

State Agriculture Development Committee
Farmland Preservation Program

Application For Sale Of A Development Easement
(Pinelands Direct Easement Purchase)

Check List of Enclosed Items

- () Application (signed by Landowner)
- () Copy of Corporate Resolution (when appropriate).
- () Contract Purchaser Agreement.
- () Tax Map with boundaries of lots, exceptions and existing residences, and with adjacent land uses identified.
- () USDA, Natural Resource Conservation Service, soil map with soils identified.
- () Application for Farmland Assessment with Land Use identified.
- () 7.5 minute USGS topographic quad map with any preserved farms (applications or previously preserved) within one-half mile denoted.
- () Farmland Assessment Form.
- () Copy of Deed.
- () Copy of active lease agreements (when appropriate).

Date: _____
County: _____
Municipality: _____
Farm: _____
Address and/or description of the farm location: _____
USGS Grid Map #: _____

Is the farm currently enrolled in an 8-year program? **YES NO**
Municipally Approved Farmland Preservation Program? **YES NO**
Farmland Preservation Program? **YES NO**
Date of Enrollment: _____

This application to sell a development easement on the Premises is made this
_____ date of _____, in the year _____.

I/We _____, landowner(s)
Of the property located in the Township of _____
In the County of _____ known and as designated herein as the "Premises",

apply to the New Jersey State Agriculture Development Committee (hereinafter "Committee"),
to sell a development easement on the Premises pursuant to the Agriculture Retention and
Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, the Garden State Preservation Trust
Act, N.J.S.A. 13:8C-1 et seq., P.L. 1999, c.152 and N.J.A.C. 2:76-11.

Offer To Sell a Development Easement

Pursuant to N.J.A.C. 2:76-11.3, it is required that the applicant(s) submits an offer to sell a
development easement to the Committee.

Note: Landowners hereby acknowledge that they have been fully informed of the provisions
related to the sale of a development easement on the Premises and that a recommendation
was made to obtain legal counsel. Landowners are advised to contact the Pinelands
Commission to request a Letter of Interpretation regarding the allocation of Pineland
Development Credits. Landowners may call the Pinelands Commission at (865) 894-
7300.

As landowner of the Premises described above, I/We am willing to make an offer to sell a
development easement on the Premises to the Committee based on the preliminary acreage as
designated herein and provisions contained at N.J.A.C. 2:76-19.1 et seq. This offer is subject to
an executed Agreement for the Purchase of a Development Easement with the Committee.

Signature: _____

APPLICANT INFORMATION

Duplicate this sheet as necessary to indicate all participants.

Page ___ of ___

Please enter for each related party.

The first individual entered should be the primary contact. Indicate if this is their only role.

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone(bus.): _____ Fax: _____
Phone(home): _____

Type of Participation: (check one)

- | | |
|---|--|
| <input type="checkbox"/> Sole Proprietor (Husband Wife) | <input type="checkbox"/> Contract Purchaser (Fee Simple) |
| <input type="checkbox"/> Partner of a Partnership | <input type="checkbox"/> Contract Purchaser (Easement) |
| <input type="checkbox"/> Proprietor or Multi-Proprietor | <input type="checkbox"/> Realtor of a Real-estate Agency |
| <input type="checkbox"/> Executor of an Estate | <input type="checkbox"/> Renter |
| <input type="checkbox"/> Corporate Officer in a Corporation | <input type="checkbox"/> Lessee |
| <input type="checkbox"/> Trustee of a Trust | <input type="checkbox"/> County |
| <input type="checkbox"/> Lawyer or Legal Representative | <input type="checkbox"/> Municipality |
| <input type="checkbox"/> Primary Contact | <input type="checkbox"/> Conservation Organization |
| <input type="checkbox"/> Institution | |

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone(bus.): _____ Fax: _____
Phone(home): _____

Type of Participation: (check one)

- | | |
|---|--|
| <input type="checkbox"/> Sole Proprietor (Husband Wife) | <input type="checkbox"/> Contract Purchaser (Fee Simple) |
| <input type="checkbox"/> Partner of a Partnership | <input type="checkbox"/> Contract Purchaser (Easement) |
| <input type="checkbox"/> Proprietor or Multi-Proprietor | <input type="checkbox"/> Realtor of a Real-estate Agency |
| <input type="checkbox"/> Executor of an Estate | <input type="checkbox"/> Renter |
| <input type="checkbox"/> Corporate Officer in a Corporation | <input type="checkbox"/> Lessee |
| <input type="checkbox"/> Trustee of a Trust | <input type="checkbox"/> County |
| <input type="checkbox"/> Lawyer or Legal Representative | <input type="checkbox"/> Municipality |
| <input type="checkbox"/> Primary Contact | <input type="checkbox"/> Conservation Organization |
| | <input type="checkbox"/> Institution |

BLOCK LOT & ACREAGE

Duplicate this sheet as necessary to indicate each lot and exception separately.

