



**N.J. State Agriculture Development Committee
FY2017 Annual Report**

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Chickadee Creek Farm in Hopewell Township was one of 32 preserved farms approved for cost-sharing grants to install deer fencing under a new program. For more on the program, see Pages 2 and 8.

Photo by Dave Clapp



Introduction

A number of firsts helped make FY2017 an exciting year for New Jersey's Farmland Preservation Program.

The Harris farm in Quinton Township was preserved in December 2016, marking the first time the State Agriculture Development Committee (SADC) partnered with the nonprofit community to preserve a farm with side-by-side agricultural and conservation easements. Owner Jeffrey Harris had applied to the SADC to preserve the farm that had been in his family since 1931. During that process, he discussed his interest in protecting a forested riparian buffer on the property to provide wildlife habitat and protect water quality. By partnering with the New Jersey Conservation Foundation, William Penn Foundation and Open Space Institute, the SADC was able to realize the landowner's goal of ensuring the preservation of the farm's important agricultural and natural resources.

In March 2017, eighth-generation farmer Michael Brooks preserved a 65-acre farm that lifted Upper Pittsgrove Township over the 10,000-acre mark for preserved farmland – the first municipality in the program to reach that milestone. The achievement was announced at an event at the Brooks family home farm, which was preserved by Michael Brooks' parents in 1996 and was one of the first farms preserved in the Township. Today, the family operation encompasses 1,400 acres – nearly all of it preserved – and Michael Brooks is happy to have the stable land base that the business needs and the opportunity to share his farming heritage with his own children.

The SADC in June 2017 approved more than \$450,000 in cost-sharing grants to help 32 farmers install deer fencing on preserved farms to protect their crops. The new deer-fencing program is funded from a portion of the SADC's Farmland Preservation Program monies allocated to promoting stewardship activities on preserved farms. Deer cause several million dollars in crop losses each year in New Jersey. The SADC expects to continue to make these grants available in the future to help support the agricultural viability of preserved farms.

These and other significant accomplishments and initiatives for the year are highlighted 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

New Jersey's Farmland Preservation Program celebrated two major milestones. In March 2017, Upper Pittsgrove Township became the first municipality to reach 10,000 acres of farmland preserved under the program. A month later, the 2,500th farm was preserved under the State Farmland Preservation Program. A total of 74 farms covering 4,274 acres were preserved in FY2017. At fiscal year's end, nearly 227,000 acres had been permanently preserved under the Farmland Preservation Program since the inception of the program.

Farmland Preservation Funding

Governor Christie in August 2017 signed into law bills appropriating \$65.3M in FY2017 funding for farmland preservation, including \$32.5M to the County Planning Incentive Grant Program (PIG); \$7.5 million for the Municipal PIG Program; \$2.9 million to the Nonprofit Program, \$14.3 million to the State Acquisition Program and \$1.5 million for stewardship activities on preserved farms.

Federal Agricultural Land Easement (ALE) Program

The SADC in March approved a deed of easement template that will be used for farmland preservation projects receiving federal funding through the new Agricultural Land Easement Program administered by the Natural Resources Conservation Service

Michael Brooks (far left) preserved a 65-acre farm that boosted Upper Pittsgrove Township over 10,000 acres of preserved farmland. Announcing the milestone at the Brooks family farm are (from left) Senator Stephen M. Sweeney; Salem County Freeholder Deputy Director Benjamin H. Laury; Mayor Jack Cimprich; Agriculture Secretary Douglas H. Fisher and Freeholder Melissa L. DeCastro, Esq.



(NRCS). The SADC negotiated with NRCS to ensure the template was as workable as possible for New Jersey's Farmland Preservation Program and participating landowners. The SADC also developed a guidance document to inform landowners of the key differences between the Farmland Preservation Program's standard deed of easement and the ALE deed of easement.

County and Municipal Planning Incentive Grant Programs

The SADC's Planning Incentive Grant (PIG) programs 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.

