,000	5,000	10,000	2.50	\$2.700	\$1.100
Blairstown	4	70	1,965	\$13,755,000	100	500	1,000	2.00	\$0.149	Undetermined
Franklin	4	150	5,700	\$37,050,000	225	1,000	1,900	1.00	\$0.042	Undetermined
Freylinghuysen	7	76	2,744	\$17,838,145	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,283	\$10,264,000	174	1,092	1,573	4.00	\$0.240	\$0.240
Harmony	3	71	3,070	\$18,420,000	220	1,000	1,800	5.00	\$0.239	\$0.239
Hope	4	63	3,189	\$17,540,765	65	300	600	2.00	\$0.632	\$0.632
Knowlton	2	33	2,608	\$13,040,000	100	500	1,000	2.00	\$0.052	\$0.218
White	4	97	3,760	\$18,890,240	150	700	1,300	2.00	\$0.112	\$0.112

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

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
County Totals (18)	139	4,954	198,172	\$2,121,024,044	13,357	61,497	118,771		\$188.354	
Municipal Totals (44)	107	2,309	101,065	\$1,196,569,756	8,113	35,511	62,413		\$807.481	

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

Date: 5/8/21

**2022 COUNTY PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Bergen	Paramus Borough	2	24	\$3,927,000	\$165,000						
	Oakland Borough	5	82	\$8,965,000	\$110,000						
	Saddle River	7	92	\$15,229,500	\$165,000						
	Franklin Lakes	7	94	\$13,195,000	\$140,000						
	Montvale Borough	2	43	\$5,325,000	\$125,000						
	Ramapo Valley	6	73	\$9,137,500	\$125,000						
	Masonicus Brook	2	36	\$4,550,000	\$125,000						
	Various: Rivervale, Old Tappan, Norwood, Emerson, Closter	9	81	\$10,125,000	\$125,000						
	8	40	525	\$70,454,000	\$134,211	30	150	300	0.10	\$17.60	No Set Amount
Burlington	North	67	6,832	\$58,072,000	\$8,500						
	West	16	1,052	\$10,520,000	\$10,000						
	East	35	1,763	\$6,170,500	\$3,500						
	South	49	2,211	\$6,633,000	\$3,000						
		4	167	11,858	\$81,395,500	\$6,864	1,000	5,000	10,000	1.50	\$19.00
Cape May	Lower	19	883	\$3,094,915	\$3,505						
	Middle	16	1,812	\$37,019,160	\$20,430						
	Upper	20	2,125	\$8,351,250	\$3,930						
	West Cape May	4	74	\$1,480,000	\$20,000						
	Dennis	33	2,076	\$7,888,800	\$3,800						
	Woodbine	6	209	\$1,421,200	\$6,800						
		6	98	7,179	\$59,255,325	\$8,254	242	968	1,210	1.00	\$5.38
Cumberland	Deerfield-Upper Deerfield North	81	2,738	\$13,690,000	\$5,000						
	Deerfield-Upper Deerfield South	31	992	\$4,960,000	\$5,000						
	Deerfield Central	3	67	\$336,750	\$5,000						
	Downe	10	305	\$1,067,500	\$3,500						
	Fairfield East	1	181	\$905,000	\$5,000						
	Fairfield-Lawrence	40	2,001	\$12,006,000	\$6,000						
	Fairfield-Millville	6	503	\$4,527,000	\$9,000						
	Fairfield North	3	118	\$590,000	\$5,000						
	Greenwich	32	488	\$6,344,000	\$13,000						
	Hopewell South	25	861	\$4,305,000	\$5,000						
	Lawrence Central	2	96	\$364,800	\$3,800						
	Lawrence East	5	112	\$784,000	\$7,000						
	Lawrence West	11	201	\$1,809,000	\$9,000						

**2022 COUNTY PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
	Shiloh-Hopewell Central	26	3,588	\$7,176,000	\$2,000						
	Shiloh-Hopewell North	58	1,555	\$15,550,000	\$10,000						
	Stow Creek	76	1,777	\$15,993,000	\$9,000						
	Stow Creek North	8	455	\$2,275,000	\$5,000						
	Vineland	25	490	\$2,940,000	\$6,000						
	Maurice River	3	113	\$395,500	\$3,500						
	Commercial	8	201	\$804,000	\$4,000						
	20	454	16,842	\$96,822,550	\$5,749	2,015	10,075	20,150	1.00	\$0.89	No Set Amount
Gloucester	Chapel Heights	2	1	\$17,400	\$12,000						
	Delaware River	43	1,271	\$15,252,000	\$12,000						
	New Brooklyn	2	25	\$300,000	\$12,000						
	Oldmans Creek	66	2,085	\$25,020,000	\$12,000						
	Pinelands North	38	849	\$10,188,000	\$12,000						
	Pinelands South	232	3,307	\$39,684,000	\$12,000						
	Pitman Downer	5	42	\$508,200	\$12,000						
	Raccoon Creek	157	3,625	\$43,500,000	\$12,000						
	Repaupo-Mantua Creek	119	2,446	\$29,352,000	\$12,000						
	Still Run	189	3,555	\$42,660,000	\$12,000						
	Washington North	2	15	\$180,000	\$12,000						
	11	855	17,222	\$206,661,600	\$12,000	822	4,010	7,919	4.00	\$10.51	\$5.15
Hunterdon	Bethlehem East	12	178	\$2,664,780	\$15,000						
	Bethlehem West	7	177	\$2,655,000	\$15,000						
	Lebanon	4	173	\$2,595,000	\$15,000						
	North	44	2,407	\$48,140,000	\$20,000						
	East	27	1,107	\$19,926,000	\$18,000						
	South	342	14,003	\$210,045,000	\$15,000						
	West	180	8,023	\$80,230,000	\$10,000						
	7	586	26,068	\$366,255,780	\$14,050	1,000	5,000	10,000	3.00	\$6.20	\$1.90
Mercer	Hamilton	3	78	\$795,600	\$10,200						
	Robbinsville/West Windsor	2	86	\$1,006,802	\$11,707						
	Robbinsville/East Windsor	9	465	\$5,022,000	\$10,800						
	Lawrence	3	459	\$7,344,000	\$16,000						
	Hopewell East	7	418	\$6,681,600	\$16,000						
	Hopewell West	6	557	\$8,912,000	\$16,000						
	Hopewell South	2	488	\$6,588,000	\$13,500						

**2022 COUNTY PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
	7	32	2,551	\$36,350,002	\$14,252	50	250	500	2.50	\$11.45	No Set Amount
Middlesex	Southwestern	31	953	\$26,969,900	\$28,300						
	Southeastern	22	841	\$15,558,500	\$18,500						
	Northwestern	25	456	\$15,777,600	\$34,600						
	Northeastern	9	951	\$71,325,000	\$75,000						
	Matchaponix	16	454	\$23,880,400	\$52,600						
	5	103	3,655	\$153,511,400	\$42,000	225	1,125	2,250	3.00	\$34.84	No Set Amount
Monmouth	Colts Neck-Marlboro-Holmdel	18	1,528	\$59,592,000	\$39,000						
	Northern Howell-Eastern Freehold	11	696	\$10,440,000	\$15,000						
	Roosevelt-Northern Millstone	3	271	\$5,420,000	\$20,000						
	Millstone-Manalapan-Freehold	29	2,340	\$51,480,000	\$22,000						
	Upper Freehold-Western Millstone	30	3,189	\$44,646,000	\$14,000						
	Wall	4	203	\$4,060,000	\$20,000						
	6	95	8,227	\$175,638,000	\$21,349	1,200	3,000	6,000	2.75	\$36.38	\$1.10
Morris	Northeast	5	189	\$4,781,700	\$25,300						
	Central	18	765	\$19,354,500	\$25,300						
	West	39	3,022	\$76,456,600	\$25,300						
	3	62	3,976	\$100,592,800	\$25,300	437	2,185	4,391	0.75	\$7.20	No Set Amount
Salem	PA 1: Cohansey-Pole Tavern-Pine Hill	155	11,281	\$90,248,000	\$8,000						
	PA2: Mannington Meadows-Seven Stars-Algonkin Lake	101	7,653	\$61,224,000	\$8,000						
	PA 3: Maskells Mill-Hagerville-Mannington Meadows	124	8,665	\$69,320,000	\$8,000						
	3	380	27,599	\$220,792,000	\$8,000	2,600	13,000	26,000	2.00	\$1.02	\$1.02
Somerset	Millstone Valley East	63	1,998	\$32,286,182	\$16,159						
	Millstone Valley West	23	1,122	\$18,130,679	\$16,159						
	Eastern Montgomery	1	73	\$1,180,272	\$16,159						
	Pike Run	2	211	\$3,402,168	\$16,159						
	Bedens Brook	9	121	\$1,955,269	\$16,159						
	Bedens Brook East	7	219	\$3,539,037	\$16,159						
	Neshanic Valley North	82	4,048	\$65,412,644	\$16,159						
	Neshanic Valley South	12	417	\$6,744,548	\$16,159						
	Upper Raritan East	36	1,047	\$16,918,735	\$16,159						
	Upper Raritan West	36	5,743	\$92,802,573	\$16,159						
	Warren	3	55	\$888,759	\$16,159						

**2022 COUNTY PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
	Bernards Dead River	9	258	\$4,169,087	\$16,159						
	12	283	15,312	\$247,429,951	\$16,159	1,000	4,000	5,000	3.00	\$18.20	No Set Amount
Sussex	Central Kittatinny Valley	79	3,104	\$17,972,160	\$5,790						
	Eastern Highlands 1	11	256	\$793,600	\$3,100						
	Eastern Highlands 2	9	355	\$2,695,515	\$7,593						
	Kittatinny Valley East	31	2,689	\$13,934,398	\$5,182						
	Kittatinny Valley West 1	29	435	\$2,455,575	\$5,645						
	Kittatinny Valley West 2	3	1,521	\$8,190,585	\$5,385						
	Upper Delaware 1	13	220	\$456,500	\$2,075						
	Upper Delaware 2	26	332	\$1,794,792	\$5,406						
	Western Highlands 1	26	1,199	\$7,219,179	\$6,021						
	Western Highlands 2	7	425	\$2,465,425	\$5,801						
	10	234	10,536	\$57,977,729	\$5,503	850	4,500	8,500	0.23	\$0.40	\$0.20
Warren	North	60	2,601	\$13,707,270	\$5,270						
	Northwest	84	4,210	\$22,186,700	\$5,270						
	Northeast	101	3,833	\$20,199,910	\$5,270						
	Central	93	3,812	\$20,089,240	\$5,270						
	West	135	6,210	\$32,726,700	\$5,270						
	Southeast	172	8,471	\$44,642,170	\$5,270						
	South	24	1,324	\$6,977,480	\$5,270						
	7	669	30,461	\$160,529,470	\$5,270	1,000	5,000	10,000	2.50	\$2.70	\$1.10
2022 County PIG Totals											
14	109	4,058	182,010	\$2,033,666,107		12,471	58,263	112,220		\$171.753	

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2021R5(5)

**APPROVAL
Of**

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

FY2022 PIG PROGRAM

May 27, 2021

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

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

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

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

WHEREAS, recent amendments to Subchapter 17A (N.J.A.C. 2:76-17A), effective August 3, 2020, were made to enhance the planning incentive grant program; and

WHEREAS, a municipality applying for a grant to the SADC shall submit a copy of the municipal

comprehensive farmland plan element, a project area inventory for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17A.6; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously available pursuant to N.J.A.C. 2:76-17A.8; and

WHEREAS, to date, the SADC has received 45 municipal planning incentive grant applications pursuant to N.J.A.C. 2:76-17A.6(a); and

WHEREAS, to date 43 of the municipal planning incentive grant applications have received SADC Final Approval;

WHEREAS, Raritan Township, Hunterdon County; and Pohatcong Township, Warren County are the remaining municipalities yet to receive SADC Final Approval;

WHEREAS, following consultation with its agricultural advisory committee and review by SADC staff, on March 24, 2021 the Raritan Township adopted a farmland preservation plan element pursuant to paragraph (13) of section 19 of P.L. 1975, c.291 (C.40:55D-28); and

WHEREAS, SADC staff have determined that Raritan Township has satisfied all requirements for SADC Final Approval; and

WHEREAS, Pohatcong Township, Warren County has not sought SADC Final Approval or submitted municipal planning incentive grant applications in the last four years and is no longer considered an active participant in the municipal planning incentive grant program; and

WHEREAS, in total, the 44 active municipal planning incentive grant applications identified 107 project areas in 9 counties and targeted 2,309 farms and 101,065 acres at an estimated total cost of, \$1,196,569,000, with a ten-year preservation goal of 62,413 acres as summarized in the attached Schedule A; and

WHEREAS, Upper Deerfield, Cumberland County; Elk Township, Gloucester County; Woolwich Township, Gloucester County; Alexandria Township, Hunterdon County; Franklin Township, Hunterdon County; Union Township, Hunterdon County; West Amwell Township, Hunterdon County; Frankford Township, Sussex County; Franklin Township, Warren County and Greenwich Township, Warren County did not apply for the 2022 Municipal Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval of the Municipal Planning

Incentive Grant applications submitted under the FY22 program funding round as summarized in the attached Schedule B; and

BE IT FURTHER RESOLVED, that Upper Deerfield, Elk Township, Woolwich Township, Alexandria, Franklin, Union, West Amwell, Frankford, Franklin and Greenwich Township's decision to not apply to the 2022 Municipal Planning Grant Program does not preclude its use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plan; and

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

BE IT FURTHER RESOLVED, that the SADC will monitor the municipality's funding plan and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan pursuant to N.J.A.C 2:76-17A.8(c). Each Planning Incentive Grant municipality should expend its grant funds within three years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the municipality; and