Page ___ of ___

(One and Only one Lot and/or Exception per page)

County / Municipal Code: _____ Block: _____ Lot: _____ Acres: _____

NJ State Development and Redevelopment Code: (check one)

- (PA1) Metropolitan
- (PA2) Suburban
- (PA3) Fringe.
- (P10) Pinelands
- (PA4) Rural
- (PA4b) Rural & Environmentally Sens
- (PA5) Environmentally Sensitive
- Other

PINELANDS DEVELOPMENT CREDITS

1. Please identify the Management Area the Premises is located:
 - Agricultural Production Area
 - Special Agricultural Production Area
 - Preservation Area
2. Please identify how many Pinelands Development Credits (PDCs) are allocated to the Premises. (Attach a copy of the Letter of Interpretation from the Pinelands Commission identifying the number of PDCs allocated.)
3. Are you retaining any Pinelands Development Rights and/or Credits?
 - YES
 - NO

If yes, please identify how many: _____ Rights _____ Credits

Identify on which Block(s) and Lot(s) the Rights and/or Credits are located:

Block _____	Lot _____
Block _____	Lot _____
Block _____	Lot _____

EXCEPTIONS

(Specific to above Lot)

1. Acreage of exception: _____
2. Local Zoning Regulations: _____
3. Applicant's reason for exception: _____

4. General Location of Exception: _____

5. Is the exception for county and/or municipal farmland preservation and/or open space programs? **YES NO**
6. Can the exception be severed from the premises? **YES NO**
7. Does the size of the individual exception exceed local zoning requirements to construct one single family residential dwelling? **YES NO**
- a. How many building lots or portions thereof are there in excess of the local zoning requirements for one single family residential dwelling? _____
- b. Is the landowner willing to restrict the exception to only one residential unit? **YES NO**
8. Will there be any Right To Farm language required on the deed of the exception? **YES NO**
9. Does the exception have a significant negative impact? **YES NO**
Explain: _____

RESIDENCES AND OTHER STRUCTURES

Duplicate this sheet as necessary to indicate each structure separately.
Identify each structure on the premises separately.

Page ___ of ___

Are there any existing structures on the Premises? **YES NO**

Structure A (check one)

- Standard Single Family Residence
- Duplex
- Dormitory
- Apartment
- Barn
- Garage
- Stable
- Manufactured Home with Perm. Foundation
- Manufactured Home without Foundation
- Single Family with apartment
- Shed
- Silo
- Other _____

Is the structure for agricultural labor housing? **YES NO**

Is the structure under a lease or rental agreement? **YES NO**

Structure B. (check one)

- Standard Single Family Residence
- Duplex
- Dormitory
- Apartment
- Barn
- Garage
- Stable
- Manufactured Home with Perm. Foundation
- Manufactured Home without Foundation
- Single Family with apartment
- Shed
- Silo
- Other _____

Is the structure for agricultural labor housing? **YES NO**

Is the structure under a lease or rental agreement? **YES NO**

Structure C. (check one)

- Standard Single Family Residence
- Duplex
- Dormitory
- Apartment
- Barn
- Garage
- Stable
- Manufactured Home with Perm. Foundation
- Manufactured Home without Foundation
- Single Family with apartment
- Shed
- Silo
- Other _____

Is the structure for agricultural labor housing? **YES NO**

Is the structure under a lease or rental agreement? **YES NO**

EASEMENTS AND RIGHTS OF WAY

Duplicate this sheet as necessary to indicate each easement separately.

Page ___ of ___

Are there Easements/Rights of Way identified with the Premises?

YES NO

Easement A: (check one)

- Power Lines**
- Water Lines**
- Telephone Lines**
- Gas Lines**

- Road Rights of Way**
- Stream Corridor**
- Sewer**
- Other** _____

Effect of Easement: _____

Viability from Easement: _____

Description of Easement: _____

Easement B: (check one)

- Power Lines**
- Water Lines**
- Telephone Lines**
- Gas Lines**

- Road Rights of Way**
- Stream Corridor**
- Sewer**
- Other** _____

Effect of Easement: _____

Viability from Easement: _____

Description of Easement: _____

Easement C: (check one)

- Power Lines**
- Water Lines**
- Telephone Lines**
- Gas Lines**

- Road Rights of Way**
- Stream Corridor**
- Sewer**
- Other** _____

Effect of Easement: _____

Viability from Easement: _____

Description of Easement: _____

EXISTING NONAGRICULTURAL USES

Duplicate this sheet as necessary to indicate each use separately.

Page ___ of ___

Are there Nonagricultural uses on the Premises?

YES NO

List the type and extent of any existing nonagricultural uses existing on the premises at the time the applicant submitted to the Board:

Note the size and extent of use of any structure utilized as a nonagricultural use:

In the event the nonagricultural use involves a lease with another party, identify the individual or entity leasing the structure and type of business or operation:

If nonagricultural events are held on the premises, identify for what purpose and the frequency of the activity:

NOTE: Appraisers must be aware of nonagricultural uses and determine their impact on the development easement value in their reports pursuant to the SADC Appraiser’s Handbook. If you have any questions regarding potential nonagricultural use, please address them to the SADC prior to submission of the application.

GENERAL APPLICATION INFORMATION

Agricultural Development Area:

DESIGNATED

VOLUNTARY

Watershed (First order): (check one)

- Upper Delaware**
- Raritan**
- Lower Delaware**

- Passaic**
- Atlantic Coastal**

Watershed (Second Order): (check one)

- Upper Delaware Tributaries**
- Central Delaware Tributaries**
- Lower Passaic, Saddle**
- Upper Passaic, Whippany, Rockaway**
- North & South Branch Raritan**
- Millstone**
- Barnegat Bay**
- Great Egg Harbor, Tuckahoe**
- Maurice, Salem, Cohansey**
- Rancocas Creek**

- Walkill, Pochuck, Papakating**
- Pompton, Pequannock, Wanaque, Ramapo**
- Hackensack, Pascack**
- Elizabeth, Rahway, Woodbridge**
- Lower Raritan, South River, Lawrence Brook**
- Monmouth**
- Mullica, Wading**
- Cape May**
- Lower Delaware Tributaries**
- Crosswicks Creek**

Standard Industrial Code (SIC):

Total Acres of Premises:

Total Acres of Exceptions:

Number of RDSOs eligible:

Number of RDSOs approved by the CADB:

SUBDIVISION REQUEST

Copy of resolution is required for consideration.

Type of development being considered for subdivision: (Check One)

- Residential
- Industrial
- Commercial
- Public Use

Preliminary Approval Date. _____

Final Approval Date. _____

Scale of Subdivision **MAJOR** **MINOR**

Enter any other pertinent information to help fully describe the request.

DROUGHT CONSIDERATION

Copy of drought loss claim is required for consideration.

Is the Farmer established? **YES** **NO**

Is the Farm owner managed? **YES** **NO**

Has the damage exceeded the minimum percentage of crop loss? **YES** **NO**

Enter any other pertinent information to help fully describe the request.

LOCAL COMMITMENT

Duplicate this sheet as necessary to indicate each municipality separately.

Page ___ of ___

- 1. Municipality Code from Block and Lot. _____

- 2. Does local zoning require an average minimum lot of at least three acres with clustering and/or mandatory buffering to provide separation between development and existing agricultural operations. **YES NO**

- 3. Are transfer of development rights/credits available? **YES NO**

- 4. Is the sliding scale utilized? **YES NO**

- 5. Is the zoning for very low density? **YES NO**

- 6. Are there other equivalent measures? **YES NO**
List _____

- 7. Is there sewer or other growth leading infrastructures serving the premises or within hook up distance? **YES NO**

- 8. Is purchase of development easements consistent with state development and redevelopment plan **YES NO**

- 9. Is there an active municipal liaison with the CADB? **YES NO**

- 10. Do planning board actions regarding nonagricultural development support farmland preservation? **YES NO**

- 11. Do municipal governing body actions regarding nonagricultural development support farmland preservation? **YES NO**

- 12. Does the municipality have previously approved 8 Year programs **YES NO**

- 13. Have development easements already been purchased in the municipality? **YES NO**

- 14. Does the municipality have a “Right To Farm” ordinance? **YES NO**

- 15. Does the municipality have a “Right To Farm” ordinance that requires a developer and/or landowner who plans to build or sell a dwelling in an agricultural area to inform through their agent, prospective purchasers of the existence of the “Right To Farm” ordinance and the protection it grants to agricultural operations. This notification is included in the deed of record. **YES NO**

Municipality's Committed Funds since 1980:

Budget	_____
Referendum	_____
Trust Funds	_____
Bonds	_____
Other	_____
Total Funds	_____

SOILS

Indicate the percentage of the following types of classification of important farmlands.

Prime	_____
Statewide	_____
Local	_____
Unique (of value) _____	_____
Other (of no value) _____	_____

100 %

TILLABLE ACRES

Indicate the percentage of the premises that is classified under the following categories.

Cropland Harvested	_____
Cropland Pastured	_____
Permanent Pasture	_____
Woodlands	_____
Wetlands	_____
Other _____	_____

100 %

BOUNDARIES AND BUFFERS

Indicate the percentage of the following Buffers and Boundaries to the subject property.

- 1. Deed Restricted Farmland (permanent) _____
- 2. Deed Restricted Wildlife areas _____
- 3. Stream (perennial) and wetlands _____
- 4. Cemeteries _____
- 5. Parks (limited public access) _____
- 6. Military installations _____
- 7. Golf Course (public) _____
- 8. 8 Year programs and EP applications _____
- 9. Highways (limited access) Railroads _____
- 10. Farmland (unrestricted) _____
- 11. Woodlands _____
- 12. Parks (high use) _____
- 13. Residential Development _____
- 14. Commercial _____
- 15. Industrial _____
- 16. Schools _____
- 99. Other _____

100 %

DENSITY OR CONTIGUOUS PROPERTIES

List, by name, lands that are reasonably contiguous (within 1/2 mile linear distance) to the subject application which are comprised of: development easement purchase applications approved by the CADB and received by the SADC during the current round, lands where development easements have already been purchased, and other permanently deed restricted farmlands along with applications with final approval. Include subject application if not an isolated parcel.

List, by name, lands that are reasonably contiguous (within 1/2 mile linear distance) to the subject application and enrolled in an 8 Year Farmland Preservation Program.