A total of 31 farms covering 1,689 acres were preserved under the County PIG Program and 19 farms covering 1,006 acres were preserved under the Municipal PIG Program in FY2017. (See Pages 13-14.)

State Acquisition Program

The SADC purchases development easements directly from landowners to preserve farmland through its State Acquisition/Direct Easement Purchase Program. Five farms covering 630 acres were preserved in FY2017 through this program (see Page 14), including the Harris farm in Quinton Township, Salem County. The Harris farm was preserved through a unique partnership with the New Jersey Conservation Foundation and William Penn Foundation that preserved the majority of the farm for agriculture while ensuring the permanent conservation of a forested riparian buffer at the landowner's request. This was the first time the SADC partnered with the nonprofit community to preserve a farm with side-by-side agricultural and conservation easements.



The SADC preserved the Harris farm in Quinton Township, Salem County, in December 2016 under the State Direct Easement Purchase Program. A partnership effort preserved both the agricultural and natural resource value of the farm.

Stream photo by Dave Clapp

The Timchal farm in Pilesgrove Township, Salem County, was preserved by the New Jersey Conservation Foundation in September 2016 through the SADC's Nonprofit Program.

Photo Courtesy of NJCF



With the availability of new funding, staff held a series of regional outreach meetings in July and August 2017 to solicit new applications for the Direct Easement Purchase Program.

Nonprofit Program

The SADC provides cost-sharing grants to nonprofits to assist them in purchasing development easements to preserve farmland. Three farms covering 136 acres were preserved under this program in FY2017. (See Page 14.) The SADC in June granted preliminary approval to six applications to preserve 273 acres under its FY2018 Nonprofit Program funding round.

Eight-Year Programs

Landowners may choose to preserve their land for agricultural purposes for a minimum of eight years, rather than permanently. This entitles them to certain benefits, including the opportunity to apply for soil and water conservation grants. At the end of FY2017, 72 farms totaling approximately 3,920 acres were enrolled in Eight-Year Programs.

Online Appraiser Seminar

The SADC for the first time offered an Online Appraiser Seminar to replace the previous half-day annual conference for appraisers who perform work for the Farmland Preservation Program. Appraisers are required to participate in a seminar at least once every two years to remain on the SADC's approved appraisers list. The online seminar, which includes videos and relevant guidance documents, will make it easier for appraisers to complete the seminar at their own convenience.

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

The SADC continued to coordinate with counties and municipalities in developing and updating comprehensive farmland preservation plans. Eighteen counties and 47 municipalities have developed comprehensive farmland preservation plans that seek to protect more than 204,000 additional acres over 10 years.

Non-Agricultural Project Reviews

The SADC 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 comments and 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 federal review process nears completion, the SADC will continue to coordinate its assessment with FERC, PennEast, landowners, the New Jersey Department of Environmental Protection, County Agriculture Development Boards and other interested parties.

The SADC also continued to coordinate its efforts with the owners of preserved farmland and other land in ADAs, and the appropriate local government agencies overseeing bridge repair projects in Bergen, Burlington and Somerset counties, and a county road widening project in Monmouth County.

Transfer of Development Rights

The State Transfer of Development Rights Bank Board, 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 such 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 auction was made possible by a State Transfer of Development

Woolwich Township is pursuing transfer of development rights (TDR) to protect farmland and direct growth to designated receiving areas.

Graphic courtesy of Woolwich Township



Rights Bank Board contribution of \$5 million. The \$7 million auction resulted in the preservation of 16 properties totaling 812 acres through credit purchase. (See Page 15.) The SADC administered the closings on these properties, which began in December 2016.

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.

Cluster Deed of Easement Template

The SADC in September 2016 adopted an agricultural deed restriction template that staff had developed for municipalities seeking to preserve farmland through contiguous and noncontiguous clustering. The action was taken pursuant to New Jersey's Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.), which was amended in 2013 to explicitly allow municipalities to enact ordinances to allow clustering of development potential from designated agricultural, open space or historically significant lands to other designated areas where development can occur at higher densities. The SADC has been working with several municipalities to promote the preservation of farmland through cluster development.