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

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



5/27/2021
Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

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

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	609	9,753	\$43,816,368	150	450	700	0.13	\$0.400	No Set Amount
Bergen	8	40	525	\$7,045,400	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	167	11,858	\$81,395,500	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	5	122	2,688	\$22,065,210	258	1,393	3,147	2.00	\$7.600	No Set Amount
Cape May	6	98	7,179	\$59,255,325	242	968	1,210	1.00	\$5.380	No Set Amount
Cumberland	20	454	16,842	\$96,822,550	2,015	10,075	20,150	1.00	\$0.890	No Set Amount
Hopewell	1	26	1,153	\$5,119,142	158	788	1,231	0.00	\$0.002	\$0.020
Upper Deerfield	1	46	3,070	\$18,444,560	396	1,979	3,958	0.00	\$0.000	No Set Amount
Gloucester	11	855	17,222	\$206,661,600	1,000	4,000	8,000	4.00	\$10.510	\$5.150
Elk	2	25	971	\$10,678,910	75	377	754	1.00	\$0.038	\$0.038
Franklin	5	116	4,230	\$24,669,000	598	1,799	3,290	1.00	\$0.123	\$0.655
Woolwich	3	89	2,422	\$36,331,350	265	1,920	3,984	5.00	\$0.594	No Set Amount
Hunterdon	7	586	26,068	\$366,255,780	1,000	5,000	10,000	3.00	\$6.200	\$1.900
Alexandria	4	67	3,700	\$37,002,300	\$0	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	19	1,980	\$27,720,000	300	1,500	1,500	6.00	\$0.482	No Set Amount
East Amwell	1	14	1,269	\$17,766,000	185	925	1,848	4.00	\$0.268	\$0.268
Franklin	1	14	1,487	\$13,383,000	286	573	573	3.00	\$0.162	No Set Amount
Holland	4	34	2,186	\$22,550,000	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	1	30	2,584	\$25,840,000	170	679	849	3.00	\$0.186	No Set Amount
Raritan	4	15	2,537	\$63,423,750	100	300	600	8.00	\$0.328	No Set Amount
Readington	1	37	2,237	\$33,553,650	100	600	1,100	2.00	\$0.526	No Set Amount
Tewksbury	3	69	1,759	\$35,180,000	100	300	1,000	5.00	\$0.789	No Set Amount
Union	3	14	569	\$5,693,900	70	325	600	2.00	\$0.140	No Set Amount
West Amwell	1	6	586	\$5,857,500	35	329	563	6.00	\$0.320	\$0.070
Mercer	7	32	2,551	\$36,350,002	50	250	500	2.50	\$11.450	No Set Amount
Hopewell	1	8	1,351	\$27,024,560	150	500	854	3.00	\$1.191	No Set Amount
Middlesex	5	103	3,655	\$153,511,400	225	1,125	2,250	3.00	\$34.840	No Set Amount
Monmouth	6	95	8,227	\$175,638,000	1,200	3,000	6,000	2.75	\$36.380	\$1.100
Colts Neck	1	10	809	\$28,304,990	26	280	400	1.20	\$0.361	No Set Amount
Holmdel	1	10	362	\$19,548,000	11	25	85	2.50	\$1.076	No Set Amount
Howell	4	15	393	\$5,482,566	127	370	452	2.00	\$1.439	No Set Amount

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

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Manalapan	1	23	1,110	\$22,200,000	131	659	1,318	2.00	\$1.393	No Set Amount
Marlboro	3	16	634	\$18,855,000	47	216	298	1.00	\$0.720	\$0.720
Millstone	4	51	3,160	\$64,900,000	40	200	400	6.00	\$1.126	No Set Amount
Upper Freehold	1	106	4,431	\$66,465,000	550	1,000	1,500	6.00	\$785.000	No Set Amount
Morris	3	62	3,976	\$100,592,800	437	2,185	4,391	0.75	\$7.200	No Set Amount
Ocean	7	155	3,529	\$84,287,254	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	10	191	\$597,705	100	500	1,000	1.0	\$4.525	\$0.750
Salem	3	380	27,599	\$220,792,000	2,600	13,000	26,000	2.00	\$1.020	\$1.020
Alloway	1	17	1,062	\$10,620,000	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	47	1111	\$6,666,000	25	125	250	2.00	\$0.036	\$0.036
Pilesgrove	4	47	3,253	\$29,785,000	203	1,304	2,608	3.00	\$0.143	\$0.143
Pittsgrove	2	242	4,357	\$32,677,500	255	1,018	3,054	1.00	\$0.062	No Set Amount
Upper Pittsgrove	1	192	8,208	\$61,560,000	700	3,500	7,000	2.00	\$0.068	\$0.068
Somerset	12	283	15,312	\$247,429,951	1,000	4,000	5,000	3.00	\$18.200	No Set Amount
Bedminster	1	115	5,350	\$160,500,000	500	2,706	2,706	1.50	\$0.365	No Set Amount
Franklin	2	43	1,482	\$29,640,000	146	731	1,462	5.00	\$5.099	No Set Amount
Hillsborough	3	11	470	\$9,400,000	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	1	18	812	\$27,962,032	50	300	454	4.00	\$1.566	No Set Amount
Peapack & Gladstone	2	11	387	\$11,610,000	20	85	160	3.00	\$0.222	\$0.222
Sussex	10	234	10,536	\$57,977,729	850	4,500	8,500	0.23	\$0.400	\$0.200
Frankford	4	72	3,432	\$21,450,000	63	350	700	0.05	\$0.080	\$0.080
Green	3	53	1,831	\$11,907,896	150	675	1,300	0.02	\$0.064	No Set Amount
Warren	7	669	30,461	\$160,529,470	1,000	5,000	10,000	2.50	\$2.700	\$1.100
Blairstown	4	70	1,965	\$13,755,000	100	500	1,000	2.00	\$0.149	Undetermined
Franklin	4	150	5,700	\$37,050,000	225	1,000	1,900	1.00	\$0.042	Undetermined
Freylinghuysen	7	76	2,744	\$17,838,145	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,283	\$10,264,000	174	1,092	1,573	4.00	\$0.240	\$0.240
Harmony	3	71	3,070	\$18,420,000	220	1,000	1,800	5.00	\$0.239	\$0.239
Hope	4	63	3,189	\$17,540,765	65	300	600	2.00	\$0.632	\$0.632
Knowlton	2	33	2,608	\$13,040,000	100	500	1,000	2.00	\$0.052	\$0.218
White	4	97	3,760	\$18,890,240	150	700	1,300	2.00	\$0.112	\$0.112

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

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
County Totals (18)	139	4,954	198,172	\$2,121,024,044	13,357	61,497	118,771		\$188.354	
Municipal Totals (44)	107	2,309	101,065	\$1,196,569,756	8,113	35,511	62,413		\$807.481	

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

Date: 5/8/21

**2021 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Hopewell	Cumberland	Hopewell South	26	1153	\$5,119,142	\$4,440						
		1	26	1153	\$5,119,142	\$4,440	158	788	1,231		\$0.020	\$0.020
Franklin	Gloucester	Northern	15	778	\$5,057,000	\$6,500						
		Central	26	653	\$3,591,500	\$5,500						
		Forest Grove	22	626	\$4,069,000	\$6,500						
		Janvier	1	297	\$1,633,500	\$5,500						
		Main Rd-Piney Hollow	52	1876	\$10,318,000	\$5,500						
Total		5	116	4230	\$24,669,000	\$5,832	598	1,799	3,290	1.00	\$0.123	\$0.655
Delaware	Hunterdon	PIG I: Sandbrook Headquarters / Locktown	7	756	\$10,584,000	\$14,000						
		PIG II: Covered Bridge / Dilts Park	12	1224	\$17,136,000	\$14,000						
		Total	2	19	1980	\$27,720,000	\$14,000	300	1,500	1,500	6.00	\$0.482
East Amwell	Hunterdon	East Amwell	14	1269	\$17,766,000	\$14,000.00						
Total		1	14	1269	\$17,766,000	\$14,000	185	925	1,848	4.00	\$0.268	\$0.268
Holland	Hunterdon	Musconetcong	5	285	\$3,540,000	\$10,000						
		Hawks Schoolhouse	3	243	\$2,430,000	\$10,000						
		Bunn Valley	17	1395	\$13,950,000	\$10,000						
		Holland Station	9	263	\$2,630,000	\$10,000						
		Total		4	34	2186	\$22,550,000	\$10,316	703	1,700	2,222	2.00
Kingwood	Hunterdon	Kingwood	30	2584	\$25,840,000	\$10,000						
Total		1	30	2584	\$25,840,000	\$10,000	170	679	849	3.00	\$0.186	No Set Amount
Raritan	Hunterdon	Northern	1	178	\$4,444,250	\$25,000						
		Western	4	614	\$15,338,000	\$25,000						
		Southern	8	1531	\$38,278,750	\$25,000						
		East	2	215	\$5,362,750	\$25,000						
		Total		4	15	2537	\$63,423,750	\$25,000	100	300	600	8.00
Readington	Hunterdon	Primary	37	2237	\$33,553,650	\$15,000						
Total		1	37	2237	\$33,553,650	\$15,000	100	600	1,100	2.00	\$0.526	No Set Amount
Tewksbury	Hunterdon	Northwest	30	558	\$11,160,000	\$20,000						
		Oldwick	31	1045	\$20,900,000	\$20,000						
		Pottersville	8	156	\$3,120,000	\$20,000						
		Total		3	69	1759	\$35,180,000	\$20,000	100	300	1,000	5.00
Hopewell	Mercer	Central Project Area	8	1351	\$27,024,560	\$20,000						
Total		1	8	1351	\$27,024,560	\$20,000	150	500	854	3.00	\$1.191	No Set Amount
Colts Neck	Monmouth	Colts Neck Project Area	10	809	\$28,304,990	\$35,000						
Total		1	10	809	\$28,304,990	\$35,000	26	280	400	1.20	\$0.361	No Set Amount
Holmdel	Monmouth	Holmdel Project Area	10	362	\$19,548,000	\$54,000						
Total		1	10	362	\$19,548,000	\$54,000	11	25	85	2.50	\$1.076	No Set Amount
Howell	Monmouth	North Central	6	157	\$3,135,000	\$20,000						

**2021 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
		Manasquan Reservoir South	2	64	\$825,266	\$12,982						
		Manasquan Reservoir West	2	117	\$1,522,300	\$13,000						
		Metedeconk	5	56	\$728,000	\$13,000						
Total		4	15	393	\$5,482,566	\$13,936	127	370	452	2.00	\$1.439	No Set Amount
Manalapan	Monmouth	Manalapan Project Area	23	1110	\$22,200,000	\$20,000						
Total		1	23	1110	\$22,200,000	\$20,000	131	659	1,318	2.00	\$1.393	No Set Amount
Marlboro	Monmouth	North	1	95	\$4,750,000	\$50,000						
		Central	9	367	\$5,505,000	\$15,000						
		Southeast	6	172	\$8,600,000	\$50,000						
Total		3	16	634	\$18,855,000	\$29,740	47	216	298	1.00	\$0.720	\$0.720
Millstone	Monmouth	Perrineville East	18	800	\$16,000,000	\$20,000						
		Perrineville West	15	959	\$19,180,000	\$20,000						
		Clarksburg East	11	687	\$13,740,000	\$20,000						
		Clarksburg West	7	714	\$14,280,000	\$20,000						
Total		4	51	3160	\$63,200,000	\$20,000	40	200	400	6.00	\$1.126	No Set Amount
Upper Freehold	Monmouth	Upper Freehold Project Area	106	4431	\$66,465,000	\$15,000						
Total		1	106	4431	\$66,465,000	\$15,000	550	1,000	1,500	6.00	\$0.785	No Set Amount
Alloway	Salem	North-Central	17	1062	\$10,620,000	\$10,000						
Total		1	17	1062	\$10,620,000	\$10,000	200	400	600	0.05	\$0.014	No Set Amount
Mannington	Salem	Mannington	47	1111	\$6,666,000	\$6,000						
Total		1	47	1111	\$6,666,000	\$6,000	25	125	250	2.0	\$0.036	\$0.036
Pilesgrove	Salem	Northern Pilesgrove	28	1983	\$20,821,500	\$10,500						
		U.S. Route 40	8	778	\$7,391,000	\$9,500						
		Commissioners Pike	3	185	\$1,572,500	\$8,500						
		Woodstown-Daretown Road	8	307	\$2,302,500	\$7,500						
Total		4	47	3253	\$29,785,000	\$9,156	203	1,304	2,608	3.00	\$0.143	\$0.143
Pittsgrove	Salem	North	126	2253	\$16,897,500	\$7,500						
		East	116	2104	\$15,780,000	\$7,500						
Total		2	242	4357	\$32,677,500	\$7,500	255	1,018	3,054	1.00	\$0.062	No Set Amount
Upper Pittsgrove	Salem	UP Project Area	192	8208	\$61,560,000	\$7,500						
Total		1	192	8208	\$61,560,000	\$7,500	700	3,500	7,000	2.00	\$0.068	\$0.067
Bedminster	Somerset	Bedminster PA	115	5350	\$160,500,000	\$30,000						
Total		1	115	5350	\$160,500,000	\$30,000	500	2,706	2,706	1.50	\$0.367	No Set Amount
Franklin	Somerset	North	18	591	\$11,820,000	\$20,000						
		South	25	891	\$17,820,000	\$20,000						
Total		2	43	1482	\$29,640,000	\$20,000	100	500	1,000	5.00	\$5.099	No Set Amount
Hillsborough	Somerset	Amwell Valley	5	257	\$5,140,000	\$20,000						
		Mill Lane	3	165	\$3,300,000	\$20,000						

