

## Pinelands Onsite Development Worksheet

The purpose of this worksheet is to aid the appraiser in determining the number of potential onsite building opportunity rights that are currently available to the subject in application. The worksheet is meant as an aid to the appraiser in developing their highest and best use analysis. It is at the appraiser's sole discretion as to what value impact (if any) this onsite development potential may have on the subject property.

Owner:

Farm Name:

Address:

Township:

County:

Tax Block/Lot(s):

Total Acres in application:

Total PDCs as per Current LOI: \_\_\_\_

Future onsite dwelling opportunities reserved: \_\_\_\_

*Note: Prior to preservation LOI must acknowledge reduction by 0.25 PDC for each anticipated dwelling opportunity being reserved.*

PDCs proposed to be retired by the proposed preservation easement \_\_\_\_

Property Tax Lot is within:    \_\_ Agricultural Production Area  
  \_\_ Special Agricultural Production Area  
  \_\_ Preservation Area District  
  \_\_ Multiple Management Areas  
  \_\_ Pinelands Villages and towns  
  \_\_ Rural Development  
  \_\_ Regional Growth Areas  
  \_\_ Forest Areas

(if property is not at least partially in the Agricultural Production, Special Agricultural Production or Pinelands Preservation areas do not use this worksheet)

**AP (Agricultural Production) Management Area N.J.A.C. 7:50 – 5.24**

**yes**     **no**

**1. Property is eligible for 1 unit per 40 acre cluster provision**

Rule: Non-farm housing units at gross density of 1:40 acres (N.J.A.C. 7:50-5.24(a)3)

- a. Unit(s) shall be clustered on one acre lots, unless municipality determines residential development is incompatible with agricultural use
  - i. *If new residential lots are being created (subdivided off), each new lot must be one acre in size (not smaller and not bigger).*
  - ii. *Standard septic systems can be used*
- b. Requires deed restriction of remainder of lot with severance of any PDCs

Note: Appraisers that feel this is the highest and best use of a property must deduct the number of PDCs that would need to be expended to develop a particular number of onsite units from consideration in the easement value, by not valuing those credits in the before value.

**Subject Property Potential Yield under 1:40 cluster provision**

# of acres \_\_\_\_

# of potential subdivisions \_\_\_\_ (# of acres/40 ) on 1 acre lots

**2. Property is eligible for 1 accessory to agriculture unit per 10 acres every 5 years for farm operator/employee**

Rule: 1 unit: 10 acres farm related housing (N.J.A.C. 7:50-5.24(a)2)

- a. Dwelling must be accessory to active agricultural operation
- b. Dwelling must be for an operator or employee of farm actively engaged in operation
- c. Lot has not been subdivided within last 5 years unless done so under cultural housing provision
- d. No more than one lot can be created under this provision at one time

**Subject Property Potential Yield under 1:10 every 5 years**

# of acres \_\_\_\_

# of potential dwellings/subdivisions \_\_\_\_ (# of acres/10) Accessory to Agriculture

# of years until fully developed \_\_\_\_ (# potential units/subdivisions x 5)

*An appraiser should consider length of term to achieve full development when assessing value impact. For instance, under the above scenario a 100 acre property could be potentially subdivided 10 times until it can be subdivided no further, but it would take 50 years to accomplish this. The present value of such distant future benefits needs to be carefully considered by the appraiser. The requirement that the opportunity (new lot or house) needs to be accessory to agriculture must also be taken into account.*

Note: Appraisers that feel this is the highest and best use of a property must deduct the number of PDCs that would need to be expended to develop a particular number of onsite units from consideration in the easement value, by not valuing those credits in the before value.

### 3. Property **is eligible** for 3.2 acre Cultural Housing Provision

Rule - Cultural Housing Provision (N.J.A.C. 7:50-5.32)

- a. 3.2 acre lot requirement
  - i. For lots existing as of Feb. 8, 1979 the 3.2 acre requirement may be reduced to 1 acre with township variance and purchase of 0.25 PDCs
- b. Unit must be principal residence of property owner or immediate family member
- c. Individual whose residence it will be has not developed a similar unit within previous 5 years
- d. Parcel must have been in continuous ownership of individual or their family since Feb. 7, 1979
- e. Individual whose residence it will be has resided in Pinelands for at least 5 years or he or member of family for a total of at least 20 different years

Note: Appraisers that feel this is the highest and best use of a property must deduct the number of PDCs that would need to be expended to develop a particular number of onsite units from consideration in the easement value, by not valuing those credits in the before value.