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 coordination 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 Funding

Appropriation bills signed into law by Governor Christie in August 2017 provide approximately \$1.5 million for stewardship activities on preserved farms. The SADC allocated the funding to two programs – a new Deer Fencing Program and the Soil and Water Conservation Cost-Share Program.

New Deer Fencing Program

Recognizing that deer damage is a major problem for farmers across the state, the SADC announced a new Deer Fencing Program to provide cost-sharing grants to farmers to assist with installing deer fencing on permanently preserved farms to protect against crop losses. The SADC in June 2017 approved more than \$450,000 in cost-sharing grants to help 32 eligible farmer applicants purchase and install deer fencing. The grants will help fund the installation of 35 miles of fencing to protect more than 1,700 acres of preserved farmland. The SADC in July held a deer-fencing installation training session for successful applicants at the Rutgers Snyder Research and Extension Farm in Pittstown. The session was videotaped to make the training more convenient for future applicants to access.



The SADC held a deer-fencing installation training session at the Rutgers Snyder Research and Extension Farm in Pittstown for successful applicants to its deer-fencing grant program.

Photo by Jeff Everett

Soil and Water Conservation Grants

The SADC in September 2017 announced the availability of \$500,000 in cost-sharing grants for farmers and landowners to help them implement soil and water conservation projects on preserved farms. Soil and water conservation projects include those designed to control and prevent soil erosion and sediment damages; control pollution on farmland; impound, store and manage water for agricultural purposes, and improve management of land and soils to achieve maximum agricultural productivity. To provide for the necessary technical reviews of applications, the SADC reached an agreement with the Natural Resources Conservation Service (NRCS) to reimburse the federal agency for conducting technical reviews and assisting landowners.

Regional Conservation Partnership Program

The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) in December 2016 announced that it had allocated \$644,000 in federal Environmental Quality Incentives Program (EQIP) funding for the SADC to coordinate with partners in expanding conservation on preserved farms under the Regional Conservation Partnership Program (RCPP). Participating partners – the N.J. Department of Agriculture (NJDA), Open Space Institute/William Penn Foundation, New Jersey Conservation Foundation and the National Fish and Wildlife Foundation – are making available additional funding to supplement the federal grant. Altogether, approximately \$1.2 million will be available to increase payments to farmers and landowners who apply for NRCS EQIP funding to implement certain conservation practices on preserved farms statewide through the NJDA's Conservation Cost-Share Program, and to establish a pilot program in Salem County to preserve wetlands or other environmentally sensitive areas of a farm under a separate conservation easement at the time a farm enters the Farmland Preservation Program, with the agreement of the landowner.

Rural Microenterprise Rules

The SADC in August 2017 approved proposing new and amended rules that would permit a farmer who owns a qualifying preserved farm to apply for a special permit to conduct a rural microenterprise on the farm within certain parameters, pursuant to the New Jersey Rural Microenterprise Act, P.L. 2015, c. 275. RMEs are certain types of 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 Act also incentivizes the protection of historic and culturally significant barns and other structures. The rules would apply to farms preserved prior to 1/12/2006 without an exception area. The rule proposal was published in the *New Jersey Register* in November.

Winery Special Occasion Events

Wineries are permitted to conduct special occasion events on preserved farmland under certain conditions as part of an SADC pilot program established pursuant to P.L. 2014, c. 16. The SADC in July 2017 approved proposing new rules that would formalize existing winery pilot program procedures and establish new procedures for verifying winery compliance with the winery law's income limit. The proposal was published in the *New Jersey Register* in August.

