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# New Jersey State Agriculture Development Committee

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**New Jersey Farmland Preservation “Statewide Formula Value” Proving to Be a Game-Changing Advancement**

**Burlington County, New Jersey—**The New Jersey State Agriculture Development Committee (SADC), the agency responsible for administering New Jersey’s Farmland Preservation Program, celebratedthepreservation of the Three Willows Farm in Springfield Township, Burlington County, the first farm in New Jersey to be preserved with an offer generated by the new Statewide Formula Value (SFV).

The New Jersey State Agriculture Development Committee (SADC), the agency responsible for administering New Jersey’s Farmland Preservation Program, preserved Three Willows Farm as a direct easement purchase through its State Acquisition Program. In addition to the traditional appraisal method used to calculate the easement value, the landowners received an offer generated by the SFV, which was recently adopted on April 7, 2025. This offer, in most cases, has been more than the easement value obtained through traditional appraisals. The SFV recognizes the value of farmland beyond what the market can capture, enhancing payments based on the agricultural and natural resource characteristics of the property, such as soils, proximity to other preserved land, and the risk of conversion to non-agricultural uses. In addition, the landowner has the option to increase the SFV value further by voluntarily restricting the house size limit to 2,500 square feet of heated living space and/or 10% impervious cover limit outside of the exception area.

“I can confidently tell you that the new formula is working!” said New Jersey Secretary of Agriculture and Chairman of the State Agriculture Development Committee, Ed Wengryn. “Three Willows Farm is the first of many farms to come, where landowners will see an increased value for their land being preserved. The formula is recognizing not just the development value, but also the natural resource value of a farm and what it means for the greater community to protect those natural resources.”

Three Willows Farm, owned and operated by Brian and Stacey Arzt, first-generation farmers specializing in raising high-quality cattle and providing a range of beef products directly to consumers. They also raise chickens that provide fresh brown eggs, and take pride in their homemade baked goods made from locally sourced ingredients.

“The New Jersey legislature acknowledged that our 40-year-old model of how we value farmland was outdated and needed to be renovated for the SADC to be much more competitive,” said Chuck Roohr, SADC Executive Director.

“The next big thing is to support the economic viability of agriculture and to help smooth the path to success for farmers like the Arzt family who have made the ultimate commitment to agriculture by putting their land into a permanent preservation program. The least we can do is help support them along the way.”

“It’s an honor to be the first farm preserved under the new formula, one designed with the farmer in mind, and I can tell you firsthand that it is working,” said Brian Arzt with his wife Stacey by his side. “As a first-generation farmer, the new formula allows us to continue to invest in the land and livestock. We plan to improve our genetics, strengthen our herd, and truly build something that lasts. Most importantly, it opens the door for our children if they choose to carry on this tradition and farm here in the future.” To learn more about Three Willows Farm and their products, visit <https://www.threewillowsfarmnj.com/>

The New Jersey State Agriculture Development Committee (SADC) administers New Jersey's Farmland Preservation Program, Right to Farm, Agricultural Mediation, and Agricultural Development grants to preserved farm owners and operators.

To date, with the Arzt Farm included, 2,893 farms covering 253,143 acres have been preserved under the New Jersey State Farmland Preservation Program. To learn more about preservation and the SADC, visit [www.nj.gov/agriculture/sadc/](file:///C:\Users\agamuno\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\TX80SUGA\www.nj.gov\agriculture\sadc)

Photos & video can be found on our website at <https://www.nj.gov/agriculture/sadc/news/press/2025>

A link to a larger selection of photos and videos can be shared upon request.

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