**2021 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
		South	3	48	\$960,000	\$20,000						
Total		3	11	470	\$9,400,000	\$20,000	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	Somerset	Montgomery Twp. PA	18	812	\$27,962,032	\$34,436						
Total		1	18	812	\$27,962,032	\$34,436	50	300	454	4.00	\$1.566	No Set Amount
Peapack/Gladstone	Somerset	Essex Hunt Club	3	124	\$3,720,000	\$30,000						
		Raritan Valley	8	263	\$7,890,000	\$30,000						
Total		2	11	387	\$11,610,000	\$30,000	20	85	160	3.00	\$0.222	\$0.222
Green	Sussex	Whittingham	32	878	\$5,707,000	\$6,500						
		Pequest Valley	18	605	\$3,932,500	\$6,500						
		Tranquility Valley	3	349	\$2,268,500	\$6,500						
Total		3	53	1832	\$11,908,000	\$6,500	150	675	1,300	0.02	\$0.064	No Set Amount
Blairstown	Warren	North	10	127	\$889,000	\$7,000						
		Route 94 North	12	209	\$1,463,000	\$7,000						
		Central	11	494	\$3,458,000	\$7,000						
		South	37	1135	\$7,945,000	\$7,000						
Total		4	70	1965	\$13,755,000	\$7,000	100	500	1,000	2.00	\$0.149	Undetermined
Freylinghuysen	Warren	Paulins Kill Valley	5	134	870,285	\$6,500						
		Martinsburg Ridge	39	1704	11,079,120	\$6,500						
		Hope Preservation Area	5	91	590,980	\$6,500						
		Limestone Valley Trout Brook	8	249	1,617,330	\$6,500						
		Allamuchy Farmland Belt	13	373	2,425,930	\$6,500						
		Limestone Valley Bear Brook	6	193	1,254,500	\$6,500						
		Johnsonburg Center	0	0	0	\$6,500						
Total		7	76	2744	17,838,145	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Harmony	Warren	Project Area 1	18	905	\$5,430,000	\$6,000						
		Project Area 2	28	1244	\$7,464,000	\$6,000						
		Project Area 3	25	921	\$5,526,000	\$6,000						
Total		3	71	3070	18,420,000	\$6,000	220	1,000	1,800	5.00	\$0.239	\$0.239
Hope	Warren	Project Area 1	39	1838	\$10,108,560	\$5,500						
		Project Area 2	8	577	\$3,173,280	\$5,500						
		Project Area 3	9	334	\$1,839,420	\$5,500						
		Project Area 4	7	440	\$2,419,505	\$5,500						
Total		4	63	3189	\$17,540,765	\$5,500	65	300	600	2.00	\$0.632	\$0.632
Knowlton	Warren	Project Area 1	9	801	\$4,005,000	\$5,000						
		Project Area 2	24	1807	\$9,035,000	\$5,000						
Total		2	33	2608	\$13,040,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.218
White	Warren	North	34	937	\$4,707,488	\$5,024						
		South	13	398	\$1,999,552	\$5,024						
		East	4	43	\$216,032	\$5,024						
		West	46	2382	\$11,967,168	\$5,024						

**2021 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Total		4	97	3760	\$18,890,240	\$5,024	150	700	1,300	2.00	\$0.112	\$0.112
2022 MUN. PIG FINAL APPROVAL TOTALS												
34	9	79	1,790	75,309	\$935,290,590		6,378	25,875	44,609		\$20.976	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2021R5(6)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
HUNTERDON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Readington Township (Saums) (“Owner”)
SADC ID# 10-0438-PG
Readington Township, Hunterdon County
N.J.A.C. 2:76-17 et seq.**

MAY 27, 2021

WHEREAS, on June 1, 2020, Readington Township purchased Block 74, Lot 4 in fee, consisting of approximately 105.281 acres in Readington Township, Hunterdon County; and

WHEREAS, on August 24, 2020, Readington Township subdivided Block 74, Lot 4 into Lot 4 (55.624 acres) which was subsequently submitted to the Municipal Planning Incentive Grant program and Lot 4.05 (49.657 acres), which is being preserved as municipal open space; and

WHEREAS, on October 19, 2020, it was determined that the application for the sale of a development easement for the subject farm identified as Lot 4, totaling approximately 55.624 preliminary surveyed acres, hereinafter referred to as “the Property” (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a) and the Township has met the Planning Incentive Grant (“PIG”) criteria pursuant to N.J.A.C. 2:76-17A.6 - 7; and

WHEREAS, the Township, as the owner of the property, has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the targeted Property is located in the County’s East Project Area; and

WHEREAS, the Property includes one (1), approximately 4-acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 51.624 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 4-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one (1) single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, the Property has a quality score of 64.64 which exceeds 45, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on December 31, 2020, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$11,500 per acre based on zoning and environmental regulations in place as of the current valuation date October 2020; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Township accepted the County's offer of \$11,500 per acre for the purchase of the development easement on the Premises; and

WHEREAS, Readington Township requested the application be transferred from the Municipal PIG Program to the County PIG Program, which the County approved; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on February 2, 2021, the Readington Township Committee approved the sale of development easement and recognizing the municipal cost share of \$2,300 per acre will be deducted from the easement consideration; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 11, 2021, the Hunterdon County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 16, 2021, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$2,300 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 53.173 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 53.173 acres):

Total	Per/acre
-------	----------

SADC	\$366,893.70	(\$6,900/acre)
Readington Township	\$122,297.90	(\$2,300/acre)
Hunterdon County	\$122,297.90	(\$2,300/acre)
Total Easement Purchase	\$611,489.50	(\$11,500/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting \$366,893.70 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 53.173 net easement acres, at a State cost share of \$6,900 per acre, (60% of certified easement value and purchase price), for a total grant of approximately \$366,893.70 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the

herein-approved exception, so long as there is no impact on the SADC certified value.

8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/27/2021

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles

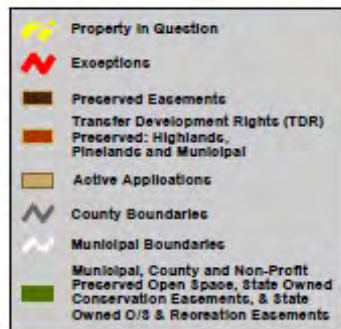
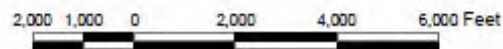


X:\counst\stunco\projects\Readington Township (Saums) 2mils.mxd

Application within the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Readington Township (Saums)
Block 74 Lots P/O 4 (51.624 ac);
P/O 4-EN (non-severable exception - 4.0 ac)
Gross Total = 55.624 ac
Readington Twp., Hunterdon County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJGIT/IGIS 2015 Digital Aerial Image

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

Wetlands



X:\counties\huncoc\projects\Readington Township (Saums) fww.mxd

Application within the (PA4b) Rural Env Sens Area

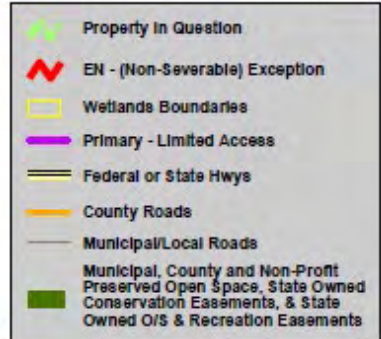
FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Readington Township (Saums)
Block 74 Lots P/O 4 (51.624 ac);
P/O 4-EN (non-severable exception - 4.0 ac)
Gross Total = 55.624 ac
Readington Twp., Hunterdon County



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

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



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

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Readington Township (Saums)
10- 0438-PG
County PIG Program
52 Acres

Block 74	Lot 4	Readington Twp.	Hunterdon County		
SOILS:		Other	52% *	0	= .00
		Statewide	48% *	.1	= 4.80
					SOIL SCORE: 4.80
TILLABLE SOILS:		Cropland Harvested	84% *	.15	= 12.60
		Wetlands/Water	3% *	0	= .00
		Woodlands	13% *	0	= .00
					TILLABLE SOILS SCORE: 12.60
FARM USE:	Cash Grains		50 acres		Rye

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st four (4) acres for Single family residence and improvements
Exception is not to be severed from Premises
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2021R5(7)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
MIDDLESEX COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Diem, Erna & Sigle, Mable (Estate of Ernest Bergfelder) (“Owners”)
SADC ID# 12-0026-PG
East Brunswick Township, Middlesex County
N.J.A.C. 2:76-17 et seq.**

MAY 27, 2021

WHEREAS, on January 6, 2020, it was determined that the application for the sale of a development easement for the subject farm identified as Block 316.01, Lot 22.06 , East Brunswick Township, Middlesex County, totaling approximately 29.6 gross acres hereinafter referred to as “the Property” (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant (“PIG”) criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

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

WHEREAS, the targeted Property is located in the County’s Northwest Project Area; and

WHEREAS, the Property includes one (1), approximately 2acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 27.6 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS , the final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 2-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises from the Premises
- 3) Shall be limited to one (1) single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in hay, barley, and sheep production; and

WHEREAS, the Property has a quality score of 62.36 which exceeds 45, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on October 21, 2020, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$19,000 per acre based on zoning and environmental regulations in place as of the current valuation date May 7, 2020; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$19,000 per acre for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on January 25, 2021, the East Brunswick Township Committee approved the application for the sale of development easement and a funding commitment of \$3,800 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 14, 2021, the Middlesex County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 18, 2021, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$3,800 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 28.428 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 28.428 acres):

	Total	Per/acre
SADC	\$324,079.20	(\$11,400/acre)
East Brunswick Township	\$108,026.40	(\$3,800/acre)
<u>Middlesex County</u>	<u>\$108,026.40</u>	<u>(\$3,800/acre)</u>
Total Easement Purchase	\$540,132.00	(\$19,000/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting \$324,079.20 in base grant; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 28.428 net easement acres, at a State cost share of \$11,400 per acre, (60% of certified easement value and purchase price), for a total grant of approximately \$324,079.20 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available, the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

____ 5/27/2021 _____
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

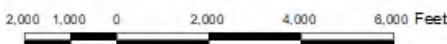
Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	NO
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



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

Diem, Erna & Sigle, Mable (Estate of Ernest Bergfelder)
Block 316.01 Lots P/O 22.06 (27.6 ac);
& P/O 22.06-EN (non-severable exception - 2.0 ac)
Gross Total = 29.6 ac
East Brunswick Twp., Middlesex County



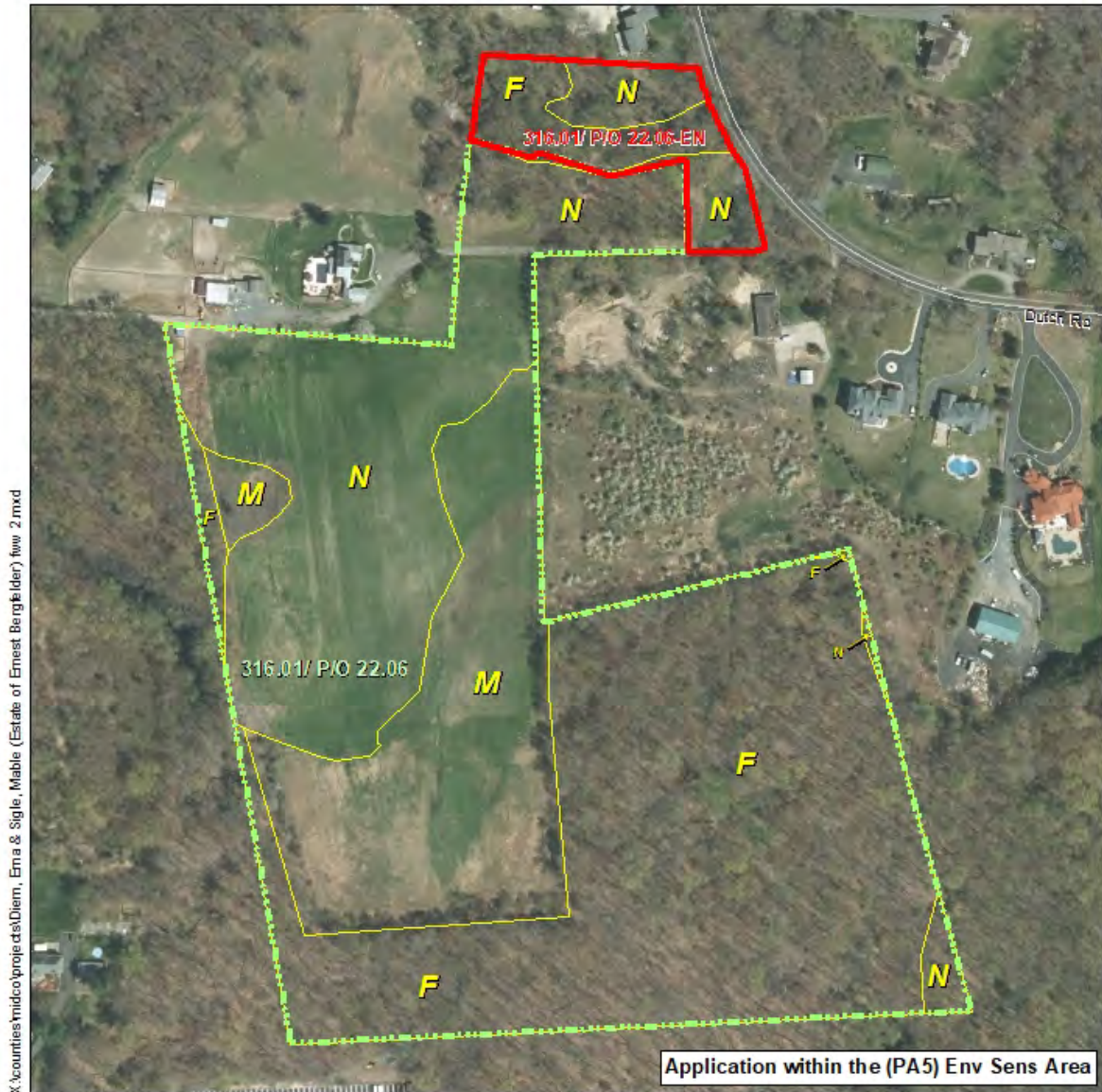
	Property In Question
	Exceptions
	Preserved Easements
	Transfer Development Rights (TDR)
	Preserve: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NCEM/IGRS 2015 Digital Aerial Image

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

Wetlands



X:\counties\midco\proj\cts\Diem, Erna & Sigle, Mable (Estate of Ernest Bergfelder) fww 2.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Diem, Erna & Sigle, Mable (Estate of Ernest Bergfelder)
Block 316.01 Lots P/O 22.06 (27.6 ac);
& P/O 22.06-EN (non-severable exception - 2.0 ac)
Gross Total = 29.6 ac
East Brunswick Twp., Middlesex County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation easement Data
Protected Areas Database of the United States (PAD-US)
NJDEP Wetlands Data
NJDEP GIS 2015 Digital Aerial Image