The 44-month winery pilot program is scheduled to end in March 2018 unless the Legislature takes other action. SADC staff provided the Committee with an interim report on pilot program findings in April 2017, including feedback from wineries, County Agriculture Development Boards and municipalities. Seven wineries conduct special occasion events subject to the pilot program. Staff will provide a final report with recommendations to the Legislature for the Committee's consideration prior to expiration of the pilot program.

Renewable Energy on Farmland

The SADC in FY2017 approved proposed solar energy generation projects on six preserved farms pursuant to P.L 2009, c. 213, which established certain limits and criteria for solar, wind and biomass energy generation on preserved farms. (See Pages 22-23.) Since the inception of the law, a total of 36 solar energy projects have been approved on 32 preserved farms by the close of FY2017.

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 revised its Right to Farm policy regarding conflict resolution guidelines for CADBs to clarify that a member of a Limited Liability Company (LLC) may represent the LLC in a Right to Farm hearing without legal representation under certain conditions. The revised policy, P-2-A, was approved by the Committee in September 2017.

The SADC's Right to Farm guidebook and additional guidance documents that provide basic information on the Right to Farm and Agricultural Mediation programs have proven very popular and have assisted the SADC in its ongoing efforts to educate farmers, CADBs, local governments and the public about the Right to Farm Act and dispute resolution processes. Staff also continued to provide guidance and support to CADBs, farmers, towns and the public in response to informal Right to Farm inquiries, in addition to carrying out administrative duties associated with processing Right to Farm appeals.

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. Seven cases were mediated under the program in FY2017 – four cases involving U.S. Department of Agriculture programs, two related to Right to Farm and one related to general agriculture.

Farm Link Program

The Farm Link Program serves as a resource and referral center for farmers and landowners. SADC staff 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 590 users have registered to use the website, and farm owners have posted more than 80 listings.

CERES Newsletter

The SADC developed a new newsletter to keep owners of preserved farms up to date on developments in the Farmland Preservation Program, inform them of grants and other available resources, and address common questions. The first issue of the newsletter – called CERES, after the Roman goddess of agriculture – was distributed in February 2017.

Urban Garden Project

SADC staff donated 1,051 pounds of lettuce, tomatoes, peppers and other freshly picked produce to the Mount Carmel Guild food pantry in Trenton during the 2017 growing season – the second year of the agency’s urban demonstration garden. The produce was grown in nearly two dozen large concrete planters on the grounds of

the N.J. Department of Agriculture in Trenton, and in staff’s own home gardens and fields. Staff watered, weeded and harvested the planters, and delivered the produce to the food pantry, which feeds approximately 750 area households.

A truck is loaded with fresh produce grown by SADC staff and ready for delivery to the Mount Carmel Guild food pantry.

Photo by Charles Roohr



**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2017**

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	223	21	28,110	126	157,973,739	5,620	91,990,024	58.23%	65,983,715
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	197	11	20,151	102	56,109,740	2,784	40,849,506	72.80%	15,260,234
Gloucester	189	14	14,351	76	106,619,124	7,429	68,294,939	64.06%	38,324,185
Hunterdon	404	17	31,684	78	268,547,377	8,476	185,236,395	68.98%	83,310,982
Mercer	113	8	8,265	73	102,060,638	12,349	59,998,645	58.79%	42,061,994
Middlesex	54	8	4,928	91	63,308,167	12,847	43,105,112	68.09%	20,203,055
Monmouth	203	11	15,230	75	233,668,301	15,343	145,334,247	62.20%	88,334,053
Morris	124	13	7,631	62	150,537,279	19,728	81,430,491	54.09%	69,106,788
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
Salern	313	11	36,658	117	155,615,921	4,245	121,277,494	77.93%	34,338,426
Somerset	105	7	7,854	75	133,083,062	16,945	76,995,097	57.85%	56,087,965
Sussex	144	14	15,637	109	52,477,400	3,356	35,410,617	67.48%	17,066,783
Warren	263	19	23,745	90	122,759,407	5,170	78,420,548	63.88%	44,338,860
All Counties	2,499	184	226,698	91	1,701,657,663	7,506	1,088,972,069	63.99%	612,685,614

