

FY 2016 Annual Report



**N.J. State Agriculture
Development Committee**

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The Chard farm in Alloway Township, Salem County, was preserved through the Municipal Planning Incentive Grant Program in April 2016.

Photo by Cindy Roberts



Introduction

New Jersey's scenic old barns and other rustic farm buildings are an important part of the rural landscape and our agrarian culture and history. The biggest threat to retaining them is obsolescence. Once no longer needed for their original use, these structures can be too expensive for farmers to maintain and fall into disrepair, ultimately resulting in deterioration or demolition.

The State Agriculture Development Committee (SADC) will have the opportunity to encourage the protection of historically or culturally important barns and other agricultural structures on preserved farms as a result of the Rural Microenterprise Act signed into law in January 2016. The Act allows a qualifying landowner, whose farm was preserved without an exception area, to apply for a special permit to operate a rural microenterprise, such as a bed and breakfast, bakery or other small-scale business compatible with the agricultural use of the land.

The permit will allow a landowner to add walls, insulation, flooring, lighting and plumbing, and otherwise "finish" up to 2,500 square feet of the interior of existing building space to support a rural microenterprise. However, for a "heritage farm building" – one the SADC deems significant to New Jersey's agricultural history or culture – the permit will allow the entirety of the interior to be finished if the landowner agrees to deed restrictions protecting the exterior character of the building.

This economic incentive will make it easier for landowners to restore and repurpose barns and other agricultural buildings so that these historic and cultural resources are maintained and can be appreciated for many generations to come. The SADC expects to adopt regulations to implement the law by late 2017.

Other highlights of FY2016 include the preservation of more than 5,500 acres of farmland, the SADC's development of conservation plans for more than 300 acres of farmland, publication of a new Right to Farm Guidebook and establishment of an urban garden demonstration project on the grounds of the New Jersey Department of Agriculture in Trenton. These and other accomplishments are detailed in the pages that follow.

Agricultural Retention

The SADC works in cooperation with its farmland preservation partners to permanently protect a stable and adequate land base for agriculture, which is the foundation for a strong farming industry in New Jersey.

Farmland Preservation Totals

Seventy-one farms covering 5,550 acres were preserved under the State Farmland Preservation Program in FY2016. At fiscal year's end, 2,425 farms covering 222,597 acres have been permanently preserved since the inception of the program.

Farmland Preservation Funding

Governor Christie in June 2016 signed into law legislation that allocates preservation funding from the voter-approved dedication of a portion of the Corporate Business Tax. Of the total funding annually available for preservation programs through FY2019, the Farmland Preservation Program will receive 31 percent. Up to 3 percent of that annual funding is to be allocated for stewardship activities on preserved farms, such as deer fencing and soil and water conservation cost-share grants.

Planning Incentive Grant Programs

The SADC's Planning Incentive Grant Programs (PIGs) require counties and municipalities to develop comprehensive farmland preservation plans as a condition of receiving grant funding for farmland preservation. These plans detail farmland preservation goals and other key strategies to help retain agriculture, including those related to land use planning, economic development, natural resource conservation and overall local support for agriculture.

Thirty-seven farms totaling 2,413 acres were preserved under the County Planning Incentive Grant Program and 14 farms covering 829 acres were preserved under the Municipal Planning Incentive Grant Program in FY2016. (See Pages 13-14.)

*The Hill and Dale/
Rothpletz Jr. farm in
Tewksbury Township
was preserved by
Hunterdon County
in May 2016 through
the County Planning
Incentive Grant
Program.*

*Photo by
Stefanie Miller*





The Overstreet/Chiari farm in Upper Deerfield Township, Cumberland County, was preserved through the Municipal Planning Incentive Grant Program in July 2015.

*Photo by
Cindy Roberts*

State Acquisition Program

The SADC purchases development easements directly from landowners to preserve farmland through its Direct Easement Purchase Program. Seventeen farms covering 2,117 acres were preserved under this program in FY2016. (See Page 14.)

Nonprofit Program

The SADC provides cost-sharing grants to nonprofits to assist them in purchasing development easements to preserve farmland. Three farms totaling 191 acres were preserved under the Nonprofit Program in FY2016. (See Page 14.)

Eight-Year Programs

Landowners may choose to preserve their land for agricultural purposes for a minimum of eight years, rather than permanently. While they do not receive compensation for this, they do qualify for certain benefits of the permanent preservation program, including eligibility to apply for cost-sharing grants for soil and water conservation projects when such funding is available. At fiscal year's end, 78 farms totaling 4,643 acres were enrolled in eight-year programs.



The SADC preserved the Hamorski and Salatiello farm in Lebanon Township, Hunterdon County, in August 2015 through its Direct Easement Purchase Program.

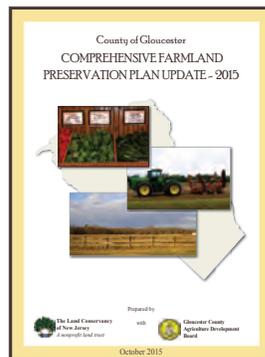
*Photo by
Stefanie Miller*

Planning for Preservation, Agriculture

The SADC promotes planning for farmland preservation and agriculture across the state, including by coordinating with counties and municipalities on comprehensive farmland preservation planning; reviewing the impacts of nonagricultural projects on preserved farms and other land in Agricultural Development Areas, and providing staff to the Transfer of Development Rights (TDR) Bank Board.