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



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

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

SADC County Pig Financial Status

Schedule B

Middlesex County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds													
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance							
																						Fiscal Year 11	1,500,000.00	Maximum Grant	3,000,000.00	Fiscal Year 11	0.00	Fiscal Year 11
12-0014-PG	Kurek, R & P	Cranbury	152.0189	151.0140	7,750.00	4,775.00	1,170,358.50	721,091.85			467,343.65	426,106.75	426,106.75	3,000,000.00														
12-0017-PG	Voight, Jesse	South Brunswick	34.0378	32.7168	34,350.00	20,610.00	1,123,822.08	674,293.25			689,276.72	674,293.25	674,293.25	1,899,600.00														
12-0019-PG	Konopacki/Indyk Farm	Monroe	37.6896	37.4606	24,000.00	14,400.00	899,054.40	539,432.64			548,784.00	539,432.64	539,432.64	1,360,167.36														
12-0015-PG	Reinhardt	Cranbury	37.1710	36.8100	28,500.00	17,100.00	1,049,085.00	629,451.00			260,890.45	270,241.81	270,241.81	1,089,925.55	467,253.45	359,209.19	359,209.19	2,640,790.81										
12-0023-PG	Beck-Callanan	Monroe	16.8818	16.8818	24,000.00	14,400.00	405,163.20	243,097.92			89,925.55	89,925.55	89,925.55	1,000,000.00	162,218.45	153,172.37	153,172.37					4,846,827.63						
12-0025-PG	Zimbicki, Sr. Anthony (Estate of)	Monroe	35.0400	35.0310	27,000.00	16,200.00	945,837.00	567,502.20			596,160.00	567,502.20		432,497.80														
12-0026-PG	Diem, Erna & Sigle, Mable (Estate of Erne)	East Brunswick	27.6000	28.4280	19,000.00	11,400.00	540,132.00	324,079.20			324,079.20			108,418.60														
Closed	5		277.7991	274.8832			4,647,483.18	2,807,366.66																				
Encumbered	2		62.64	63.46			1,485,969.00	891,581.40																				
											Encumber/Expended FY09	-	-	-	-													
											Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	359,209.19	2,640,790.81									
											Encumber/Expended FY13	-	-	500,000.00	-	-	-	153,172.37				4,846,827.63						
											Encumber/Expended FY17	324,079.20	567,502.20	-	108,418.60			-					5,000,000.00					
											Encumber/Expended FY18	-	-	-	-			-									2,000,000.00	
											Encumber/Expended FY20	-	-	-	-			-										
											Encumber/Expended FY21	-	-	-	-			-										
											Total				108,418.60				2,640,790.81	4,846,827.63	5,000,000.00	2,000,000.00						

<https://sonj.sharepoint.com/sites/AG/SADC/Spreadsheets/FISCAL County PIG Funding Status>

May 17, 2021

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Diem, Erna & Sigle, mable (Estate of Ernest Bergfelder
12- 0026-PG
County PIG Program
28 Acres

Block 316.01	Lot 22.06	East Brunswick Twp.	Middlesex County		
SOILS:		Prime	38% * .15	=	5.70
		Statewide	61% * .1	=	6.10
		Unique zero	1% * 0	=	.00
				SOIL SCORE:	11.80
TILLABLE SOILS:		Cropland Harvested	50% * .15	=	7.50
		Permanent Pasture	3% * .02	=	.06
		Wetlands/Water	47% * 0	=	.00
				TILLABLE SOILS SCORE:	7.56
FARM USE:		Cash Grains	16 acres		hay/barley
		Sheep & Goats	4 acres		30 sheep

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st two (2) acres for Future dwelling and flexibility
Exception is not to be severed from Premises
Exception is to be limited to zero existing
single family residential unit(s) and one future
single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2021R5(8)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Aleszczyk, Christopher (“Owner”)
SADC ID#06-0205-PG
Block 11, Lots 41 & 42
Downe Township, Cumberland County
N.J.A.C. 2:76-17 et seq.**

May 27, 2021

WHEREAS, on March 15, 2019, it was determined that the application for the sale of a development easement for the subject farm identified as Block 11, Lots 41 & 42, Downe Township, Cumberland County, totaling approximately 24 acres, hereinafter referred to as “the Property” (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant (“PIG”) criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

WHEREAS, the Owner has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-Agricultural Uses; and

WHEREAS, the targeted Property is located in the County’s Downe Project Area; and

WHEREAS, the Property includes no exception areas, resulting in approximately 24 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions
- 2) Zero (0) housing opportunities
- 3) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 4) Zero (0) agricultural labor units
- 5) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in grapes, hay, and field grass production; and

WHEREAS, the Property has a quality score of 60.66 which exceeds 44, which is 70% of the County’s average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on July 25, 2019, the SADC certified a development easement value of \$ 2,700 per acre based on zoning and environmental regulations in place as of the current valuation date September 1, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County’s offer of \$2,700 per acre for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 11, 2019, the Downe Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 8, 2019, the Cumberland County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 26, 2019, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$710 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 24.72 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 24.72 acres):

	Total	Per/acre
SADC	\$ 49,192.80	(\$1,990/acre)
<u>Cumberland County</u>	<u>\$ 17,551.20</u>	<u>(\$ 710/acre)</u>
Total Easement Purchase	\$ 66,744.00	(\$2,700/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting \$49,192.80 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 24.72 net easement acres, at a State cost share of \$ 1,990 per acre, (73.70% of certified easement value and purchase price), for a total grant of approximately \$49,192.80 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).

4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
7. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/27/2021
Date

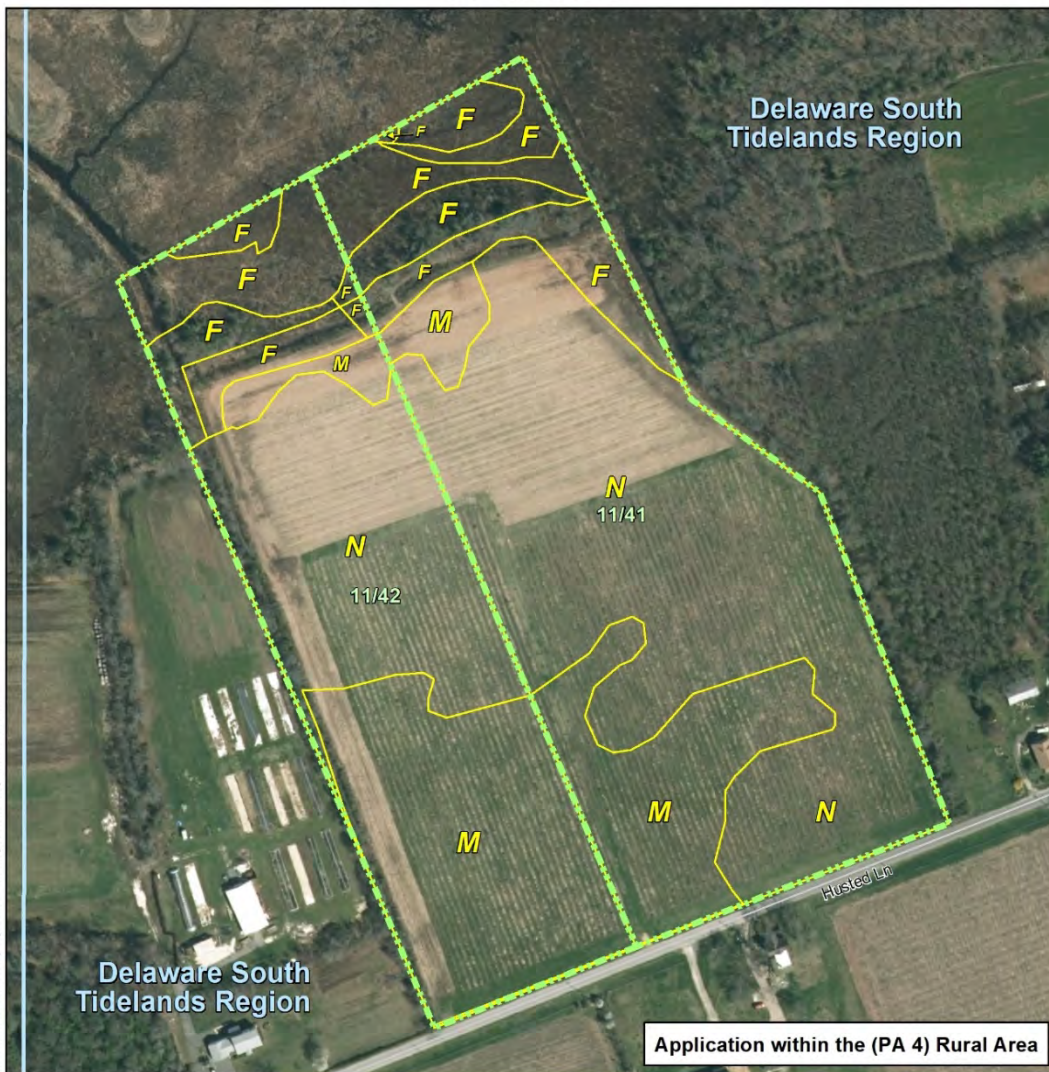


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	NO
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	NO
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

Wetlands



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

Aleszyk, Christopher
Block 11 Lots 41 (13.7 ac); & 42 (9.7 ac);
Gross Total - 23.4 ac
DowneTwp., Cumberland County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDEP Wetlands Data
NJOT/OGIS 2015 Digital Aerial Image

TIDELANDS DISCLAIMER:
The linear features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 4, "Tidelands Claims Maps". These linear features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Riparian claims.

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

Application within the (PA 4) Rural Area

	Property In Question
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Tidelands Boundary



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

Preserved Farms and Active Applications Within Two Miles

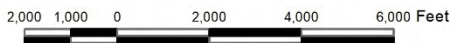


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Application within the (PA 4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Aleszczyk, Christopher
Block 11 Lots 41 (13.7 ac); & 42 (9.7 ac);
Gross Total - 23.4 ac
DowneTwp., Cumberland County



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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJGITOGIS 2015 Digital Aerial Image

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

March 8, 2019

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Aleszczyk, Christopher
06- 0205-PG
County PIG Program
23 Acres

Block 11	Lot 42	Downe Twp.	Cumberland County				
Block 11	Lot 41	Downe Twp.	Cumberland County				
SOILS:		Prime	90% *	.15	=	13.50	
		Unique zero	10% *	0	=	.00	
						SOIL SCORE:	13.50
TILLABLE SOILS:		Cropland Harvested	81% *	.15	=	12.15	
		Wetlands/Water	19% *	0	=	.00	
						TILLABLE SOILS SCORE:	12.15
FARM USE:		Hay	3 acres				
		Field Crop Except Cash Grain	6 acres				Field grass
		Grape	15 acres				

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2021R5(9)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
KNOWLTON TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Vass, Wayne and Mary (“Owners”)
SADC ID#21-0319-PG
Knowlton Township, Warren County
N.J.A.C. 2:76-17A. et seq.**

MAY 27, 2021

WHEREAS, on October 7, 2019 it was determined that the application for the sale of a development easement for the subject farm identified as Block 46, Lot 2, Block 46.01, Lot 1, and Block 47, Lot 4, Knowlton Township, Warren County, totaling approximately 104.8 gross acres hereinafter referred to as “the Property” (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a) and the Township has met the Municipal Planning Incentive Grant (“PIG”) criteria pursuant to N.J.A.C. 2:76-17A.6 - 7; and

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

WHEREAS, the targeted Property is located in Knowlton Township’s Project Area; and

WHEREAS, the Property includes one (1), approximately 4.75-acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses; and

WHEREAS, the original application included one (1) approximately 6.5-acre severable exception, which the landowner has requested to reduce to 3.3 acres, resulting in approximately 96.75 net acres to be preserved, hereinafter referred to as “the Premises” (Schedule A); and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 4.75-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises from the Premises

- 3) Shall be limited to one (1) existing single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the 3.3-acre severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) May be severed or subdivided from the Premises from the Premises
- 3) Shall be limited to one (1) existing single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on May 27, 2020, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$4,700 per acre based on zoning and environmental regulations in place as of the current valuation date February 11, 2020; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.12, the Owner accepted the Township's offer of \$4,700 per acre for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on February 24, 2021, the Knowlton Township Committee approved the application for the sale of development easement and a funding commitment of but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on February 18, 2021, the Warren County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on February 24, 2021, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$1,480 per acre to cover the entire local cost share; and

WHEREAS, the Municipality has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 99.652 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 99.652 acres):

	Total	Per/acre
SADC	\$320,879.44	(\$3,220/acre)
Warren County	<u>\$147,484.96</u>	<u>(\$1,480/acre)</u>
Total Purchase	\$468,364.40	(\$4,700/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14 (d) (f), if there are insufficient funds available in a Municipality's base grant, it may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the Municipality is requesting \$320,879.44 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Premises, comprising approximately 99.652 net easement acres, at a State cost share of \$3,220 per acre, 68.51% of certified easement value and purchase price), for a total grant of approximately \$320,879.44 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC will be providing its grant directly to the County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b).
6. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.