**New Jersey Farmland Preservation Program
Permanently Preserved Farmland
From 07/01/2016 To 06/30/2017**

County	Municipality	Original Landowner	Easement Acres
County Planning Incentive Grant Program			
Burlington	Southampton Twp.	Henry, SJ & Dolores M	65.4300
Cumberland	Deerfield Twp.	Coleman, Raymond A. (II)	23.0010
Cumberland	Greenwich Twp.	Harry W. McAllister	25.4620
Cumberland	Hopewell Twp.	Joseph, Jr & Betty Shoemaker #1	27.9980
Cumberland	Hopewell Twp.	Melvin & Josephine McCracken	44.0080
Cumberland	Hopewell Twp.	Willis, Richard G.	75.2170
Cumberland	Lawrence Twp.	Riley, Pearl E.	38.2930
Cumberland	Stow Creek Twp.	Kathleen A. Casper	28.5690
Cumberland	Upper Deerfield Twp.	Hubschmidt #1	13.4810
Cumberland	Upper Deerfield Twp.	Hubschmidt #2	64.3840
Hunterdon	Alexandria Twp.	Zander, Donald H & Jill H. #1	26.3173
Hunterdon	Kingwood Twp.	Zander, Donald H & Jill H. #2	24.4022
Mercer	Hopewell Twp.	MercerMcNulty	27.5670
Monmouth	Upper Freehold Twp.	Molski, Clara D. (Dreamland Farms)	103.7766
Morris	Chester Twp. Mendham Twp.	Aresty, Estate of David R.	60.0057
Morris	Chester Twp.	Konkus Farm, LLC	23.0020
Salem	Mannington Twp.	Edward W. Sloat & Robert K. Sloat	49.8900
Salem	Pittsgrove Twp.	DuBois, Christian	29.7820
Salem	Upper Pittsgrove Twp. Pilesgrove Twp.	Moffett, James & Patricia (Moffett farm)	46.0300
Salem	Upper Pittsgrove Twp.	Bishop, Kevin & Jessica	30.5970
Salem	Upper Pittsgrove Twp. Pittsgrove Twp.	Brooks, Michael N. (Brooks Farm)	65.4410
Salem	Upper Pittsgrove Twp.	Harrell, Robert & George	89.2900
Sussex	Lafayette Twp.	Duddy, Sharon (Double D Farm LLC)	56.1580
Warren	Greenwich Twp. Franklin Twp.	O'Dowd Associates (East)	91.7830
Warren	Greenwich Twp.	O'Dowd Associates (West)	104.7370
Warren	Mansfield Twp. Liberty Twp.	Barton, John M. #2	69.8326
Warren	Mansfield Twp. Liberty Twp.	Barton, John M. & Cheryl #3	26.6195
Warren	Mansfield Twp. Independence Twp. Liberty Twp.	John M. Barton #1	34.5188
Warren	Mansfield Twp. Independence Twp.	Klimas, Estate of Gabriella	197.4750
Warren	White Twp. Oxford Twp.	Bartha, Thomas	40.5150
Warren	White Twp.	Race, Sam & Jean	85.5660

Three Sisters Farm (the Zander #1 and 2 farms) in Alexandria and Kingwood Townships, Hunterdon County, was preserved through the County Planning Incentive Grant Program in October 2016.