### 4. Other potential uses of the property under AP Management Area

Seasonal Agricultural Labor Housing -**Eligible**

Agricultural Commercial Establishments up to 5,000 SF -**Eligible**

Agriculture and Agricultural Structures \_-**Eligible**

Low intensity Recreational Uses \_-**Eligible**

Expansion of intensive recreational uses (in existence 2/7/1979) \_\_\_ yes \_\_\_no

**Substantially Similar Zoning:** Please provide applicable municipal zoning code. This should be confirmed with the Pinelands Commission. \_\_\_\_\_ (check if applicable)

**Wetlands/Buffers:** Wetland buffers are uniformly 300' wide in the Pinelands and septic systems are not permitted in the buffer area. If a proposed house cannot be sited on the property outside wetlands and wetlands buffers, the property may be eligible for a waiver of strict compliance from the Pinelands Commission. When considering a request for a waiver, the Commission considers not only the property itself but all contiguous lands in common ownership on or after 1979. A waiver would allow for the construction of only one dwelling on the parcel, in its entirety. If there is an existing house on the property or on any commonly owned contiguous lands, a waiver for an additional dwelling cannot be approved.

**SAP (Special Agriculture Production) Management Area N.J.A. C. 7:50 – 5.25**  
**\_\_\_ yes \_\_\_ no**

**1. Property is eligible for large farm lot dwelling/subdivision (40+ acre units)**

Rule: 1 unit: 40 acres farm –related housing (N.J.A.C. 7:50-5.25(b)) (If permitted by Township)

- a. Dwelling must be accessory to active agricultural operation
- b. Dwelling must be for an operator or employee of farm actively engaged in operation
- c. Lot has not been subdivided within last 5 years unless done so under cultural housing provision
- d. No more than one lot can be created under this provision at one time

*Note: Appraisers that feel this is the highest and best use of a property must deduct the number of PDCs that would need to be expended to develop a particular number of onsite units from consideration in the easement value, by not valuing those credits in the before value.*

*Note: There are eight municipalities which contain SAP Areas: Bass River, Hammonton, Medford, Pemberton, Shamong, Tabernacle, Washington and Woodland. All but two (Medford and Pemberton) permit 1 per 40 farm related housing.*

**Subject Property Potential Yield under 1:40 large farm lot development**

# of acres \_\_\_\_

#of Potential 40 acre farm units \_\_\_\_ (# of acres/40)

**2. Property is eligible for 3.2 acre Cultural Housing Provision (N.J.A.C. 7:50-5.32) dwelling/subdivision**

Rule - Cultural Housing Provision (N.J.A.C. 7:50-5.32)

SADC Pinelands Onsite Development Potential Worksheet  
Farm/Owner:

- a. 3.2 acre lot requirement
  - i. For lots existing as of Feb. 8, 1979 the 3.2 acre requirement may be reduced to 1 acre with township variance and purchase of 0.25 PDCs
- b. Unit must be principal residence of property owner or immediate family member
- c. Individual whose residence it will be has not developed a similar unit within previous 5 years
- d. Parcel must have been in continuous ownership of individual or their family since Feb. 7, 1979
- e. Individual whose residence it will be has resided in Pinelands for at least 5 years or he or member of family for a total of at least 20 different years.

Note: Appraisers that feel this is the highest and best use of a property must deduct the number of PDCs that would need to be expended to develop a particular number of onsite units from consideration in the easement value, by not valuing those credits in the before value.

### **3. Other potential uses of the property under SAP Management Area**

Seasonal Agricultural Labor Housing -**Eligible**

Accessory Farm Markets -**Eligible**

Berry Agriculture and related Berry Agricultural Structures -**Eligible**

### **4. The SAP does not provide for:**

**1 farm accessory unit per 10 acres every 5 years for farm manager/owner/relative**

**1 unit per 40 acre non-farm housing cluster provision (1 acre lots)**

**Substantially Similar Zoning:** Please provide applicable municipal zoning code. This should be confirmed with the Pinelands Commission. \_\_\_\_\_ (check if applicable)

**Wetlands/Buffers:** Wetland buffers are uniformly 300' wide in the Pinelands and septic systems are not permitted in the buffer area. If a proposed house cannot be sited on the property outside wetlands and wetlands buffers, the property may be eligible for a waiver of strict compliance from the Pinelands Commission. When considering a request for a waiver, the Commission considers not only the property itself but all contiguous lands in common ownership on or after 1979. A waiver would allow for the construction of only one dwelling on the parcel, in its entirety. If there is an existing house on the property or on any commonly owned contiguous lands, a waiver for an additional dwelling cannot be approved.