7. The final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

____5/27/2021_____
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles

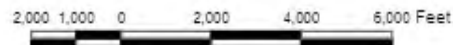
Application in the (PA4b) Rural Env Sens Area



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Vass, Wayne & Mary
Block 46 Lots P/O 2 (30.5 ac); & P/O 2-EN (non-severable exception - 4.75 ac)
Block 46.01 Lot 1 (4.5 ac) and Block 47 Lots P/O 4 (58.6 ac)
& P/O 4-ES (severable exception - 6.5 ac)
Gross Total = 104.8 ac
Knowlton Twp., Warren County

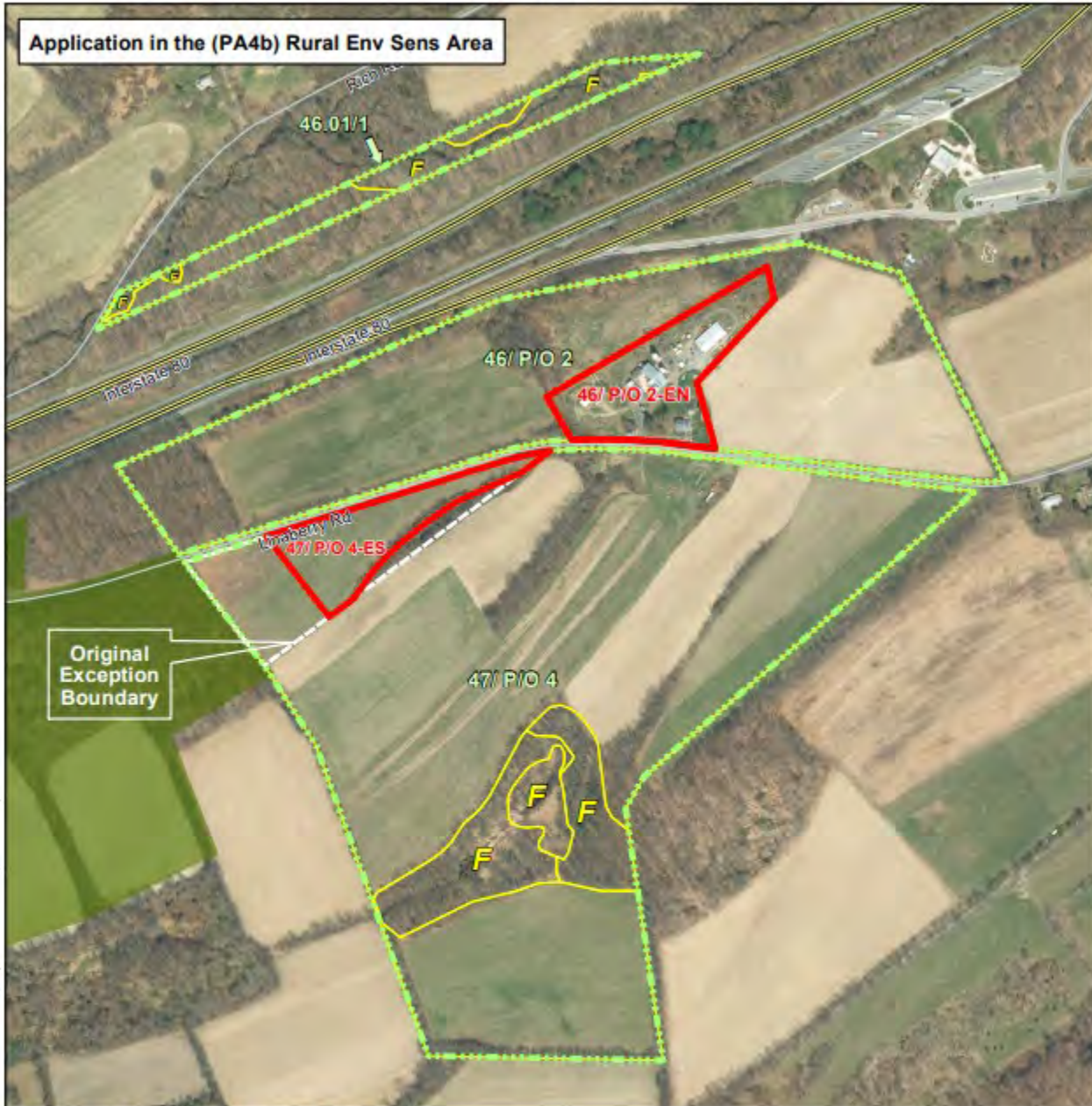


Sources:
NJ Farmland Preservation Program
Green Acres Conservation Assessment Data
Protected Areas Database of the United States (PAD-US)
NJ/CIT/IGIS 2015 Digital Aerial Image

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

January 22, 2020

Wetlands



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Vass, Wayne & Mary
 Block 46 Lots P/O 2 (30.5 ac); & P/O 2-EN (non-severable exception - 4.75 ac)
 Block 46.01 Lot 1 (4.5 ac) and Block 47 Lots P/O 4 (61.8 ac)
 & P/O 4-ES (severable exception - 3.3 ac)
 Gross Total = 104.8 ac
 Knowlton Twp., Warren County



Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 Protected Areas Database of the United States (PAD-US)
 NJDEP Wetlands Data
 NJDOT/IGIS 2015 Digital Aerial Image

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

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

SADC Municipal Pig Financial Status
Schedule B

Knowlton Township, Warren
County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant				Competitive Funds								
						Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Maximum Grant		Competitive Fund Balance						
										Fiscal Year 09	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 19	Fiscal Year 21	Fiscal Year 20	Fiscal Year 21	Fiscal Year 20	Fiscal Year 21	Fiscal Year 20	Fiscal Year 21	
21-0473-PG	Peck	37.6430	37.6430	3,900.00	2,500.00	146,807.70	94,107.50			94,107.50	94,107.50	94,107.50	94,107.50	1,000,000.00	500,000.00							
21-0485-PG	Buchman	59.1990	59.1460	2,736.39	2,015.47	161,991.55	119,206.99			119,206.99	119,206.99	119,206.99	119,206.99	500,000.00	500,000.00							
21-0495-PG	Ring	41.6590	38.4390	4,100.00	2,860.00	170,801.90	109,935.54			109,935.54	109,935.54	109,935.54	109,935.54	250,000.00	250,000.00							
21-0514-PG	Bertholf	55.6280	55.6280	5,300.00	3,550.00	294,828.40	197,479.40			197,479.40	197,479.40	197,479.40	197,479.40	1,000,000.00	500,000.00							
21-0521-PG	Ritter (Brook Hollow Winery) Ancillary	7.0000	6.9810	10,000.00	6,000.00	70,000.00	41,886.00			41,886.00	41,886.00	41,886.00	27,312.50	41,886.00	500,000.00							
21-0483-PG	Anderson	116.8850	116.8850	5,200.00	3,500.00	607,802.00	409,097.50			409,097.50	409,097.50	409,097.50	409,097.50	500,000.00	500,000.00							
21-0600-PG	Conti, Natale Anderson Ancillary	274.1400	274.1400	3,750.00	2,650.00	1,028,025.00	726,471.00			730,340.00	726,471.00	726,471.00	9,087.50	726,471.00	500,000.00							
21-0601-PG	Mazza, James & Stefanie	19.8220	19.8220	4,850.00	3,310.00	96,136.70	65,610.82			66,200.00	65,610.82	65,610.82	11,500.00	65,610.82	500,000.00							
21-0600-PG	Conti, Natale ancillary												1,597,542.65									
21-0363-PG	Kitchen, Mark	26.4300	26.3080	5,100.00	3,450.00	134,170.80	90,762.60			96,600.00	90,762.60	90,762.60	5,182.50	90,762.60	500,000.00							
21-0601-PG	Mazza Ancillary												1,592,360.15									
21-0617-PG	Brook Hollow Winery LLC	12.2340	12.2340	18,000.00	10,800.00	220,212.00	132,127.20			126,360.00	132,127.20	132,127.20	1,460,232.95									
21-0319-PG	Vass	96.7500	99.6520	4,700.00	3,220.00	468,364.40	320,879.44			320,879.44				468,364.40								
Closed	8	611.9760	608.6840			2,576,393.25	1,763,794.75															
Encumbered	3	135.4140	138.1940			822,747.20	543,769.24															
										Encumber/Expended FY09	-	-	750,000.00	-								
										Encumber/Expended FY11	-	-	500,000.00	-								
										Encumber/Expended FY13	-	-	500,000.00	-								
										Encumber/Expended FY17	5,837.40	177,285.35	66,877.25	-								
										Encumber/Expended FY19	315,042.04	45,604.45	-	639,353.51								
										Encumber/Expended FY20	-	-	-	-				500,000.00				
										Encumber/Expended FY21	-	-	-	500,000.00								500,000.00
										Total				1,139,353.51				500,000.00				500,000.00

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Vass, Wayne and Mary
21- 0319-PG
PIG EP - Municipal 2007 Rule
97 Acres

Block 47	Lot 4	Knowlton Twp.	Warren County		
Block 46.01	Lot 1	Knowlton Twp.	Warren County		
Block 46	Lot 2	Knowlton Twp.	Warren County		
SOILS:		Other	100% * 0	=	.00
				SOIL SCORE:	.00
TILLABLE SOILS:		Cropland Harvested	74% * .15	=	11.10
		Wetlands/Water	10% * 0	=	.00
		Woodlands	16% * 0	=	.00
				TILLABLE SOILS SCORE:	11.10
FARM USE:		Corn-Cash Grain	14 acres		
		Cash Grains	5 acres		Rye
		Soybeans-Cash Grain	59 acres		

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st (4.75) acres for Existing dwelling and for flexibility
Exception is not to be severed from Premises
Right to Farm language is to be included in Deed of Easement
Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
 - 2nd (3.3) acres for Future housing
Exception is severable
Right to Farm language is to be included in Deed of Future Lot
Exception is to be limited to one future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - 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. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2021R5(10)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
FRANKLIN TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of McAlister, David P. Jr. & Lynn M. ("Owners")
SADC ID# 08-0216-PG
Franklin Township, Gloucester County
N.J.A.C. 2:76-17A. et seq.**

MAY 27, 2021

WHEREAS, on June 24, 2019, it was determined that the application for the sale of a development easement for the subject farm identified as Block 5702, Lots 17 and 81, Franklin Township, Gloucester County, totaling approximately 60.003 gross survey acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a) and the Township has met the Municipal Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17A.6 - 7; and

WHEREAS, on October 15, 2019 the landowner received minor subdivision approval from Franklin Township to subdivide the 3-acre severable exception area on Lot 17 as new Lot 17; the Township required that the remainder of Lot 17 be consolidated with Lot 81; and

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

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

WHEREAS, the Property includes one (1), approximately 3-acre severable exception on Lot 17 for a future single-family residential unit and to afford future flexibility for nonagricultural uses and one (1), approximately 2.5-acre severable exception on Lot 81 for an existing single-family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 54.503 net survey acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 3-acre severable exception area:

1. Shall not be moved to another portion of the Premises and shall not be swapped with other land.

2. May be severed or subdivided from the Premises
3. Shall be limited to one (1) future single family residential unit.
4. Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the 2.5-acre severable exception area:

1. Shall not be moved to another portion of the Premises and shall not be swapped with other land.
2. May be severed or subdivided from the Premises
3. Shall be limited to one (1) existing single family residential unit.
4. Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the portion of the Property outside the exception area includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

WHEREAS, this final approval will be conditioned upon the landowners completing the subdivision of Lot 17 without restriction after closing and the simultaneous consolidation of the remainder of Lot 17 with Lot 81; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on October 24, 2019 the SADC certified a development easement value of \$6,500 per acre based on zoning and environmental regulations in place as of the current valuation date July 24, 2019; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.12, the Owner accepted the Township's offer of \$6,500 per acre for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on April 13, 2021, the Franklin Township Committee approved the application for the sale of development easement and a funding commitment of \$1,175 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on March 25, 2021, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on April 7, 2021, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$1,175 per acre to cover the local cost share; and

WHEREAS, if the County decides to purchase the development easement in advance of the SADC grant, the County will request a cost share grant reimbursement from the SADC; and

WHEREAS, the estimated cost share breakdown is as follows (based on 54.503 net survey acres):

	Total	Per/acre
SADC	\$226,187.45	(\$4,150/acre)
Franklin Township	\$ 64,041.02	(\$1,175/acre)
Gloucester County	\$ 64,041.03	(\$1,175/acre)
Total Easement Purchase	\$354,269.50	(\$6,500/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14 (d) (f), if there are insufficient funds available in a Municipality's base grant, it may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the Municipality is requesting \$226,187.45 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;


WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Premises, comprising approximately 54.503 net easement survey acres, at a State cost share of \$4,150 per acre, (63.85% of certified easement value and purchase price), for a total grant of approximately \$226,187.45 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. The SADC final approval will be conditioned upon the landowners completing the subdivision of Lot 17 without restriction after closing and the simultaneous consolidation of the remainder of Lot 17 with Lot 81.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.

6. The SADC will be providing its grant directly to the County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b).
7. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

 5/27/2021
 Date

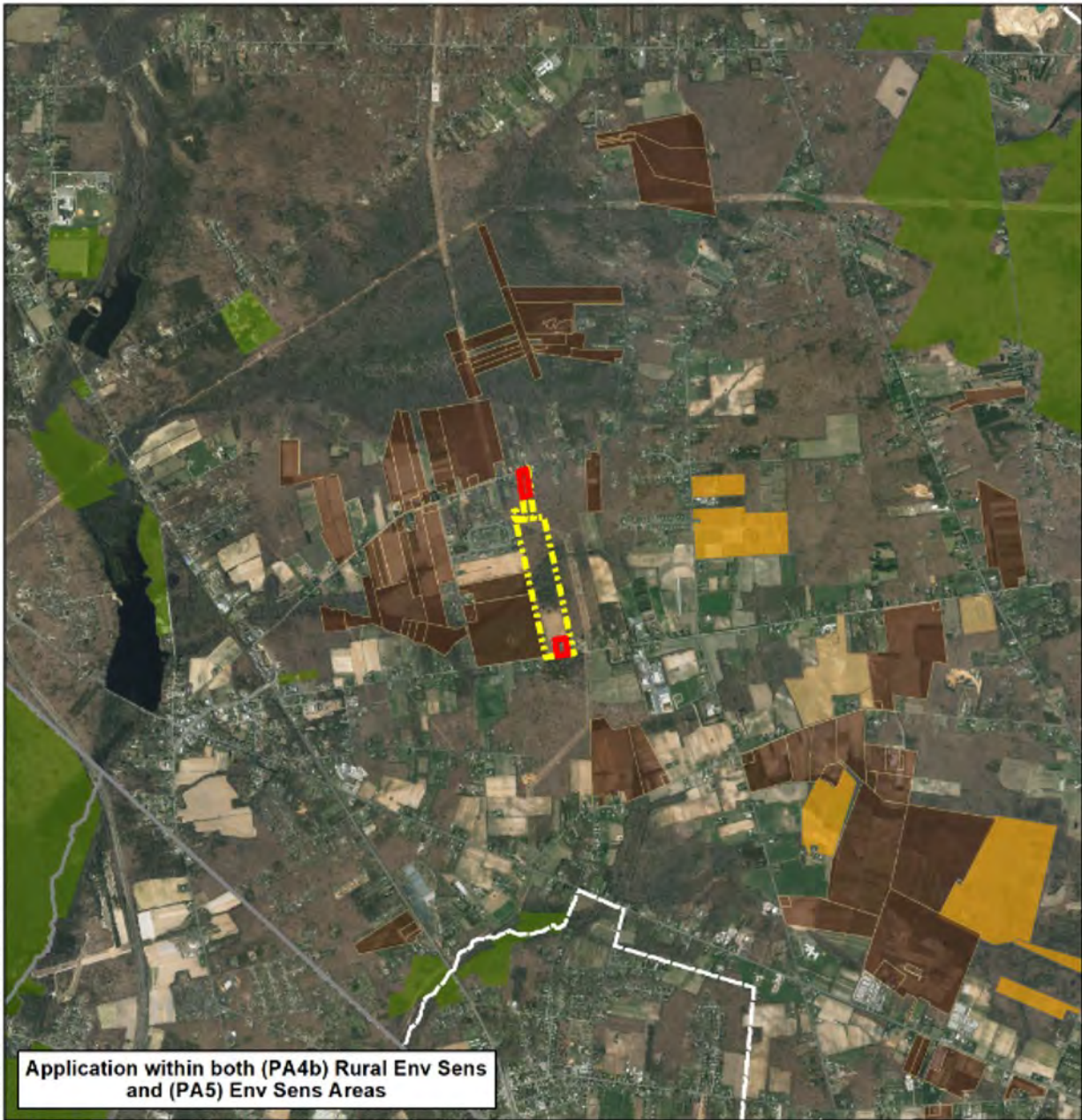


 Susan E. Payne, Executive Director
 State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