Photo by Stefanie Miller



**New Jersey Farmland Preservation Program
Permanently Preserved Farmland
From 07/01/2016 To 06/30/2017**

County	Municipality	Original Landowner	Easement Acres
Municipal Planning Incentive Grant Program			
Cumberland	Upper Deerfield Twp.	Casper, T&M (Casper (3) Farm, Casper Nurs	14.7110
Hunterdon	Alexandria Twp.	Alexandria Twp. (B11, L16)	79.2280
Hunterdon	Alexandria Twp.	Kluber, Peter & Ellen	50.6610
Hunterdon	Delaware Twp.	Ianniciello, Amilcare and Angiolina (Panorama Farm)	56.5850
Hunterdon	Readington Twp.	Cole, Robert & Janet	20.6310
Hunterdon	West Amwell Twp.	Holcombe, Thomas & Sharon (Mill Rd)	18.6170
Monmouth	Colts Neck Twp.	Molnar, Laurie & Jessop, Paul (Crystal Brook Training Center)	36.0200
Monmouth	Upper Freehold Twp.	Wright, Constance (Wright Way Farm)	47.1880
Salem	Alloway Twp.	Ray, William Henry	63.4350
Salem	Upper Pittsgrove Twp.	Jasper, Philip & Dawn (Holly View Farm)	90.6200
Salem	Upper Pittsgrove Twp.	Thumlert, LeRoy J.(Thumlert)	64.3500
Salem	Upper Pittsgrove Twp.	Williams, Steven & Kathy	22.0020
Sussex	Frankford Twp.	Eisele, Ray & Dana	14.8970
Warren	Blairstown Twp.	Croucher Property LLC	83.0570
Warren	Frelinghuysen Twp.	Post, Bonnie	40.3110
Warren	Hope Twp.	Campbell Foundry Company	171.2400
Warren	Hope Twp.	Malon, Gabriele, Andrea, Howard, Nicole & Matt	62.1720
Warren	White Twp.	Rothman, Arthur & Joan	48.2870
Warren	White Twp.	Shoemaker, Howard & Myrna	21.5560
Nonprofit Grant Program			
Salem	Pilesgrove Twp.	NJCF\Timchal	75.2410
Somerset	Bedminster Twp.	NJCF\Ziebarth Farm	21.6050
Warren	Harmony Twp.	Star D LLC	39.1160
State Direct Easement Purchase Program			
Monmouth	Upper Freehold Twp.	Lustgarten, Kenneth	128.3400
Salem	Pilesgrove Twp.	Catherine Licciardello Trustee	121.6740
Salem	Quinton Twp.	Jeffrey E. Harris (Mill Hollow)	116.5000
Salem	Upper Pittsgrove Twp.	Brenda & Michael Seery	104.7840
Salem	Upper Pittsgrove Twp. Alloway Twp.	David K. & Tracy L. Strang	159.1680



The Ianniciello farm in Delaware Township, Hunterdon County, was preserved through the Municipal Planning Incentive Grant Program in April 2017.

Photo by Stefanie Miller

**New Jersey Transfer of Development Rights Program
 Permanently Preserved Farmland
 From 07/01/2016 To 06/30/2017**

County	Municipality	Original Landowner	Easement Acres
Municipal Transfer of Development Rights Program			
Gloucester	Woolwich Twp.	Avsec, Timothy & Diane	29.9970
Gloucester	Woolwich Twp.	Clendining, Jean V. Estate of	53.7880
Gloucester	Woolwich Twp.	DeStefano, Edward A., Ellis J., Rocco B.	49.7750
Gloucester	Woolwich Twp.	Gardiner, Ethel E. & Testerman, Diane E.	29.9670
Gloucester	Woolwich Twp.	Garozzo, Catherine	60.4630
Gloucester	Woolwich Twp.	King, David & Feucht, Caroline	14.8900
Gloucester	Woolwich Twp.	Kings View Estates, LLC (Lot 1)	45.7480
Gloucester	Woolwich Twp.	Kings View Estates, LLC (Lot 3)	16.2510
Gloucester	Woolwich Twp.	Kings View Estates, LLC (Lot 4)	56.0830
Gloucester	Woolwich Twp.	Leone, James and Fichera, Carmela Estate of	35.7010
Gloucester	Woolwich Twp.	Maccarone, Susan	125.8300
Gloucester	Woolwich Twp.	NanKervis, Verna; Marino, Diane E.; Ringleben, Alfina T.	41.1780
Gloucester	Woolwich Twp.	Sorbello, Frank M. & Jennie L. (Lot 2)	23.5620
Gloucester	Woolwich Twp.	Sorbello, Frank M. & Jennie L. (Lot 2.03)	16.2970
Gloucester	Woolwich Twp.	Swedesboro, Inc.	154.8517
Gloucester	Woolwich Twp.	Viereck, Larry E. & David W.	58.3260