Farmland Preservation Planning

SADC staff continued to coordinate with counties and municipalities in developing and updating comprehensive farmland preservation plans. Eighteen counties and 46 municipalities have developed comprehensive farmland preservation plans that seek to protect more than 204,000 additional acres of farmland over the next 10 years.



Non-Agricultural Project Reviews

SADC staff continued to work to evaluate three interstate natural gas pipeline projects, two local natural gas pipeline projects, an electrical power line project and a municipal water supply distribution project involving preserved farmland or other land in agricultural development areas (ADAs).

The SADC submitted recommendations to the Federal Energy Regulatory Commission (FERC) regarding the proposed

PennEast pipeline, an interstate project that would cross through Hunterdon and Mercer counties. As the project progresses through the federal review process, the SADC will continue to coordinate its assessment with FERC, PennEast, landowners, County Agriculture Development Boards (CADBs) and other interested parties.

The SADC in April 2016 determined that the New Jersey Natural Gas Southern Reliability Link – an intrastate pipeline project – would not cause unreasonably adverse effects on preserved farmland, ADAs or State agricultural preservation and development policies.

The SADC's review of the project found that it is almost exclusively within existing road right-of-ways and has been designed to avoid preserved farmland. Where impacts on non-preserved agricultural land are proposed, practices to minimize disturbance will be implemented.

SADC staff also continued to coordinate its efforts with the owners of preserved farmland and other land in ADAs and the other appropriate local government agencies overseeing

a county bridge repair project in Burlington County and a county road widening project in Monmouth County.

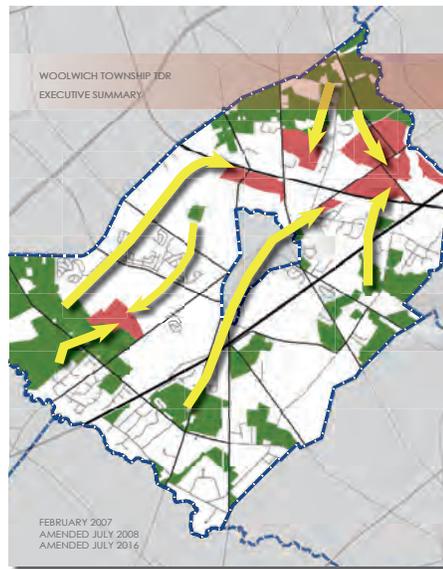
Transfer of Development Rights

The State Transfer of Development Rights Bank, located within, but not of, the SADC, continued to promote the use of transfer of development rights (TDR) for land preservation, and to assist municipalities in the establishment of these programs.

Woolwich Township, Gloucester County, continues to be active in the pursuit of TDR. Woolwich conducted a TDR credit auction in March 2016 to aid landowners in TDR sending areas who were subject to downzoning when the TDR ordinance was enacted. The \$7 million auction resulted in the identification of 19 properties totaling 817 acres for preservation through credit purchase.

Closings on these properties began in December 2016. The auction was made possible by a State Transfer of Development Rights Bank Board contribution of \$5 million.

In addition to direct planning assistance, the State TDR Bank provides Planning Assistance Grants to aid municipalities in conducting the extensive research and proactive planning work required under the TDR enabling statute. Thirteen municipalities have received Planning Assistance Grants, for up to \$40,000 each, from the State TDR Bank. A total of \$240,000 has been distributed to date.



Woolwich Township's TDR plan shows sending areas for preservation in green and receiving areas to accommodate growth in red. Woolwich is seeking to preserve more than 3,000 acres through TDR.

Agricultural Development

The SADC works to ensure stewardship of preserved farmland and to promote efforts to keep New Jersey's farms viable. It administers the Right to Farm Program, in cooperation with its County Agriculture Development Board (CADB) partners, to protect responsible commercial farmers from private and public nuisance actions, and offers a Farm Link Program that helps farmers access the land and resources they need.

Stewardship

The SADC evaluates post-preservation requests from owners of preserved farms for activities that may be permitted, such as divisions of the premises and construction of agricultural labor housing.

Staff also visits on an annual basis farms directly preserved by the SADC and coordinates the same efforts by counties and nonprofits; reviews potential violations of

farmland preservation deeds of easement, and works with landowners to resolve any easement violations.

The SADC continued to expand its efforts to provide on-the-ground conservation assistance to owners of preserved farms by making available an experienced staff conservationist to help landowners.

Staff developed conservation plans on two preserved farms covering more than 300 acres and also worked with more than a dozen owners of preserved farms to address natural resource concerns, including erosion and stormwater runoff. Several of the issues were successfully resolved by using low-cost, common-sense solutions such as installing grass



Before and after photos show a preserved farm in Camden County where SADC staff worked with the owner to install grass strips between blueberry rows to help control soil erosion and stormwater runoff.