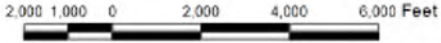
Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McAlister, David P Jr & Lynn M
 Block 5702 Lots P/O 81 (51.169 ac);
 P/O 81-ES (severable exception - 2.5 ac);
 P/O 17 (3.334 ac) & P/O 17-ES (severable exception - 3.0 ac)
 Gross Total = 60.003 ac
 Franklin Twp., Gloucester County

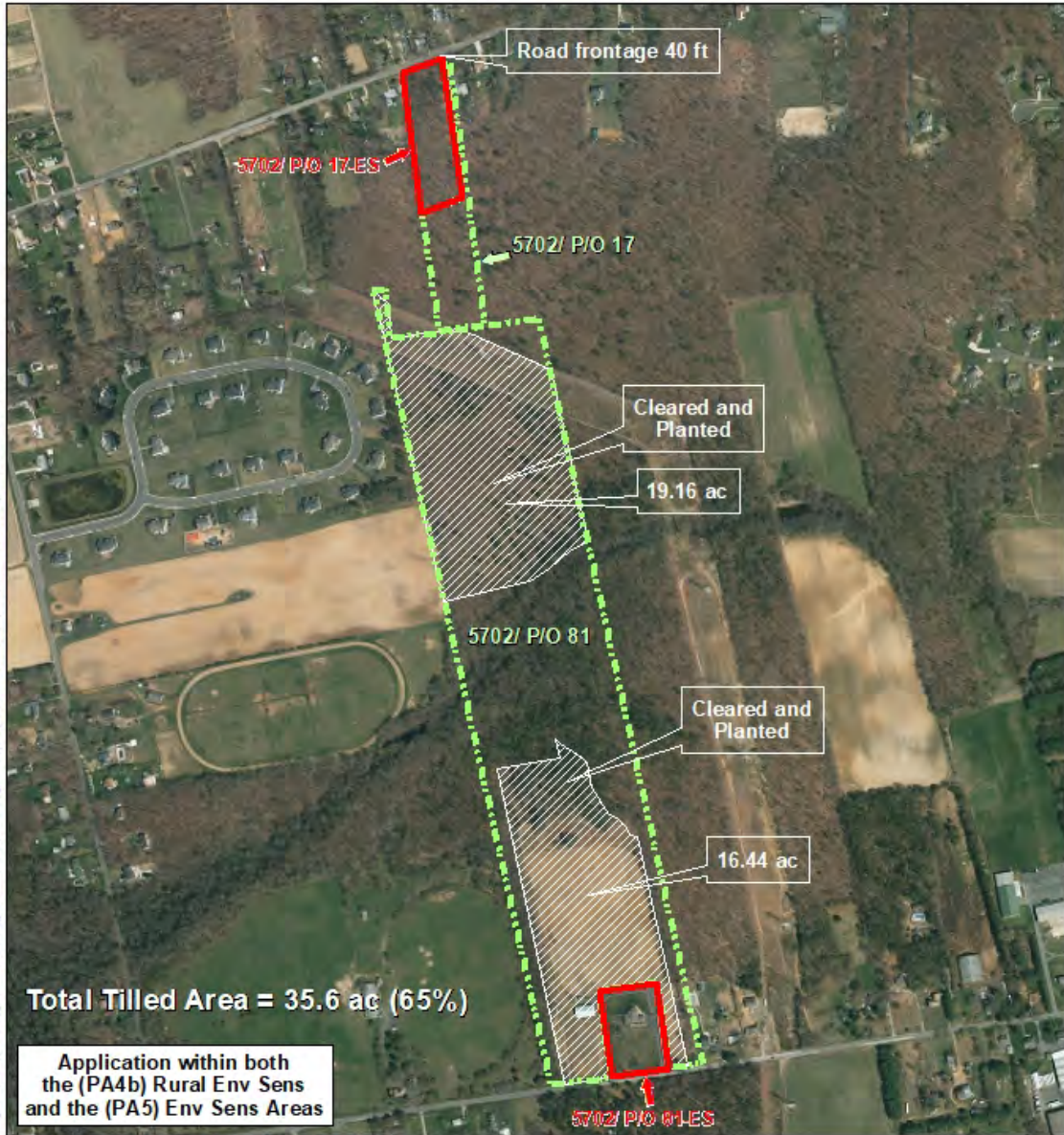


- Property In Question
- Exceptions
- Preserved Easements
- Transfer Development Rights (TDR)
Preserved: Highlands,
Pinelands and Municipal
- Active Applications
- Pinelands Development Credits
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit
Preserved Open Space, State Owned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

Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 Protected Areas Database of the United States (PAD-US)
 NJOT,OGIS 2015 Digital Aerial Image

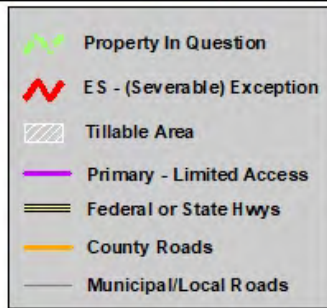
NOTE:
 The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Project Map



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McAlister, David P Jr & Lynn M
 Block 5702 Lots P/O 81 (51.169 ac);
 P/O 81-ES (severable exception - 2.5 ac);
 P/O 17 (3.334 ac) & P/O 17-ES (severable exception - 3.0 ac)
 Gross Total = 60.003 ac
 Franklin Twp., Gloucester County



DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon by matters requiring determination 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.

Source:
 NJDA-SADC Farmland Preservation Program
 NJDOT Road Data
 NJCH/OGIS 2015 Digital Aerial Image

April 21, 2021

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

McAlister, David P. Jr. & Lynn M.
08- 0216-PG
PIG EP - Municipal 2007 Rule
54 Acres

Block 5702	Lot 17	Franklin Twp.	Gloucester County
Block 5702	Lot 81	Franklin Twp.	Gloucester County
SOILS:		Other	19% * 0 = .00
		Prime	78% * .15 = 11.70
		Statewide	3% * .1 = .30
			SOIL SCORE: 12.00
TILLABLE SOILS:		Cropland Harvested	53% * .15 = 7.95
		Wetlands/Water	16% * 0 = .00
		Woodlands	29% * 0 = .00
			TILLABLE SOILS SCORE: 7.95
FARM USE:	Corn-Cash Grain	2.8 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st (2.5) acres for Primary residence
Exception is severable
Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
 - 2nd three (3) acres for Future Residence
Exception is severable
Exception is to be limited to zero existing single family residential unit(s) and one future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions:
 1. The SADC final approval will be conditioned upon the landowners completing the subdivision of Lot 17 without restriction after closing and the simultaneous consolidation of the remainder of Lot 17 with Lot 81.
 - 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. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2021R5(11)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Riggs, Donald

MAY 27, 2021

Subject Property: **Riggs, Donald**
Block 51, Lot 1 - Franklin Township, Warren County
SADC ID#: 21-0078-DE
Approximately 34 Net Easement Acres

WHEREAS, on October 2, 2020, the State Agriculture Development Committee ("SADC") received a development easement sale application from Donald L. Riggs, hereinafter "Owner," identified as Block 51, Lot 1, Franklin Township, Warren County, hereinafter "the Property," totaling approximately 34 gross acres, identified in (Schedule A); and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on September 16, 2019, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, staff finds that the Property has a quality score of 66.89 and contains approximately 34 acres; and

WHEREAS, the Property does not meet the SADC's Warren County minimum ranking criteria for size in the "Priority" (60 acres) or "Alternate" (44 acres) categories, although it's quality score is higher than 57, which is the minimum score required to be considered a "Priority" farm, therefore the Property is categorized as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, as per selection procedures approved by the SADC on September 20, 2017, SADC's "Partnership Pool" funding may be utilized for Direct Easement Purchase program applications that leverage SADC funds by utilizing non-SADC funding, including those that do not meet SADC's "Priority" criteria; and

WHEREAS, on December 3, 2020 the SADC the SADC authorized Preliminary Approval to proceed with the selection and processing of the application along with the use of SADC's "Partnership Pool" funding conditioned upon securing non-SADC funding for the easement purchase (Schedule B); and

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

WHEREAS, the Property includes no exception areas resulting in approximately 34 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,

- 2) One (1) existing single family residential unit in the proposed easement area
- 3) No pre-existing non-agricultural uses; and

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

WHEREAS, the Owner provided a recorded deed showing that the property was originally acquired on November 13, 1992; therefore, the property is eligible for, and must be appraised under, zoning and environmental conditions in place as of 01/01/2004 for farms in the Highlands region pursuant to N.J.S.A. 13:8B, as amended by the "Preserve New Jersey Act," P.L.2015, c.5; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, On March 24, 2021, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$5,100 per acre based on zoning and environmental regulations in place as of January 1, 2004 and \$5,100 per acre based on zoning and environmental regulations in place as of the current valuation date January 14, 2021; and

WHEREAS, the Owners accepted the SADC's offer of \$5,100 acre for the purchase of the development easement on the Premises; and

WHEREAS, on April 15, 2021, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property and on April 28, 2021, the County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$1,020 per acre; and

WHEREAS, the estimated cost share breakdown is as follows (based on 34 net acres):

	Total	Per/acre
SADC	\$138,720	(\$4,080/acre)
<u>County</u>	<u>\$ 34,680</u>	<u>(\$1,020/acre)</u>
Total Easement Purchase	\$173,400	(\$5,100/acre)

WHEREAS, this final approval is conditioned upon the receipt of a grant from the County of Warren equal to \$1,020 per acre (20 percent of the easement cost); and

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

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


NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$5,100 per acre or approximately \$173,400, which includes funding from

the SADC of \$4,080 per acre for a total of approximately \$138,720 and a grant from the County of Warren for \$1,020 per acre or approximately \$34,680, subject to the conditions contained in (Schedule C).

3. The easement purchase is conditioned upon the receipt of a grant from the County of Warren equal to approximately 20 percent of the easement cost.
4. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/27/2021
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	NO
James Waltman	NO
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	NO
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



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Application within the Highlands Planning Area (Non-Conforming) & the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Riggs, Donald
Block 51 Lots 1 (33.8 ac)
Gross Total = 33.8 ac
Franklin Twp., Warren County



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



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

Sources:
NJ Farmland Preservation Program
Green Jones Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJOIT 06/16 2015 Digital Aerial Image

Wetlands



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Riggs, Donald
Block 51 Lots 1 (33.8 ac)
Gross Total = 33.8 ac
Franklin Twp., Warren County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ Highlands Council Data
NO20170218 2018 Digital Aerial Image

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

Application within the
Highlands Planning Area (Non-Conforming)
& the (PA4b) Rural Env Sens Area

	Property In Question
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



Wetlands Legend:
P - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-tidal
B - 500' Buffer
W - Water

October 7, 2020

STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2021R12(13)
Preliminary Approval
SADC Easement Purchase
of an
“OTHER” FARM

On the Property of
Riggs, Donald

DECEMBER 3, 2020

Subject Property: **Riggs, Donald**
Block 51, Lot 1 - Franklin Township, Warren County
SADC ID#:21-0078-DE
Approximately 34 Net Easement Acres

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

WHEREAS, on October 10, 2020, the SADC received an application for the purchase of a development easement from Donald Riggs, hereinafter “Owner,” identified as Block 51, Lot 1, Franklin Township, Warren County, totaling approximately 34 gross acres (herein after “the Property”), identified in (Schedule A); and

WHEREAS, the Property includes one (1), existing single family residential unit; and

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

WHEREAS, staff evaluated this application for the sale of development easement pursuant to N.J.A.C. 2:76-11.5 and the State Acquisition Selection Criteria approved by the SADC on September 26, 2019, which categorizes applications into “Priority”, “Alternate” and “Other” groups; and

WHEREAS, staff finds that the Property has a quality score of 66.89 and contains approximately 34 acres (Schedule B); and

WHEREAS, the Property does not meet the SADC’s Warren County minimum ranking criteria for size in the “Priority” (60 acres) or “Alternate” (44 acres) categories, although it’s quality score is higher than 57, which is the minimum score required to be considered a “Priority” farm, therefore the Property is categorized as an “Other” farm due to its acreage, requiring SADC preliminary approval; and

WHEREAS, because this 34 acre farm has a quality score higher than the County minimum for a “Priority” farm and is contiguous with another preserved farm in an area of significant farmland preservation, SADC staff recommends selecting the Property for processing as an “other” farm; and

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

2:76-6.20 and the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and pursuant to N.J.A.C. 2:76-11.6(b)i. there are no "priority" ranked applications that have not already been selected for processing at this time; and

WHEREAS, as per selection procedures approved by the SADC on September 20, 2017, SADC's "Partnership Pool" funding may be utilized for Direct Easement Purchase program applications that leverage SADC funds by utilizing non-SADC funding, including those that do not meet SADC's "Priority" criteria; and

WHEREAS, SADC staff forwarded the application to Warren County to determine if the County would be interested in providing a cost share contribution and on September 17, 2020 the County Agriculture Development Board (CADB) supported the County's participation on acquisition of the development easement; and

WHEREAS, because this Property is an "Other Farm" and County funding has been preliminarily secured to leverage SADC funding, this farm will utilize SADC's "Partnership Pool" as per the Direct Easement selection procedures; and

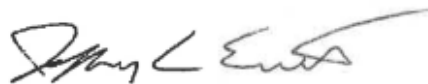
WHEREAS, this preliminary approval is conditioned upon the receipt of a grant from the County of Warren equal to approximately 20 percent of the easement cost; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a) Utilize SADC's "Partnership Pool" funding used only for transactions that leverage SADC funds through the use of non-SADC funding;
 - b) Enter into a 120 day option agreement with the Landowner;
 - c) Secure two independent appraisals to estimate the fair market value of the Property;
 - d) Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC.
3. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

____12/3/2020____

Date



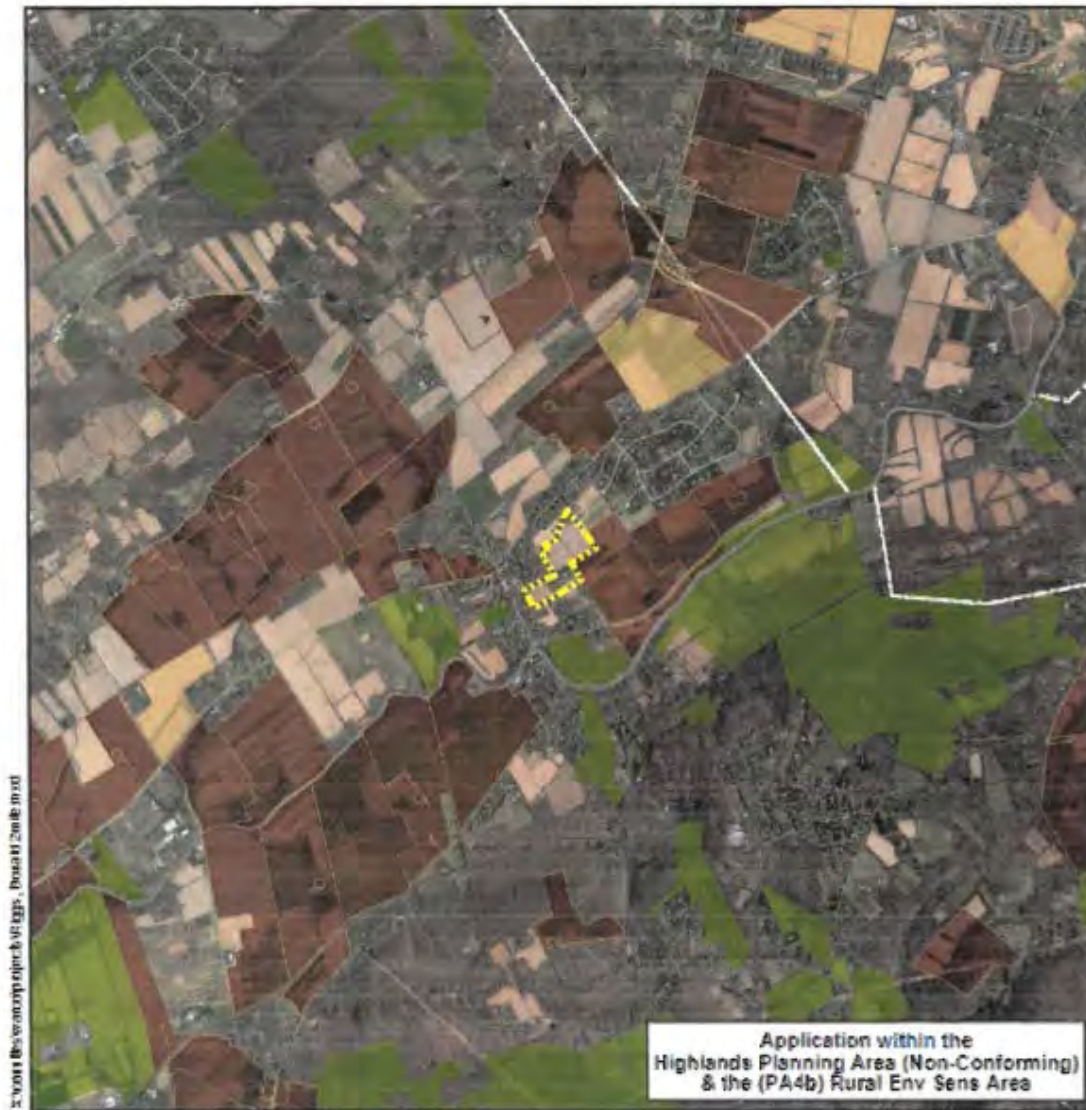
Jeffery Everett, Deputy Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Roger Kumpel	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	NO
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

[https://sonj.sharepoint.com/sites/AG-SADC/Hunterdon/DE/10-0269-DE/AQ2/Application GLR Maps/Preliminary Approval for Alternate Farms_2019.06.27.doc](https://sonj.sharepoint.com/sites/AG-SADC/Hunterdon/DE/10-0269-DE/AQ2/Application%20GLR%20Maps/Preliminary%20Approval%20for%20Alternate%20Farms_2019.06.27.doc)

Preserved Farms and Active Applications Within Two Miles



Application within the Highlands Planning Area (Non-Conforming) & the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Riggs, Donald
Block 51 Lots 1 (33.8 ac)
Gross Total = 33.8 ac
Franklin Twp., Warren County



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



NOTE:
The geographic information system (GIS) data shown on this map were derived from the New Jersey State Office of Professional Engineering and Land Surveyors.

Wetlands



Application within the Highlands Planning Area (Non-Conforming) & the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Riggs, Donald
Block 51 Lots 1 (33.8 ac)
Gross Total = 33.8 ac
Franklin Twp., Warren County



- ▲ Property in Question
- ▬ Wetlands Boundaries
- ▬ Primary - Limited Access
- ▬ Federal or State Hwy's
- ▬ County Roads
- ▬ Municipal/Local Roads
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned GIS & Recreation Easements

Source:
NJ Farmland Preservation Program
Green Zone Conservation Easement Data
NJ Highlands Council Data
NRDC/DNR 2013 Digital Data Maps

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Highlands Council:
P - Farmland Wetlands
L - Limited Access
S - State Owned
C - County Roads
M - Municipal Roads
H - Highway
N - Other

Updated: 7/2022

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

GENERAL INFORMATION

COUNTY OF Warren Franklin Twp. 2105

APPLICANT Riggs, Donald

PRIORITIZATION SCORE

SOILS:	Other	164 *	0	=	.00	
	Prime	844 *	.15	=	12.60	
						SOIL SCORE: 12.60
TILLABLE SOILS:	Cropland Harvested	804 *	.15	=	12.00	
	Other	72 *	0	=	.00	
	Woodlands	132 *	0	=	.00	
						TILLABLE SOILS SCORE: 12.00
BOUNDARIES AND BUFFERS:	Cemeteries	68 *	.16	=	.96	
	Deed Restricted Farmland (Permanent)	234 *	.2	=	4.60	
	Farmland (Unrestricted)	278 *	.06	=	1.62	
	Residential Development	268 *	0	=	.00	
	Woodlands	184 *	.06	=	1.08	
						BOUNDARIES AND BUFFERS SCORE: 8.26
CONTIGUOUS PROPERTIES / DENSITY:	Riggs					2
	Wax					2
	Loyburn					2
	Leavens					2
	Gardner					2
						DENSITY SCORE: 10.00
LOCAL COMMITMENT:		1004 *	20	=	20.00	
						LOCAL COMMITMENT SCORE: 20.00
SIZE:						SIZE SCORE: 2.13
IMMINENCE OF CHANGE:	SADC Impact factor = 1.9					
						IMMINENCE OF CHANGE SCORE: 1.90
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00
						TOTAL SCORE: 66.89

ADC_VLP_score3b.rdc

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Riggs, Donald
Easement Purchase - SADC
34 Acres

Block 51	Lot 1	Franklin Twp.	Warren County
SOILS:		Other	16% * 0 = .00
		Prime	84% * .15 = 12.60
			SOIL SCORE: 12.60
TILLABLE SOILS:		Cropland Harvested	80% * .15 = 12.00
		Other	7% * 0 = .00
		Woodlands	13% * 0 = .00
			TILLABLE SOILS SCORE: 12.00
FARM USE:	Hay		26 acres

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
Standard Single Family
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2021R5(12)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Helen Lyons, LLC

May 27, 2021

Subject Property: **Helen Lyons, LLC**
Block 607, Lot 16 - Vernon Township, Sussex County
Block 16, Lot 32 - Hardyston Township, Sussex County
SADC ID#: 19-0026 -DE
Approximately 126.8 Net Easement Acres

WHEREAS, on January 28, 2020, the State Agriculture Development Committee ("SADC") received a development easement sale application from Helen Lyons, LLC, hereinafter "Owner," identified as Block 607, Lot 16, Vernon Township, Sussex County, and Block 16, Lot 32, Hardyston Township, Sussex County, hereinafter "the Property," totaling approximately 126.8 gross acres, identified in (Schedule A); and

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

WHEREAS, the Owner has read and signed SADC Guidance Documents regarding, Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes no exception areas, resulting in approximately 126.8 acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,
- 2) One (1) existing single family residential unit
- 3) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 4) Zero (0) agricultural labor units
- 5) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in nursery, fruit and livestock production; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on September 26, 2019, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Sussex County (minimum acreage of 44 and minimum quality score of 42) because it is approximately 126.8 acres and has a quality score of 47.36; and

WHEREAS, the Property is in the Highlands Planing Area and the Owner provided a recorded deed showing that the property was has been in the immediate family since 1966; therefore, the property is eligible for, and must be appraised under, zoning and environmental conditions in place as of 01/01/2004 for farms in the Highlands region pursuant to N.J.S.A. 13:8B, as amended by the "Preserve New Jersey Act," P.L.2015, c.57 and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on October 13, 2020 in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$7,500 per acre based on zoning and environmental regulations in place as of January 1, 2004 and \$7,500 per acre based on zoning and environmental regulations in place as of the current valuation date January 11, 2021; and

WHEREAS, the Owners accepted the SADC's offer of \$7,500 acre for the purchase of the development easement on the Premises; and

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

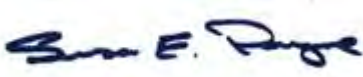
WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$7,500 per acre for a total of approximately \$951,000 subject to the conditions contained in (Schedule B).
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.

5. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
7. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

_____ 5/27/2021 _____
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

Wetlands



X:\counties\juris\co\projects\Helen Lyons, LLC\fig 2.mxd

Application within the (PA4) Rural Area
 Application within the Highlands Planning Area (Non-Conforming)

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Helen Lyons, LLC
 Hardyston Twp. - Block 16 Lot 32 (1.8 ac);
 Vernon Twp. - Block 607 Lot 16 (125.0 ac)
 Gross Total = 126.8 ac
 Sussex County



Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 Protected Areas Database of the United States (PAD-US)
 NJDEP Wetlands Data
 NJ Highlands Council Data
 NHDOT 2015 Digital Aerial Image

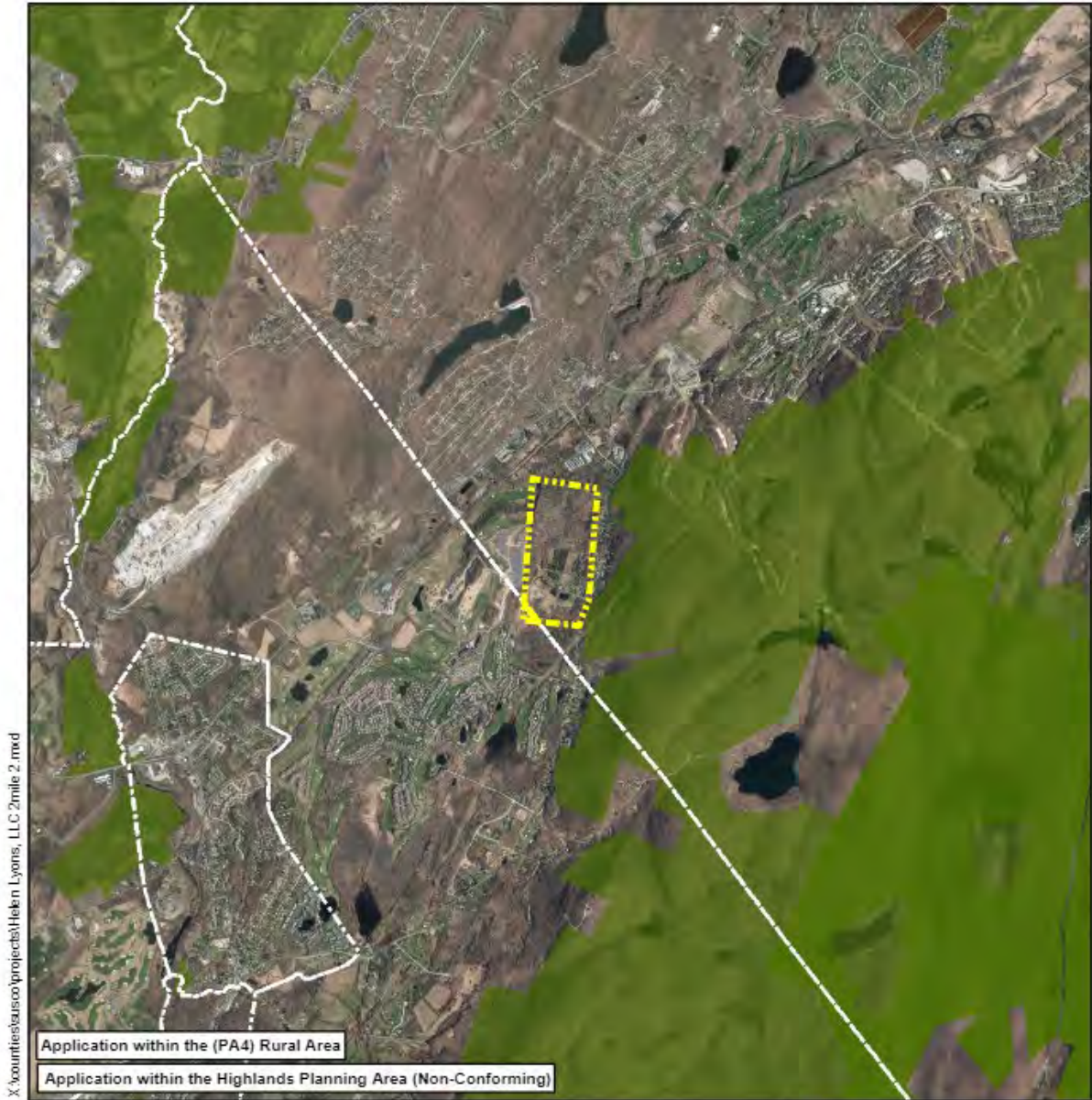
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and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

