



# SADC Partner Update

NEW JERSEY  
State Agriculture Development Committee

August 2019

## SADC Funding Update

Governor Murphy signed S2920 (2R) into law in June 2019 and this bill supplemented and amended the “Preserve New Jersey Act”. This bill establishes funding allocations for constitutionally dedicated CBT revenues for Fiscal Year 2020 and thereafter offering consistent funding year to year in support of Acquisition, Stewardship and Agriculture Development goals of the SADC and preservation partners.



*Goforth Farm, Salem NJ - “Harvester” - photo by Kelly Doyle*

### Highlights Are:

- Maintains a 31% share of the CBT funds for farmland preservation purposes
- Increases the amount that may be used for stewardship activities on preserved farmland to 4%, up from 3% under former law
- Amends the definition of “stewardship activity” to include projects that improve the resiliency of farmland soils
- Allows qualified farms preserved through Highlands Development Credit (HDC) and Pinelands Development Credit (PDC) programs as eligible to apply for stewardship funding from the SADC
- Extends the dual appraisal provision for qualifying landowners in the Highlands an additional five years until June 30, 2024, allowing appraisal of qualified farms based on the “Pre-Highlands Act” zoning and environmental requirements

## Farms in Highlands & Pinelands Now First Priority for Stewardship Funding

Historically, farmland preserved through the Highlands Development Credit (HDC) and Pinelands Development Credit (PDC) programs were not eligible to apply for stewardship funding from the SADC unless they enrolled in the “8-year program” which was burdensome and at times unacceptable to the farmland owner. The changes to the “Preserve New Jersey Act” initiated by S2920 (2R) allows qualified farms preserved through HDC and PDC programs access to SADC stewardship funding, including irrigation systems, strip cropping systems, terrace systems, stream protection, forest tree plantations, forest tree stand improvements, animal waste control, permanent drainage systems, deer fencing and more at the same priority level as farms permanently preserved through the SADC. For more details contact Dave Clapp—609-984-2504 or [David.Clapp@ag.nj.gov](mailto:David.Clapp@ag.nj.gov).



# Term Farmland Preservation Program Update

Historically landowners had two preservation options. Permanent preservation, or, for eight-years through the “Eight-Year Program”. Now farmland owners may choose to preserve their land for agricultural purposes for either an eight-year or sixteen-year term through what is now the “Term Farmland Preservation Program.” Landowners of permanently preserved farms continue to receive first priority for SADC soil and water conservation grants, now followed by landowners who enroll their land in the term program for a 16-year term (second priority) and then those who enroll for an eight-year term (third priority). Farms currently enrolled for an eight-year term (through the prior “Eight Year Program”) will be grandfathered with a second priority designation until their next renewal or termination date.

The development of the Term Farmland Preservation Program comes as a companion to the SADC’s recent updates to the Soil and Water Conservation Grants policy (P-48). The SADC updated P-48, in part, to clarify that farms preserved independently by CADBS, nonprofits, and others (without SADC funds) were eligible for soil and water grants (with a first priority designation), provided they also enroll in the SADC’s Term Farmland Preservation Program for a minimum of 16 years. For more information on Policy P-48, see [www.nj.gov/agriculture/sadc/rules/](http://www.nj.gov/agriculture/sadc/rules/). For more details contact Dave Clapp—609-984-2504 or David.Clapp@ag.nj.gov.

New Jersey  
Farmland Preservation

“...it is from the quiet interspaces of the open valleys and the free hillsides that we draw the sources of life and of prosperity, from the *farm* ...”

-Woodrow Wilson  
President of Princeton University 1902-1910  
President of the United States 1913-1921

*Blue Moon Acres, Mercer County—photo by Paul Bartholomew*

PRESERVED FARMLAND  
PRIVATE LAND, PUBLIC LEGACY

Right to Farm

NEW JERSEY STATE AGRICULTURE DEVELOPMENT COMMITTEE  
Farmland Preservation Right to Farm  
1983

## Acquisition Staff by Region:

*Camden, Gloucester, and Cape May*

**Cindy Roberts** (acting)

(609) 943-4484; (609) 954-5413 (cell)

[Cindy.Roberts@ag.nj.gov](mailto:Cindy.Roberts@ag.nj.gov)

*Warren, Hunterdon*

**Stefanie Miller**

(609) 984-2504; (609) 954-1791 (cell)

[Stefanie.Miller@ag.nj.gov](mailto:Stefanie.Miller@ag.nj.gov)

*Burlington, Mercer, Monmouth, Sussex, Passaic,  
Bergen, Morris, Somerset, and Middlesex*

**Amy Mandelbaum**

(609) 292-8768; (609) 414-0344

[Amy.Mandelbaum@ag.nj.gov](mailto:Amy.Mandelbaum@ag.nj.gov)

*Salem, Cumberland, Atlantic and Ocean*

**Katie Mazzella**

(609) 777-0131; (609) 789-6131 (cell)

[Katie.Mazzella@ag.nj.gov](mailto:Katie.Mazzella@ag.nj.gov)

### General Information:

**Heidi Winzinger**

Communication & Resource Manager

Acting Chief of Acquisition

[Heidi.Winzinger@ag.nj.gov](mailto:Heidi.Winzinger@ag.nj.gov)

**Jessica Uttal**

Acquisition Affairs Coordinator

[Jessica.Uttal@ag.nj.gov](mailto:Jessica.Uttal@ag.nj.gov)

## Family Farm Transition & Lease Issues Now Eligible for Free Professional Mediation

Changes to the 2018 Farm Bill have enabled the SADC to use its USDA mediation grant funds on more types of cases.

Through this program the SADC facilitates mediation with a trained, impartial and certified mediator to resolve disputes and possibly save farmers and others significant time and legal fees.

This grant funding has traditionally been utilized to mediate Right-to-Farm issues including complaints from neighbors, USDA program disputes and agricultural credit issues.

Now, lease issues (including land leases and equipment leases) and family farm transition issues also are included in the list of acceptable case types.

The Program is designed to help farmers and others resolve agriculture-related disputes quickly, amicably, and in a cost-effective manner. Mediation is voluntary, confidential, free, and generally only takes a meeting or two to complete.

To learn more about the Agricultural Mediation Program, or to request mediation, contact Dave Kimmel - [David.Kimmel@ag.nj.gov](mailto:David.Kimmel@ag.nj.gov) or 609-984-2504 also visit [www.nj.gov/agriculture/sadc/agmediation/](http://www.nj.gov/agriculture/sadc/agmediation/).



The SADC Direct Easement (DE) program is accepting applications for the DE Purchase Program. Through the DE program the SADC purchases easements directly from farmland owners rather than farmland owners applying to a county, municipality or nonprofit organization. In addition to the SADC standard “quality score” criteria, a farm’s acreage is the primary indicator a farm may meet the DE criteria. If a farm exceeds 75% of the average farm size by county according to the most recent US census then it may meet SADC’s “Priority” farm criteria.

**Minimum Farm Size for DE Program (acres)**

Atlantic	48
Bergen	10
Burlington	78
Camden	35
Cape May	37
Cumberland	88
Gloucester	63
Hunterdon	47
Mercer	58
Middlesex	55
Monmouth	35
Morris	26
Ocean	24
Passaic	15
Salem	94
Somerset	59
Sussex	44
Warren	60

*Regardless of size and quality score all farms over 10 acres must have at least 50% or a minimum of 25 acres of tillable land to be eligible*

Farm owners meeting or exceeding the acreages above are encouraged to contact SADC Acquisition staff (see p.3) to discuss preservation options! The SADC accepts DE applications year round and if the farm is not a candidate for the SADC DE Program the SADC Acquisition staff can assist in finding an alternative farmland preservation program.

# SADC Accepting Applications for Farmland Preservation Across New Jersey

## ACCEPTING APPLICATIONS



### DE Preservation Goal:

To Preserve Large, High Quality Farms Across New Jersey