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2017
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	43	8	7,056	164	25,018,541	3,546	17,075,728	68.25%	7,942,813
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	145	28	17,318	119	59,233,829	3,420	41,378,705	69.86%	17,855,123

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2017
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	45	6	3,792	84	45,494,391	11,999	36,716,510	80.71%	8,777,881
Morris	91	5	6,091	67	95,369,872	15,658	52,832,480	55.40%	42,537,392
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	7	2	956	137	2,827,810	2,958	2,243,225	79.33%	584,585
Warren	79	13	6,130	78	34,201,696	5,580	22,783,273	66.61%	11,418,423
All Counties	227	29	17,331	76	185,566,853	10,707	119,435,832	64.36%	66,131,022

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2017
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	92	8	6,722	73	48,566,053	7,225	32,950,575	67.85%	15,615,478
Morris	32	11	1,412	44	50,449,378	35,729	25,441,607	50.43%	25,007,770
Somerset	27	2	1,888	70	43,716,788	23,158	26,103,928	59.71%	17,612,861
Sussex	14	5	1,134	81	6,048,188	5,332	3,853,548	63.71%	2,194,640
Warren	140	15	13,654	98	71,342,026	5,225	44,941,577	62.99%	26,400,449
All Counties	306	42	24,857	81	223,987,339	9,011	135,518,269	60.50%	88,469,070

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2017
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	136	10	10,514	77	94,060,444	8,947	69,667,085	74.07%	24,393,359
Morris	121	12	7,443	62	143,664,488	19,303	77,124,881	53.68%	66,539,607
Passaic	1	1	41	41	986,695	24,000	592,017	60.00%	394,678
Somerset	28	2	1,966	70	45,139,333	22,965	26,803,868	59.38%	18,335,465
Sussex	20	6	2,090	105	8,875,998	4,246	6,096,773	68.69%	2,779,225
Warren	214	16	19,784	92	105,543,723	5,335	67,724,850	64.17%	37,818,872
All Counties	524	48	42,128	80	407,399,431	9,671	253,804,894	62.30%	153,594,536

**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	Matthews, 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	Barnett, 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				
Hunterdon	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.

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 Coombs	Cumberland	Upper Deerfield	89	Vegetable & Sod	Conversion of existing former milkhouse into craft studio/event space	0.05

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	
												Demand	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	Pittsgrove	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		
Catalano	Burlington	Chesterfield	105	Vegetable/Grain	Solar	26.52	98.9	Ground	N/A	0.18	House/Farm		
Medina*	Somerset	Montgomery	128	Equine/Cattle/Hay	Solar	9.03	76	Rooftop	Existing barn	0.03	Barn and Residence		

* 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
FY2017											
Gibbs	Warren	Allamuchy	289	Dairy/Grain	Solar	50.9	98	Ground	N/A	0.001	House and Barns
Dunraven (Fedor)	Mercer	Hopewell	59	Equine	Solar	49.9	97	Rooftop	N/A	0.08	Equine Barns
Dressler	Somerset	Montgomery	28	Equine	Solar	24.9	99	Rooftop	N/A	0.04	Equine 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
Nichols*	Gloucester	Franklin	24	Orchard	Solar	19.95	99	Rooftop	Existing Barn	0.03	Cold Storage

* indicates a administrative approval



Chris Christie

Governor

Kim Guadagno

Lieutenant Governor

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