	Property In Question
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

Wetlands Legend:
 P - Perennial Wetlands
 L - Linear Wetlands
 M - Wetlands Modified for Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 S - 300 Buffer
 W - Water

August 26, 2020

Preserved Farms and Active Applications Within Two Miles



X:\counties\sussex\projects\Helen Lyons, LLC 2\mile 2.mxd

Application within the (PA4) Rural Area
 Application within the Highlands Planning Area (Non-Conforming)

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

Helen Lyons, LLC
 Hardyston Twp. - Block 16 Lot 32 (1.8 ac);
 Vernon Twp. - Block 607 Lot 16 (125.0 ac)
 Gross Total = 126.8 ac
 Sussex County



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



Source:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 Protected Areas Database of the United States (PAD-US)
 NODIT/IGIS 2012 Digital Aerial Image

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

SCHEDULE B

State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase

Helen Lyons, LLC
 Easement Purchase - SADC
 127 Acres

Block 16	Lot 32	Hardyston Twp.	Sussex County		
Block 270	Lot 24	Vernon Twp.	Sussex County		
SOILS:		Other	66% *	0	= .00
		Prime	34% *	.15	= 5.10
					SOIL SCORE: 5.10
TILLABLE SOILS:		Cropland Harvested	23% *	.15	= 3.45
		Wetlands/Water	14% *	0	= .00
		Woodlands	63% *	0	= .00
					TILLABLE SOILS SCORE: 3.45
FARM USE:		Ornamental Shrub & Tree Services		39 acres	
		Timber Tracts		7 acres	

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
Standard Single Family - 2 story
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2021R5(13)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Harris, Jr., Everett W. & Harris, Nancy A.

May 27, 2021

Subject Property: **Harris, Jr., Everett W. & Harris, Nancy A.**
Block 39, Lot 19
Mannington Township, Salem County
SADC ID#: 17-0354-DE
Approximately 160.3 Net Easement Acres

WHEREAS, on February 26, 2020, the State Agriculture Development Committee ("SADC") received a development easement sale application from Everett W. Harris, Jr. & Nancy A. Harris, hereinafter "Owners," identified as Block 39, Lot 19, Mannington Township, Salem County, hereinafter "the Property," totaling approximately 166.3 gross acres, identified in (Schedule A); and

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

WHEREAS, the Owners read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes One (1), approximately 6-acre non-severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 160.3 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the certification was and this Final Approval is conditioned on the recording of an ingress/egress easement from Bassett Road to access Block 39, Lot 20 to be reviewed and approved in advance by the SADC; and

WHEREAS, the 6-acre nonseverable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to One (1) single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises outside the exception area includes:

- 1) Zero (0) exceptions,
- 2) Zero (0) housing opportunities
- 3) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 4) Zero (0) agricultural labor units
- 5) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in beef cattle, hay, and cash grains (wheat/straw); and

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

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Salem County (minimum acreage of 94 and minimum quality score of 63) because it is approximately 158.4 acres and has a quality score of 73.87; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on November 17, 2020, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$4,600 per acre based on zoning and environmental regulations in place as of the current valuation date September 4, 2020; and

WHEREAS, the Owners accepted the SADC's offer of \$4,600 acre for the purchase of the development easement on the Premises; and

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$4,600 per acre for a total of approximately \$737,380 subject to the conditions contained in (Schedule B).
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Premises to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
4. The certification was and this Final Approval is conditioned on the recording of an ingress/egress easement from Bassett Road to access Block 39, Lot 20 to be reviewed and approved in advance by the SADC.
5. The final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
6. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
7. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/27/2021
Date



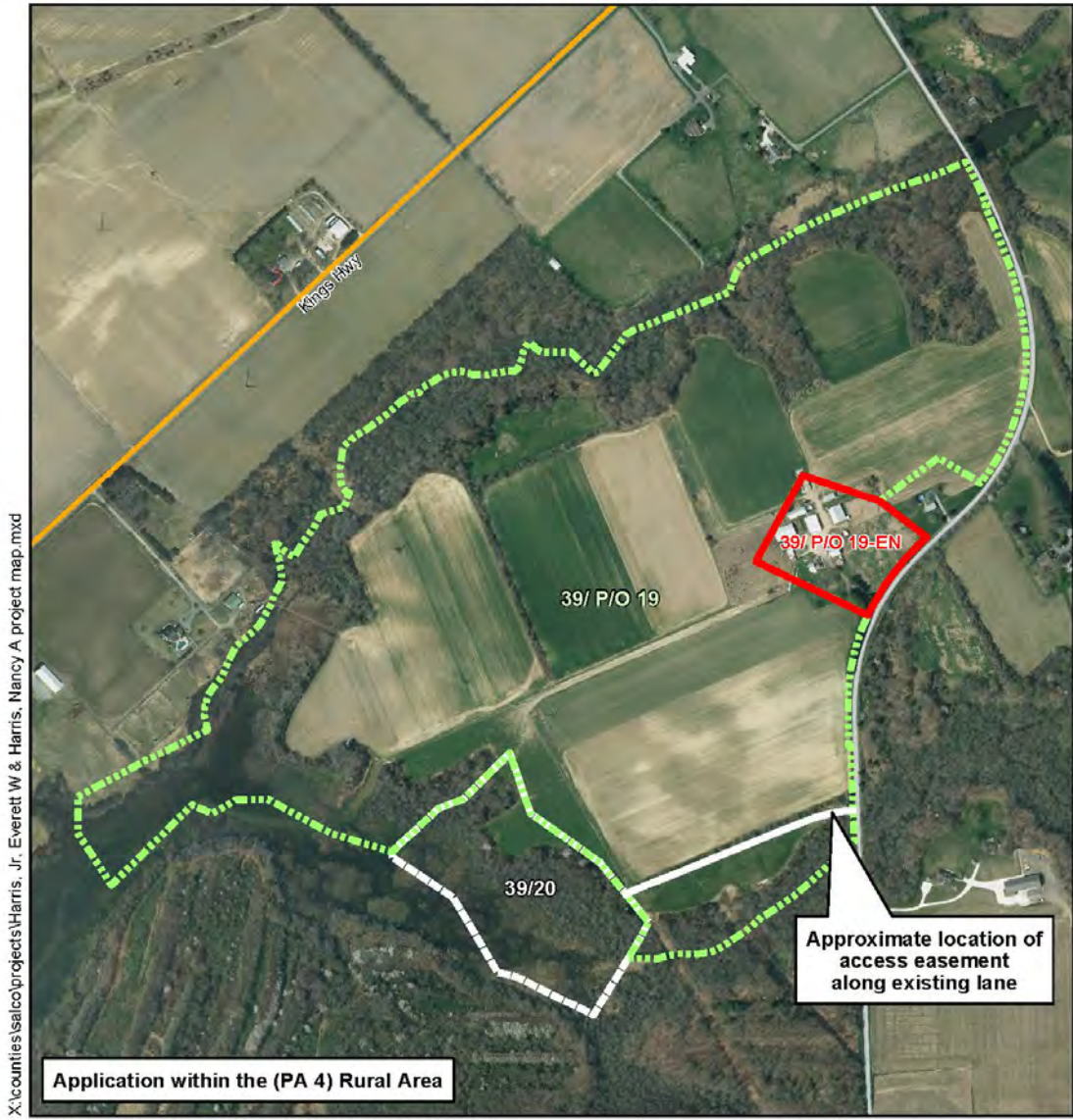
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Douglas Fisher, Chairperson	YES

<https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/17-0354-DE/Acquisition/Final Approval & Agreement to Sell/Harris, Everett & Nancy Final Approval.docx>

Project Map



X:\counties\sarco\projects\Harris, Jr, Everett W & Harris, Nancy A project map.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Harris, Jr., Everett W. & Harris, Nancy A.
Block 39 Lots P/O 19 (160.3 ac);
& P/O 19-EN (non-severable exception - 6.0 ac)
Gross Total = 166.3 ac
Mannington Twp., Salem County



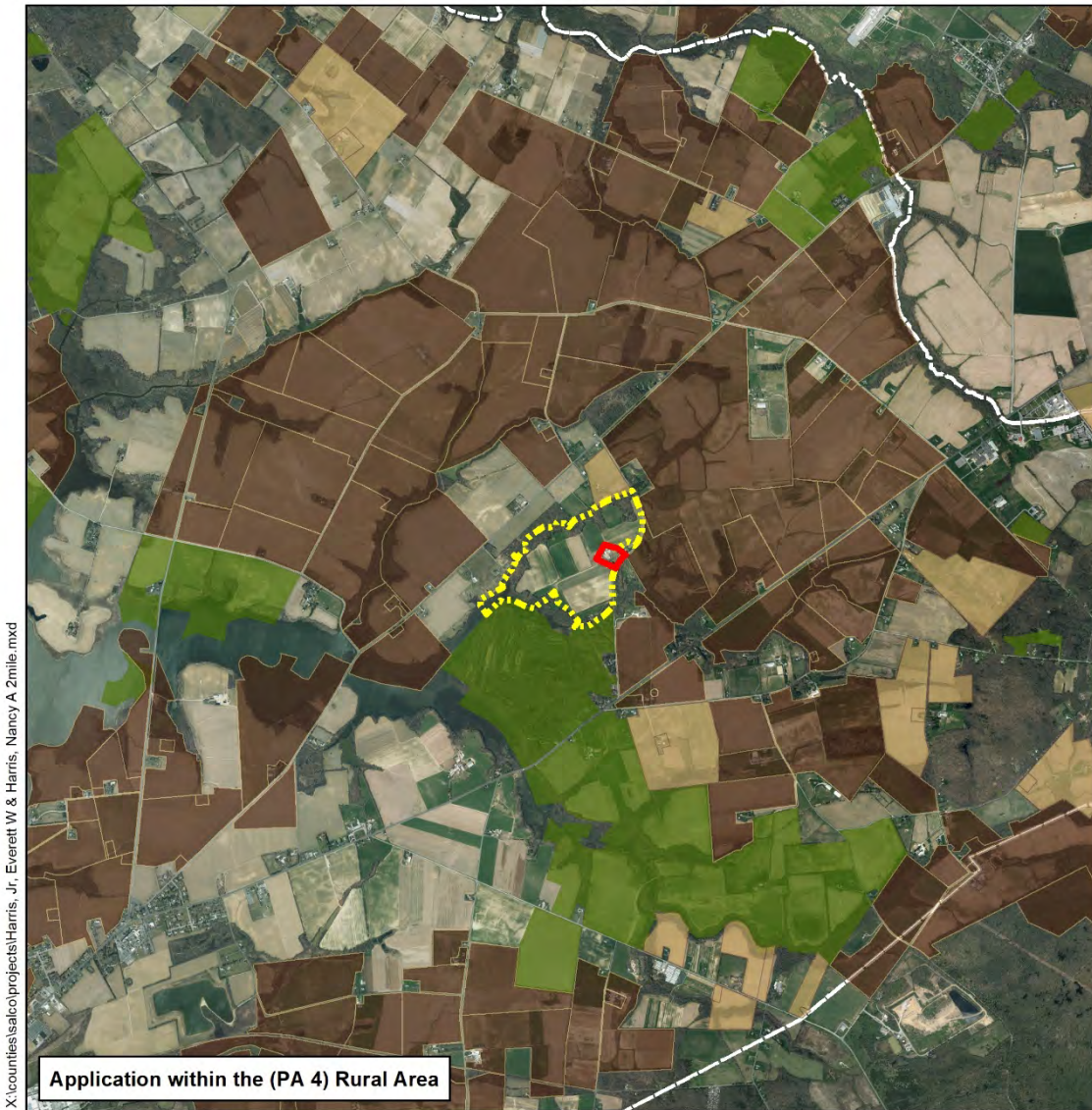
	Property In Question
	EN - (Non-Severable) Exception
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads

Sources:
Green Acres Conservation Easement Data
NJGIT/OGIS 2015 Digital Aerial Image

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March 30, 2020

Preserved Farms and Active Applications Within Two Miles



X:\counties\cal\projects\Harris, Jr, Everett W & Harris, Nancy A 2mile.mxd

Application within the (PA 4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Harris, Jr., Everett W. & Harris, Nancy A.
Block 39 Lots P/O 19 (160.3 ac);
& P/O 19-EN (non-severable exception - 6.0 ac)
Gross Total = 166.3 ac
Mannington Twp., Salem County



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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJOT/OGIS 2015 Digital Aerial Image

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

March 5, 2020

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Harris, Jr., Everett E. & Harris, Nancy A.
Easement Purchase - SADC
160 Acres

Block 39	Lot 19	Mannington Twp.	Salem County		
SOILS:		Other	25% * 0	=	.00
		Prime	74% * .15	=	11.10
		Statewide	1% * .1	=	.10
					SOIL SCORE: 11.20
TILLABLE SOILS:		Cropland Harvested	70% * .15	=	10.50
		Wetlands/Water	24% * 0	=	.00
		Woodlands	6% * 0	=	.00
					TILLABLE SOILS SCORE: 10.50
FARM USE:		Cash Grains	acres		
		Beef Cattle Feedlots	acres		
		Hay	acres		
		Wheat-Cash Grain	acres		Straw

This final approval is subject to the following:

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st six (6) acres for Around existing buildings and residence
Exception is not to be severable from Premises
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions:
 1. Conditioned on the recording of an ingress/egress easement from Bassett Road to access Block 39, Lot 20 to be reviewed and approved in advance by the SADC.
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.