*Photos by
Dave Clapp*



The SADC in December 2015 approved an expansion of this solar energy facility on the Hlubik farm in Chesterfield Township, Burlington County. Photo by Charles Roohr

buffers to stabilize soil and control runoff.

Staff also conducted outreach to several dozen other farmers to help match them with Farm Bill conservation funding, made conservation-related presentations at several conferences and maintained a close working relationship with the U.S. Department of Agriculture’s Natural Resources Conservation Service.

The SADC is actively working to develop partnerships to facilitate the preservation of environmentally sensitive areas on farms – such as forested wetlands and stream corridors – through other appropriate State and Federal environmental programs. This allows the SADC to preserve only the actively farmed portions of the parcel, which stretches farmland preservation funding and avoids future deed of easement conflicts.

Renewable Energy on Farmland
P.L. 2009, c. 213, signed into law in 2010, identified the allowable

limits and criteria for solar, wind and biomass energy generation on preserved farms, and for qualifying for farmland assessment and right-to-farm protection for such energy generation on both preserved and non-preserved farms.

The SADC in FY2016 approved nine solar energy generation projects on eight preserved farms. (See Page 21.) Since the inception of the law, a total of 32 solar energy projects have been approved on 28 preserved farms at the close of FY2016.

RME, Commercial Nonag Use Laws

Governor Christie in January 2016 signed into law the Rural Microenterprise Act, which authorizes the SADC to issue special permits to eligible landowners to conduct rural microenterprises (RMEs) on qualifying farms that were preserved without an exception area – an area excluded from the farmland preservation deed restrictions at the time of preservation.

RMEs are certain types of nonagricultural businesses – such as

bed and breakfasts, woodworking and craft-based businesses, vet practices and equipment repair shops – that are compatible with the agricultural use of the preserved land and do not require the construction of new structures.

The RME Act encourages the preservation of “heritage farm buildings” – structures deemed to be historically or culturally significant to agriculture. The SADC is developing rules to implement the Act.

The RME Act also amended the Commercial Nonagricultural Use law (P.L. 2005, c. 314) to make it more workable for landowners. That law established a special permit process for conducting certain nonagricultural uses, as well as locating cell towers, on preserved farmland. The SADC in February granted its first special permit pursuant to the Commercial Nonagricultural Use law. The permit enables the owners of a Cumberland County farm to conduct floral design, craft workshops and other

related activities inside a former milkhouse. See Pages 22-23 for all approvals issued to date pursuant to P.L. 2005, c. 314.

Winery Special Occasion Events

P.L. 2014, c. 16, allows wineries to conduct special occasion events on preserved farmland under certain conditions as part of an SADC pilot program. In 2016, 7 of 19 wineries on preserved farms registered for the pilot program and indicated they conduct or plan to conduct such events on preserved farmland. Another 3 wineries submitted registrations but indicated they do not conduct special occasion events on the preserved premises. Wineries on preserved farms are not required to register for the pilot program if they do not hold special occasion events or if they conduct them only on exception areas.

The SADC in June 2016 sent the first of a series of annual questionnaires to wineries to learn more about winery operations and the role of special occasion events. Separate questionnaires also were sent to their municipalities and CADBs to seek their input on the pilot program. The questionnaires are intended to solicit information to help inform the SADC’s recommendations to the Legislature at the pilot program’s conclusion. Five of the 19 wineries on preserved farms responded to the questionnaire, including three that conduct special occasion events

The SADC approved the first special permit under the Commercial Nonagricultural Use law to allow floral design and craft workshops in this former milkhouse in Cumberland County.

Photo by Charles Roohr



pursuant to the pilot program. Of the 11 counties and 17 towns that have wineries on preserved farms, all of the CADBs and 12 municipalities responded to their surveys.

The SADC in August 2015 conditionally delegated to the CADBs its authority to review and approve special occasion events that wineries plan to hold on preserved farmland on a day other than a Friday, weekend or State or Federal holiday.

The SADC worked to develop rules to formalize existing pilot program procedures and establish uniform procedures for verifying winery compliance with the legislation's income limit. The rules were proposed in August 2017.

Right to Farm Program

The SADC manages the Right to Farm Program in partnership with New Jersey's 18 CADBs. The Right to Farm Act protects commercial farm owners and operators from overly restrictive municipal ordinances and public and private nuisance actions provided they operate responsibly and in accordance with certain criteria.

The SADC developed a Right to Farm guidebook and additional guidance documents that provide basic information on the Right to Farm and Agricultural Mediation programs. They are part of the SADC's ongoing efforts to educate farmers, CADBs, local governments and the public

about the Right to Farm Act and dispute resolution processes.

Staff conducted several general Right to Farm educational presentations for a variety of audiences, including county and municipal professionals and elected officials, as well as agricultural interest groups. Staff also continued to provide guidance and support to CADBs, farmers, towns and the public in response to informal Right to Farm inquiries.

Agricultural Mediation Program

The SADC administers an Agricultural Mediation Program intended to help farmers and other parties resolve agriculture-related disputes quickly, amicably and in a cost-effective manner. In FY2016, 11 cases were mediated under the Agricultural Mediation Program – six cases involving U.S. Department of Agriculture programs, four related to Right to Farm and one general agriculture-related.

Farm Link Program

The Farm Link Program serves as a resource and referral center for farmers and landowners. The SADC continued to manage NJ Land Link, an interactive website that connects farmers who are seeking land or farming opportunities with those who have farmland or opportunities available.

Farmers interested in land or partnership/job opportunities, as well

as those wanting to advertise land and opportunities that they have available, can sign up on the website and create and manage their own listings. More than 370 users have registered to use the website and more than 80 farmland listings have been posted by farm owners.

New SADC Logo

The SADC in July 2015 approved a new logo that incorporates the barn and silo image from the Farmland Preservation Program's preserved farmland sign. The logo appears on new vehicle decals that enable farm owners to easily identify visiting SADC field staff.



Urban Garden Project

SADC staff in Summer 2015 established a demonstration garden on the grounds of the N.J. Department of Agriculture in Trenton. The project was carried out in partnership with Isles Inc., a

community group that works to foster self-reliant families and sustainable communities, including through urban gardening projects.

Re-purposing nearly two dozen large concrete planters that previously hosted only ornamental grasses, SADC and Isles staff planted peppers, tomatoes, kale, a variety of other vegetables, herbs and sunflowers. SADC staff "adopted" individual planters and watered, weeded and cared for the crops through harvest.

The project expanded in Summer 2016, with staff donating produce from the garden – supplemented by staffers' own home-grown produce – to the Mount Carmel Guild food pantry in Trenton. Staff donations to the food pantry, which feeds approximately 750 households, totaled more than 450 pounds in 2016.



Daniel Patrick O'Connell, the SADC's Chief of Fiscal Resources, delivers produce to Sister Loretta of the Mount Carmel Guild food pantry in Trenton. The donation included vegetables grown in the SADC's urban garden (far right).



**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2016**

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Atlantic	48	8	5,105	106	17,577,982	3,443	13,423,506	76.37%	4,154,476
Bergen	8	5	335	42	19,752,944	58,927	10,866,840	55.01%	8,886,103
Burlington	222	21	28,044	126	157,762,004	5,625	91,867,338	58.23%	65,894,666
Camden	14	3	1,011	72	13,732,709	13,579	6,149,953	44.78%	7,582,756
Cape May	47	6	2,699	57	17,645,320	6,538	10,630,547	60.25%	7,014,773
Cumberland	187	11	19,796	106	54,478,914	2,752	39,660,667	72.80%	14,818,247
Gloucester	173	14	13,539	78	100,933,711	7,455	64,233,930	63.64%	36,699,781
Hunterdon	397	17	31,462	79	268,400,465	8,531	184,469,645	68.73%	83,930,820
Mercer	112	8	8,240	74	101,669,066	12,338	59,763,701	58.78%	41,905,365
Middlesex	54	8	4,928	91	63,308,167	12,847	43,105,112	68.09%	20,203,055
Monmouth	199	11	14,914	75	227,846,452	15,277	141,204,612	61.97%	86,641,840
Morris	123	14	7,601	62	148,845,049	19,582	80,119,571	53.83%	68,725,478
Ocean	48	6	3,248	68	26,635,229	8,202	18,018,684	67.65%	8,616,545
Passaic	2	2	56	28	3,553,345	63,399	1,539,426	43.32%	2,013,919
Salem	298	11	35,529	119	149,603,808	4,211	116,779,756	78.06%	32,824,052
Somerset	104	7	7,832	75	132,438,761	16,910	76,689,054	57.91%	55,749,707
Sussex	142	14	15,566	110	52,234,979	3,356	35,236,767	67.46%	16,998,211
Warren	248	19	22,744	92	119,224,376	5,242	76,075,761	63.81%	43,148,614
All Counties	2,426	185	222,651	92	1,675,643,279	7,526	1,069,834,870	63.85%	605,808,409

**New Jersey Farmland Preservation Program
 Permanently Preserved Farmland
 From 07/01/2015 To 06/30/2016**

County	Municipality	Original Landowner	Easement Acres
County Planning Incentive Grant Program			
Burlington	Shamong Twp.	Abrams Homestead Farms, LLC	78.5320
Burlington	Shamong Twp.	Indian Mills Farm, LLC (John Gardner)	168.3090
Burlington	Shamong Twp.	Wells, Paul & Kathleen	53.2710
Burlington	Southampton Twp.	Thompson-Vincetown Farm	26.0420
Burlington	Tabernacle Twp.	Abrams, Grace	78.1000
Camden	Winslow Twp.	John Pagano	23.0930
Cumberland	Downe Twp.	Casper, Mary Ann	32.9430
Cumberland	Hopewell Twp.	Watson (1)	51.0440
Cumberland	Hopewell Twp.	Watson, Peter S. (2)	67.2690
Cumberland	Lawrence Twp.	Gilson Farm	103.9450
Cumberland	Stow Creek Twp.	Terrance J., Karen & Travis J. Uhlund	28.6000
Cumberland	Upper Deerfield Twp.	Donald C. & Diane L. Garrison	64.5330
Cumberland	Upper Deerfield Twp.	Mason, Calvin, Carolyn & Irene	30.8310
Cumberland	Upper Deerfield Twp.	Todd & Margaret Casper #2	23.3940
Hunterdon	Alexandria Twp.	Jacobson, John & Miriam	29.4480
Hunterdon	Alexandria Twp.	Papazian, Aram (lot 27.01)	44.1960
Hunterdon	Holland Twp.	KJA Holdings/Alexis	65.3400
Hunterdon	Readington Twp.	Readington Toll lot 19 / Little Hills	81.9810
Hunterdon	Tewksbury Twp.	Hill & Dale/Rothpletz, Jr., Michael E. #1	90.3600
Hunterdon	West Amwell Twp.	Amwell Chase, Inc (Toll North)	183.1620
Mercer	Hamilton Twp.	Mercer County/PRL	147.6160
Middlesex	South Brunswick Twp.	Voight, Jesse	34.0378
Morris	Mount Olive Twp.	Judy Hanna & Steven Eugene Tinc	13.1890
Morris	Washington Twp.	Estate of George E. Scheller	42.5390
Salem	Elsinboro Twp.	Herbert & Rowena Eckert	46.6580
Salem	Quinton Twp.	Richard and Judith Fogg	33.5790
Salem	Quinton Twp.	Susan M. Harris	49.3170
Salem	Upper Pittsgrove Twp.	John & Debra Basile	25.4830
Somerset	Bedminster Twp.	Lana Lobell LLC (J & K Kroeger, sole members)	120.2340
Somerset	Hillsborough Twp.	Yablonsky, John	38.8610
Sussex	Fredon Twp.	Sella, George & Janet (High Hollow Farm)	151.7430
Warren	Franklin Twp.	Cericola, Robert #1	174.1860
Warren	Franklin Twp.	Cericola, Robert #2	29.3540
Warren	Franklin Twp.	RLL Enterprises Inc. (Leyburn)	47.7350
Warren	Harmony Twp.	Smith, James & Karen (JK Smith #1)	49.4570
Warren	Harmony Twp.	Smith, James & Karen (JK Smith #2)	50.3840
Warren	White Twp.	Thompson, Perie Thomas	34.6210

**New Jersey Farmland Preservation Program
 Permanently Preserved Farmland
 From 07/01/2015 To 06/30/2016**

County	Municipality	Original Landowner	Easement Acres
Municipal Planning Incentive Grant Program			
Cumberland	Upper Deerfield Twp.	Overstreet/Chiari	81.5040
Hunterdon	Delaware Twp.	Yard, Richard & Marjorie	33.3200
Hunterdon	West Amwell Twp.	Lambert Farm LLC	52.6410
Mercer	Hopewell Twp.	Township of Hopewell, Mercer County	92.3829
Monmouth	Howell Twp.	John D. Thompson, Sr. Family Limited Partnership	67.9529
Monmouth	Millstone Twp.	Estate of Joyce M. Kaut	55.8170
Salem	Alloway Twp.	Chard, Daniel V. & Laura R.	24.0670
Salem	Pilesgrove Twp.	Robbins, Benjamin Jr. & John	72.6190
Salem	Pilesgrove Twp.	Thomas & Gary Fitton	50.0610
Salem	Pittsgrove Twp.	Dubois Farm Properties, LLC	64.1180
Salem	Pittsgrove Twp.	Kupelian, Robert	36.4660
Warren	Frelinghuysen Twp.	Berry, Joyce Lynette & Patricia Berry (Shiloh)	95.7600
Warren	Harmony Twp.	Schanzlin, Donald & Patricia	78.9680
Warren	White Twp.	Walburn, John J. Jr.	23.4490
Nonprofit Grant Program			
Monmouth	Wall Twp.	MCF\Conover, John R.	12.7700
Salem	Alloway Twp. Mannington Twp.	NJCF\Doak, Joseph & Cindy	68.7520
Sussex	Stillwater Twp.	Land Conservancy NJ/Syberg, Kenneth & Cheryl	109.2000
State Direct Easement Purchase Program			
Cumberland	Greenwich Twp.	Cramer/Riverwatch Partnership	140.9140
Cumberland	Stow Creek Twp.	Coombs Properties, LLC (Cruzan)	86.0330
Hunterdon	Kingwood Twp.	Gaetano DeSapio Family Farm	65.6970
Hunterdon	Kingwood Twp.	Kocsis, Ryan and Kimberly	140.4850
Hunterdon	Kingwood Twp.	Perrotti Farm LLC	130.9790
Hunterdon	Lebanon Twp.	Hamorski, Mary Beth & Jeffrey Salatiello	64.4890
Hunterdon	Union Twp.	Stothoff, David C. & Elizabeth S.	59.7930
Salem	Carneys Point Twp.	Vasta, Salvatore F. & Benvenuta	151.6430
Salem	Mannington Twp. Alloway Twp.	Conni Lape, Christine Rollo, Joseph Casper, Jr.	96.9810
Salem	Mannington Twp.	Lillya, M., Madara, D., and Dunn, B.	117.6650
Salem	Mannington Twp.	Patti L. Davis & Robina M. Coleman	166.6920
Salem	Pittsgrove Twp.	Patricia A. Toal-Kibort	122.7390
Salem	Quinton Twp.	Tyler Bill	186.3410
Salem	Upper Pittsgrove Twp.	C. Glenn Myers & Gerald L. Myers and Marion E. Haag	111.2010
Salem	Upper Pittsgrove Twp.	Coombs Properties, LLC (Downer)	112.7000
Salem	Upper Pittsgrove Twp.	Stella Farm #2	269.4800
Warren	Pohatcong Twp. Alpha Boro	Oberly, Jack & Betty	92.8100

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2016
In the Pinelands Region**

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Atlantic	45	7	4,995	111	16,916,125	3,387	12,761,649	75.44%	4,154,476
Burlington	42	8	6,991	166	24,806,806	3,549	16,953,043	68.34%	7,853,764
Camden	12	2	910	76	3,628,094	3,987	2,633,714	72.59%	994,380
Cape May	24	4	1,884	79	7,142,253	3,790	4,564,688	63.91%	2,577,565
Cumberland	1	1	1,083	1,083	0	0	0		0
Gloucester	12	2	1,158	97	2,229,464	1,925	1,689,781	75.79%	539,683
Ocean	8	4	232	29	4,299,352	18,496	2,653,147	61.71%	1,646,206
All Counties	144	28	17,253	120	59,022,094	3,421	41,256,020	69.90%	17,766,074

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2016
In the Highlands Preservation Area**

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Bergen	3	1	244	81	5,263,844	21,609	3,568,386	67.79%	1,695,458
Hunterdon	44	6	3,792	86	45,494,391	11,999	36,716,510	80.71%	8,777,881
Morris	89	4	6,008	68	92,945,587	15,471	51,521,559	55.43%	41,424,027
Passaic	1	1	41	41	986,695	24,000	592,017	60.00%	394,678
Somerset	1	1	78	78	1,422,545	18,300	699,940	49.20%	722,605
Sussex	6	2	956	159	2,827,810	2,958	2,243,225	79.33%	584,585
Warren	69	11	5,654	82	32,017,631	5,663	21,300,328	66.53%	10,717,303
All Counties	213	26	16,771	79	180,958,503	10,790	116,641,966	64.46%	64,316,537

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2016
In the Highlands Planning Area**

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Bergen	1	1	47	47	3,864,906	82,000	2,227,034	57.62%	1,637,872
Hunterdon	89	8	6,566	74	47,473,470	7,230	32,260,214	67.95%	15,213,256
Morris	30	10	1,352	45	48,294,616	35,721	24,292,401	50.30%	24,002,215
Somerset	26	2	1,866	72	43,072,487	23,080	25,797,885	59.89%	17,274,603
Sussex	13	5	1,134	87	6,048,188	5,332	3,853,548	63.71%	2,194,640
Warren	130	15	13,099	101	68,778,108	5,250	43,351,964	63.03%	25,426,143
All Counties	289	41	24,065	83	217,531,775	9,039	131,783,046	60.58%	85,748,728

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2016
In the Highlands Preservation and Planning Areas**

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Bergen	4	1	291	73	9,128,750	31,400	5,795,420	63.49%	3,333,330
Hunterdon	133	10	10,357	78	92,967,861	8,976	68,976,724	74.19%	23,991,137
Morris	119	12	7,360	62	141,240,202	19,191	75,813,960	53.68%	65,426,242
Passaic	1	1	41	41	986,695	24,000	592,017	60.00%	394,678
Somerset	27	2	1,944	72	44,495,032	22,889	26,497,825	59.55%	17,997,207
Sussex	19	6	2,090	110	8,875,998	4,246	6,096,773	68.69%	2,779,225
Warren	199	16	18,753	94	100,795,739	5,375	64,652,293	64.14%	36,143,446
All Counties	502	48	40,836	81	398,490,278	9,758	248,425,012	62.34%	150,065,265

**New Jersey Farmland Preservation Program
PRESERVED FARMLAND - SPECIAL HIGHLANDS PRESERVATION FUNDS**

County	Municipality	Farm	Acres	Type of Acquisition
Fiscal Year 2006				
Bergen	Mahwah	Mahrapo Farms (Dator)	16.4950	County Easement Purchase
Fiscal Year 2007				
Hunterdon	Tewksbury	Schenker, A.	74.4360	SADC Easement Purchase
Fiscal Year 2008				
Hunterdon	Bethlehem	Modica, J. & Y. & C.	74.8380	SADC Easement Purchase
Hunterdon	Tewksbury	Tauber, G. & C.	10.5480	Municipal Planning Incentive Grant
Morris	Washington	Tauber, G. & C.	3.9720	Municipal Planning Incentive Grant
Hunterdon	Holland	Balogh, K.	98.9620	SADC Easement Purchase
Hunterdon	Tewksbury	Storms, D. & M.	148.9700	Municipal Planning Incentive Grant
Warren	Harmony	Duckworth, D. & E.	130.2000	SADC Easement Purchase
Warren	Liberty	Topoleski, R. & M.	11.1420	County Easement Purchase
Hunterdon	Lebanon/Califon	Diana Estates, Inc.	122.4960	SADC Easement Purchase
Warren	Liberty	Quick, A. & G.	49.8880	County Easement Purchase
Hunterdon	Lebanon	Tucker, R. & L.	110.2610	SADC Easement Purchase
Hunterdon	Union	Gyuro-Sultzer, N.	82.8590	SADC Easement Purchase
Fiscal Year 2009				
Hunterdon	Tewksbury	Moros, P. & D.	65.3850	SADC Easement Purchase
Hunterdon	Tewksbury	Simpson, R., Jr. & A.	72.5300	SADC Easement Purchase
Warren	Harmony	Duckworth, R. #1	69.5690	County Easement Purchase
Warren	HarmonyWhite	Duckworth, R. #2	78.2090	County Easement Purchase
Warren	Harmony	Duckworth, R. #3	24.5010	County Easement Purchase
Warren	Liberty	Kurnath, A. & J.	75.0350	County Easement Purchase
Hunterdon	Tewksbury	Callahan, D.	59.1120	SADC Easement Purchase
Warren	Mansfield	Terhune Farm Prtnrshp #1	77.4560	County Easement Purchase
Warren	Mansfield	Terhune Farm Prtnrshp #2	66.2199	County Easement Purchase
Sussex	Vernon	Weiss, D. & L.	69.5260	County Easement Purchase
Fiscal Year 2010				
Hunterdon	Tewksbury	Langone, V. & T.	44.8120	SADC Easement Purchase
Hunterdon	Tewksbury	Gimbel, I.	75.6140	SADC Easement Purchase
Warren	White	Mathews, T. & L.	84.4026	County Easement Purchase
Fiscal Year 2011				
Hunterdon	Tewksbury	Serenity Hills Farm LLC	300.3330	Municipal Planning Incentive Grant
Sussex	Vernon	Vance, H. & B. & R.	177.7480	SADC Easement Purchase
Warren	Harmony	War Cty/Fischer & Schanzlin	81.9700	County Easement Purchase
Hunterdon	Bethlehem	Bartnett, J., P. & R.	126.0820	SADC Easement Purchase
Fiscal Year 2012				
Warren	Mansfield	Getto, L.P.	42.7980	SADC Easement Purchase
Hunterdon	Tewksbury	Hill & Dale Farms, Inc.	40.5810	SADC Easement Purchase
Hunterdon	Lebanon	Tullo, D. & S.	118.6450	SADC Easement Purchase
Fiscal Year 2013				
Hunterdon	Holland	Karmondi Farms, LLC	76.5150	SADC Easement Purchase
Fiscal Year 2014				
Hunterdon	Union	Linden	11.3280	SADC Easement Purchase
Hunterdon	Bethlehem	Deutschlander	37.7920	SADC Easement Purchase
Fiscal Year 2015				
Sussex	Sparta	Andersen	11.5740	SADC Easement Purchase
Fiscal Year 2016				
Hunterdon	Lebanon	Hamorski	64.4890	SADC Easement Purchase
TOTAL			37	2,887.29
Funds Beginning			30,000,000.00	
Funds Expended			28,379,255.89	
Funds Remaining			1,620,744.11	

A 2003 public question provided \$30 million of additional funding that the SADC earmarked for preservation of farmland in the Highlands region. Pursuant to subsequent appropriation bills, (P.L. 2005, ch. 179, and P.L. 2006, Chapter 72), the SADC is required to annually report on the farms preserved using those monies. The farms preserved to date with those funds are listed in this chart.

Approvals of Renewable Energy Systems on Preserved Farms Pursuant to P.L. 2009, Ch. 213