**Pinelands Preservation Area District N.J.A.C. 7:50-5.22 \_\_\_ yes \_\_\_ no**

**1. Property is eligible for Cultural Housing Provision (N.J.A.C. 7:50-5.32) subdivision**

- a. 3.2 acre lot requirement
  - i. For lots existing as of Feb. 8, 1979 the 3.2 acre requirement may be reduced to 1 acre with township variance and purchase of 0.25 PDCs
- b. Unit must be principal residence of property owner or immediate family member
- c. Individual whose residence it will be has not developed a similar unit within previous 5 years
- d. Parcel must have been in continuous ownership of individual or their family since Feb. 7, 1979
- e. Individual whose residence it will be has resided in Pinelands for at least 5 years or he or member of family for a total of at least 20 different years.

*Note: Appraisers that feel this is the highest and best use of a property must deduct the number of PDCs that would need to be expended to develop a particular number of onsite units from consideration in the easement value, by not valuing those credits in the before value.*

**2. The Preservation Area District does not provide for:  
1 unit per 40 acre non-farm housing cluster provision**

**Farm –related housing (1 per 40 acres or 1 per 10 acres)**

**3. Other potential uses of the property under Preservation District Management Area (If permitted by the municipality)**

Seasonal Agricultural Labor Housing \_\_\_yes \_\_\_ no

SADC Pinelands Onsite Development Potential Worksheet  
Farm/Owner:

Agricultural employee housing as an element of, and accessory to, an active agricultural operation  yes  no

Accessory Farm Markets  yes  no

Agricultural Structures  yes  no

Low intensity Recreational Uses  yes  no

Expansion of intensive recreational uses (in existence 2/7/1979)  yes  no

**Substantially Similar Zoning: Please provide applicable municipal zoning code in appraisal. This should be confirmed with the Pinelands Commission. \_\_\_\_\_ (check if applicable)**

**Wetlands/Buffers:** Wetland buffers are uniformly 300' wide in the Pinelands and septic systems are not permitted in the buffer area. If a proposed house cannot be sited on the property outside wetlands and wetlands buffers, the property may be eligible for a waiver of strict compliance from the Pinelands Commission. When considering a request for a waiver, the Commission considers not only the property itself but all contiguous lands in common ownership on or after 1979. A waiver would allow for the construction of only one dwelling on the parcel, in its entirety. If there is an existing house on the property or on any commonly owned contiguous lands, a waiver for an additional dwelling cannot be approved.

<b>Pinelands Onsite Development Guide</b>					
	<b>Area Type - No Deed Restriction</b>			<b>SADC Deed Restriction</b>	
	<b>Agricultural Production</b>	<b>Special Agricultural Production</b>	<b>Preservation Area</b>	<b>Permitted on SADC DEED RESTRICTED PREMISES</b>	<b>Permitted on SADC EXCEPTION AREAS</b>
<b>Development Opportunity</b>					
3.2 ACRE CULTURAL HOUSING - 1 EVERY 5 YEARS	X	X	X	NO	YES
1DU/40 ACRE CLUSTER OPTION	X			NO	NO
1DU/10 ACRE ACCESSORY TO AGRICULTURE EVERY 5 YEARS	X			NO	YES if pre reserved - only once
1DU/40 - ACCESSORY TO AGRICULTURE EVERY 5 YEARS		X		NO	YES - if pre reserved - only once
SEASONAL AGRICULTURAL LABOR	X	X	X	YES	YES
RDSO - Residual Dwelling Site Opportunity	N/A	N/A	N/A	Yes -with approval	N/A
AGRICULTURAL STRUCTURES	X	FOR BERRY AGRICULTURE ONLY	FOR BERRY AGRICULTURE ONLY	YES	YES
FARM MARKETS UP TO 5,000 SF	X			YES - with approval	YES
LOW INTENSITY RECREATIONAL USES INCLUDING HUNTING /FISHING	X		X	YES per CADB/SADC review	YES
EXPANSION OF INTENSIVE RECREATIONAL USES IN EXISTENCE AS OF 2/7/79	X	X	X	NO	YES
ACCESSORY USES(EG. SMALL FARM MARKETS/CARTS, SOLAR FACILITIES	X	X	X	YES	YES
<b>ALL DEVELOPMENT IS SUBJECT TO PINELANDS REVIEW AS WELL AS MUNICIPAL APPROVAL.</b>					
<b>WETLANDS AND WETLANDS BUFFERS STANDARDS APPLY TO AGRICULTURAL STRUCTURES AND ARE SUBJECT TO MUNICIPAL REVIEW</b>					
<b>EXCEPTION AREAS ARE SUBJECT TO PINELANDS AND MUNICIPAL REGULATIONS INCLUDING WETLAND AND BUFFER REGULATIONS.</b>					
<b>MUNICIPAL ORDINANCE SHOULD BE CHECKED TO VERIFY WHETHER A USE LISTED ON THE ABOVE CHART IS PERMITTED IN A PARTICULAR ZONING DISTICT.</b>					

SADC Pinelands Onsite Development Potential Worksheet  
Farm/Owner: