



New Jersey Farmland Preservation Update

September 8, 2025

New Jersey Farmland Preservation "Statewide Formula Value" IS Working!

On September 25, 2025, Three Willows Farm in Springfield Township, Burlington County, became the first farm in New Jersey to be preserved using an offer from the new Statewide Formula Value (SFV).



At this time, in addition to the usual appraisal method, landowners receive an offer based on the new SFV, and in most cases, this offer is higher than what traditional appraisals typically provide. The SFV takes into account the farmland's agricultural and natural resource features, such as soil quality, nearby preserved land, and the risk of conversion to other uses. In addition, landowners have the option to increase their SFV offer by accepting the voluntary options to limit the farm's house size to 2,500 square feet of heated living space and/or limiting impervious cover outside of exception areas to a maximum of 10 percent.

In addition, farms in certain Pinelands and Highlands regions remain eligible for offers based on the previously existing Pinelands and Highlands valuation methods.

The SADC's two page synopsis of the SFV can be found in our guidance library. Look for "Statewide Farmland Preservation Formula" in the list and follow that link:

<https://www.nj.gov/agriculture/sadc/publications/guidance/>

Interested in learning more about the legislation that enabled the SFV? Visit

<https://www.njleg.state.nj.us/bill-search/2022/A4729> for details.

News release and photos from the celebratory event at Three Willows Farm can be found here: <https://www.nj.gov/agriculture/sadc/news/press/2025/>

To learn more about Three Willows Farm, visit <https://www.threewillowsfarmnj.com/>

A Note from SADC Executive Director Chuck Roohr

The new Statewide Formula Value is the most significant news we have to share at this time. The New Jersey legislature acknowledged that our 40-year-old model of how we value farmland was outdated and needed to be renovated for the SADC to be much more competitive and reach our goals to preserve ~500,000 acres of NJ's farmland before it is too late. Now that we have started using the new formula, we are excited to move ahead with all the farmland owners who have been patiently waiting for their formula value calculation, so they can evaluate their options and proceed to closing.



Our next focus will be making changes to streamline the overall application process with the aim of cutting down the time for landowners to go from the initial application to closing. The goal is to make better offers and close deals faster so that preservation can be a viable option for as many landowners as possible.

In addition to improving the preservation offers and process, we continue to address the issue of what exactly the SADC should and can do to support the "next generation" of farming and farmers. Whether it is related to new farmers needing assistance finding land, an existing operation looking to modify its operation to increase economic viability, or by providing assistance to plan the succession of a farm to the next operator, we're looking to support the ag community.

We are very lucky to have leaders in our state who value the farmland preservation program and pay attention to what's needed to support and enhance the program's success. In addition, the SADC members, who volunteer their time and expertise to guide the direction of the program provide an invaluable benefit to agriculture in New Jersey.

SADC Snapshot (as of 9/8/25)

- 2,893 farms totaling 253,143 acres have been preserved under the New Jersey State Farmland Preservation Program
- 214 applications are in process at the SADC, and 70 of these applicants previously received offers based on the traditional appraisal method, but chose to wait and receive another offer based on the SFV
- Breakdown of the 214 applications by program: 56 County, 1 Donation, 3 Fee

Employment Opportunities

Real Estate Attorney

The SADC is seeking an attorney who is knowledgeable and passionate about real estate to support, coordinate, and review all components of farmland preservation real estate transactions for the acquisition of development easements and fee simple title on farmland by the SADC or through the county, municipal, and nonprofit grant programs. We are using the Regulatory Officer Civil Service Title.

Closing Date: 9/22/25

To view the complete job notice and apply, visit: <https://www.nj.gov/agriculture/jobs/>

Deputy Executive Director

This position plays an important role in administering the NJ farmland preservation program, contributes to the development of policies, procedures, and programs, and supports the Executive Director in many aspects. Preferred candidates will have a comprehensive understanding of SADC-related statutes and regulations, proven ability to understand the business of agriculture in New Jersey, and ability to lead SADC's agriculture development & viability initiatives. Closing Date: 9/22/25

To view the complete job notices and learn how to apply, visit the New Jersey Department of Agriculture's Job Listings here: <https://www.nj.gov/agriculture/jobs/>

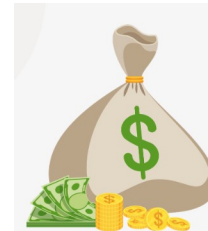
Save the Date: **Taxes, Estate, and Succession Planning Workshop**

November 17, 2025 at 6:30 PM co-hosted by D&R Greenway - One Preservation Place, Princeton, NJ 08540, with Wade Martin - Martin Wealth Management Group
AND

December 17, 2025 at 6:30 PM Salem County Agriculture Building - 51 Cheney Road, Woodstown, NJ 08098, with Keith Dickinson – Farm Credit East

Topics will include: financial benefits preservation may provide to landowners, tax implications on the preservation payment, how to integrate preservation into estate and succession planning, and more. Farmers, farm owners, and their professional advisers will benefit most from these workshops.

If you would like to be notified with specifics & workshop confirmation or changes to the schedule, contact Stephanie Kreiser (stephanie.kreiser@ag.nj.gov) or Cindy Roberts (cindy.roberts@ag.nj.gov) or call 609-984-2504.



Thinking About Succession Planning?

Nobody knows your business and your family like you do, but when it comes to planning the transfer of farmland and the business to the next generation, whether they are a family member or not, it can be a very challenging task.

The SADC, in partnership with the American Farmland Trust (AFT), is here to help farmers who are ready to start or who are already planning for the future of their farm and/or farm business. SADC Next Gen Farmer Program staff have participated in professional trainings from AFT as “Land Transfer Navigators” to provide guidance, direct

assistance, and resource referrals for farmers on these topics. Through this training program, Next Gen staff can also work with eligible farmers and landowners to apply for a Farm Transition Support grant of up to \$10,000.

Farm Transition Support Grant Project Areas

- Professional services, such as hiring a service provider to complete a land survey, or hiring a business, financial, or estate planning consultant to assist with a transfer plan, business plan, or finance/loan plan.
- Equipment and infrastructure costs necessary to facilitate the farm transfer.

Farm Transition Support Grant Eligibility

- Applicants must be working with SADC Next Gen Farmer Program staff.
- Farms must be preserved or in the process of preservation.
- Farms must be actively working on a farm transfer or farm transfer plan and should have an identified next generation.

Please [contact the Next Gen team](#) for additional grant information, if you are developing or considering developing farm transfer and succession plans, or if you have any questions about the farm transfer and succession planning process.

*This work is part of the SADC's efforts to implement the farm succession, land transfer planning, land access, and other recommendations in the **Future of Farming in NJ Policy Report** adopted by the SADC in March 2025.*



Agricultural Resource Pages

Are you seeking suppliers, contractors, cooperatives, professionals, or other businesses to support your farming operation? Resources related to legal, financial, and tax planning professionals will be added to the resource pages over time. Please let us know if we are missing anything or if there is a correction needed.

[Click Here for the Ag Resource Pages](#)



Helpful Links



Order Your Farmland Preservation Sign Today

All preserved farmland owners can order a FREE new or replacement farmland preservation sign regardless of what program the farm was preserved through (County, Municipal, Nonprofit, or State Acquisition).

Please note that small sign orders are on hold until a quality issue with the Department of Corrections, which manufactures the signs, can be resolved. Anyone with an existing small sign - these will be replaced with an upgraded sign as soon as possible.

[Order a Sign](#)



NJ Land Link

Looking for land to farm? Have land available, looking for a farmer? Search the listings, create a listing at www.njlandlink.org.

Receive Updates from the SADC

Want to receive email updates and news from the SADC about farmland preservation programs, stewardship grants, preserved and unpreserved farm owner resources, meeting notices, and more?

[Sign Up Here](#)

New Jersey State Agriculture Development Committee (SADC)
www.nj.gov/agriculture/sadc
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