Landowner	County	Township	Acres	Ag Operation	Type	kW	Demand	Mount Type	Structure	Occupied Area (acres)	Demand Use	% of	
												Prior Year's	Area
FY2011													
Garrison	Salem	Pittsgrove	144	Vegetable/Grain	Solar	16.9	81.2	Rooftop	Existing barn	0.04	Barn/House/Irrigation		
Kessel	Burlington	Chesterfield	118	Vegetable/Grain	Solar	17.3	77.5	Rooftop	Existing garages	0.04	House		
McLaren	Burlington	Springfield	91	Equine	Solar	40.2	89.3	Rooftop	Existing stable	0.06	Barns/House		
FY2012													
Clark	Salem	Pilesgrove	41	Orchard	Solar	8.2	88.1	Rooftop	Existing garage	0.01	House		
Gade	Monmouth	Roosevelt	149	Grain	Solar	35	91.8	Rooftop	Barn under constr.	0.06	House		
Bonham	Cumberland	Hopewell	110	Grain/Vegetable	Solar	34.4	96.9	Rooftop	Existing barn	0.08	Farm/House		
Daum	Monmouth	Manalapan	66	Nursery	Solar	52	89.6	Rooftop	Existing barn	0.09	Farm/Office		
Staats	Somerset	Bridgewater	57	Livestock	Solar	17.7	80.6	Rooftop	Existing barn	0.03	Farm/House		
Wainridge	Monmouth	Upper Freehold	196	Equine	Solar	42.5	80	Rooftop	Existing barn	0.08	Barns		
Wainridge Inc.	Monmouth	Upper Freehold	18.4	Equine	Solar	8.28	85.7	Rooftop	Existing barn	0.01	Barn		
FY2013													
Schultz	Monmouth	Manalapan	31.3	Vegetable	Solar	6	80.9	Rooftop	Existing house	0.01	House		
Lahaway Creek	Monmouth	Upper Freehold	69.8	Equine	Solar	14.72	84.5	Rooftop	Existing garage	0.03	Farm Office		
FY2014													
Fernbrook	Burlington	Chesterfield	108	Nursery/Vegetable	Solar	58	98.7	Rooftop	Existing barn	0.009	Barn/Refrigeration		
Fernbrook	Burlington	Chesterfield	108	Nursery/Vegetable	Solar	18.1	79.9	Rooftop	Existing barn	0.03	Barn		
Fernbrook	Burlington	Chesterfield	108	Nursery/Vegetable	Solar	25	97.9	Ground	N/A	0.03	B & B		
Laurita	Ocean	Plumsted	177	Vineyard	Solar	290	100	Ground	N/A	0.92	Winery		
Dittmar	Monmouth	Upper Freehold	128	Equine	Solar	20.68	43	Ground	N/A	0.19	House		
Harmony Greenhouses	Warren	Harmony	77	Greenhouse/Grain	Solar	252	72.5	Ground	N/A	0.99	Greenhouses		
Atkinson*	Burlington	Chesterfield	166	Grain	Solar	3.9	106	Rooftop	Existing garage	0.004	Garage/Apartment		
Canright/Hansen*	Warren	Bethlehem	38	Vegetable	Solar	8.4	91	Rooftop	Existing barn	0.004	House/Farm		
FY2015													
Nawn	Somerset	Montgomery	112	Vegetable/Equine	Solar	77	97	Ground	N/A	0.08	House		
Nawn	Somerset	Montgomery	112	Vegetable/Equine	Solar	16	109	Rooftop	Existing barn	0.05	Processing Barn		
Catalfamo	Burlington	Chesterfield	105	Vegetable/Grain	Solar	26.52	98.9	Ground	N/A	0.18	House/Farm		

* indicates administrative approval

Approvals of Renewable Energy Systems on Preserved Farms Pursuant to P.L. 2009, Ch. 213

<u>Landowner</u>	<u>County</u>	<u>Township</u>	<u>Acres</u>	<u>Ag Operation</u>	<u>Type</u>	<u>kW</u>	<u>% of Prior Year's Demand</u>	<u>Mount Type</u>	<u>Structure</u>	<u>Occupied Area (acres)</u>	<u>Demand Use</u>
FY2016											
Melchert	Salem	U. Pittsgrove	81.9	Grain	Solar	60	59	Rooftop	Existing barn	0.002	Grain Dryers/Barn
Hancock, Tice & Crane	Salem	L. Alloways Ck.	338	Veg/Grain	Solar	18.7	71.5	Rooftop	Existing barn	0.03	Barn/Coolers
Hancock, Tice & Crane	Salem	L. Alloways Ck.	338	Veg/Grain	Solar	17.6	106.3	Ground	N/A	0.08	House
Blue Moon Acres	Mercer	Hopewell	63	Vegetables	Solar	125	99.7	Ground	N/A	0.59	Barn/Mkt/Various
Hlubik	Burlington	Chesterfield	61	Vegetables	Solar	11.6	34.3	Ground	N/A	0.15	Mkt/Cooler/GH
Weinstein	Morris	Mendham	33	Hay/Poultry	Solar	25.2	97	Ground	N/A	0.2	Houses/Barn/Cooler
Gibbs	Warren	Allamuchy	289	Dairy/Grain	Solar	50.9	98	Ground	N/A	0.001	House and Barns
Mount*	Mercer	Lawrence	52	Veg/Fruit/Winery	Solar	28	150	Rooftop	Existing barn	0.001	Winery & Shop
Double Brook*	Mercer	Hopewell	163	Livestock	Solar	105.3	99.9	Rooftop	Existing barn	0.001	Livestock Barn

* indicates administrative approval

Special Permits for Personal Wireless Facilities on Preserved Farms Issued Pursuant to P.L. 2005, Ch. 314

<u>Landowner</u>	<u>County</u>	<u>Township</u>	<u>Acres</u>	<u>Ag Operation</u>	<u>Mounting Type</u>	<u>Use/Modification of Existing Structure</u>	<u>Occupied Area (acres)</u>	<u>Located Within Exception</u>
FY2012								
Wagner	Hunterdon	Alexandria	43	Nursery/Greenhouse	Existing Structure	High tension utility tower	0.01	No
FY2013								
Leone	Gloucester	East Greenwich	253	Vegetable	Existing Structure	Addition to existing cellular monopole	0.03	No
FY2015								
Niederer	Mercer	Hopewell	113	Forestry	Existing Structure	High tension utility tower	0.01	No

Special Permits for Commercial Nonagricultural Uses on Preserved Farms Issued Pursuant to P.L. 2005, Ch. 314

<u>Landowner</u>	<u>County</u>	<u>Township</u>	<u>Acres</u>	<u>Ag Operation</u>	<u>Use/Modification of Existing Structure</u>	<u>Occupied Area (acres)</u>
FY2016	Cumberland	Upper Deerfield	89	Vegetable & Sod	Conversion of existing former milkhouse into craft studio/event space	0.05



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