

New Jersey State Agriculture Development Committee



FY2015 Annual Report

Front Cover Photo: The Czar Brothers farm in Pohatcong Township, preserved by Warren County under the County Planning Incentive Grant Program. Photo by Stefanie Miller

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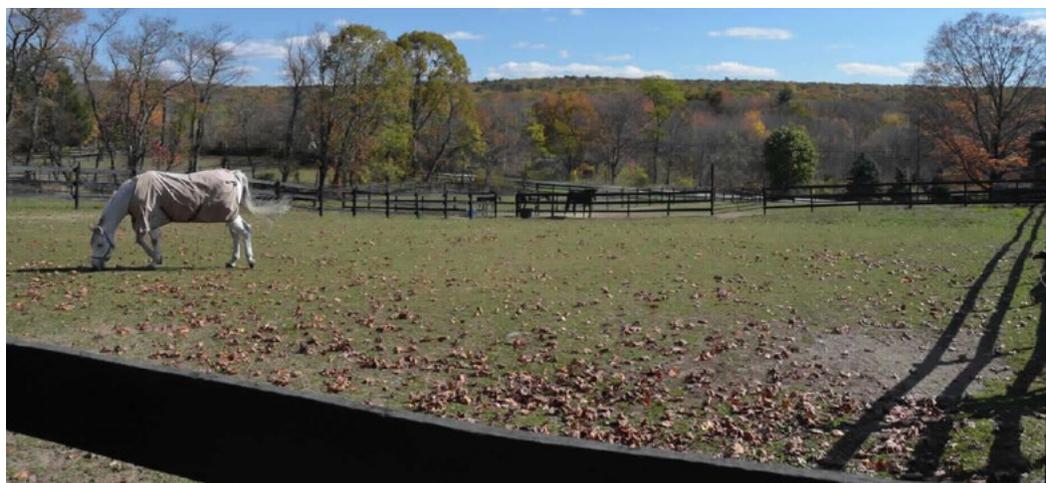
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The West Milford Equestrian Farm in Passaic County, preserved through the County Planning Incentive Grant Program.

Photo by Stefanie Miller



Introduction

The year 2015 marked 30 years since the preservation of the first farms under New Jersey's Farmland Preservation Program – five farms in Chesterfield Township, Burlington County, that were preserved by the County in 1985. Burlington County celebrated the 30th anniversary of the preservation of those farms, and its farmland preservation partnership with the State, at an event in June.

That partnership has expanded over the past three decades to include 18 counties, dozens of municipalities and numerous nonprofits that have all worked with the State Agriculture Development Committee (SADC) to preserve one of New Jersey's most valuable agricultural assets – its land base. Altogether, a total of 2,353 farms covering approximately 217,000 acres have been preserved under the State Farmland Preservation Program by the close of FY2015.

Along with preserving farmland, the SADC continues to ensure that farmers have the opportunity to operate thriving farming businesses and have access to the resources they need to succeed. The SADC launched a new website called NJ Land Link to help connect farmers with land to farm and with business opportunities.

The SADC hired a certified conservation planner on staff to assist landowners with planning for implementation of conservation practices on farmland, including enrolling in applicable Federal conservation programs and updating farm conservation plans.

To educate various groups on protections afforded to farmers under the Right to Farm (RTF) Act, the SADC in FY2015 conducted several RTF outreach sessions. These sessions included promotion of the Agricultural Mediation Program, which often is a more amicable and cost-effective alternative to the formal Right to Farm dispute-resolution process.

Moving forward, the SADC will continue to work with farmland preservation partners to permanently protect New Jersey's farmland and to provide farmers with the resources and other support they need to ensure that thriving farms will always be part of not only the Garden State's heritage, but most importantly, its future.

Agricultural Retention

The SADC, in cooperation with farmland preservation partners, works to permanently protect a stable and adequate agricultural land base needed to support a strong farming industry in New Jersey. There were several notable milestones and developments toward that goal in FY2015.

Farmland Preservation Totals

A total of 95 farms covering 7,524 acres were preserved under the State Farmland Preservation Program in FY2015. At fiscal year's end, 2,353 farms covering 217,076 acres have been permanently preserved since the inception of the program.



The Edwards farm in Upper Deerfield Township, Cumberland County, preserved through the County Planning Incentive Grant Program. Photo courtesy of the Cumberland County Agriculture Development Board

New Jersey continued to rank highly among the nation's other state-level agricultural conservation easement programs, according to an annual survey by American Farmland Trust (AFT). As of January 2015, New Jersey was

third in number of easements acquired, fourth in total acreage preserved and first in total public investment at more than \$1.6 billion to date.

Farmland Preservation Funding

Voters in November 2014 approved a public question to establish a new and stable source of funding for farmland preservation and New Jersey's other preservation programs through a Constitutional dedication of existing Corporate Business Tax (CBT) revenues. It allocated the majority of an existing 4 percent CBT dedication to preservation programs from FY2016-2019, increasing the dedication to 6 percent in FY2020.

Highlands Dual Appraisal Valuation Extended

Governor Christie in February signed legislation that extends through June 30, 2019 the dual appraisal process for land in the Highlands Region valued for farmland and open space preservation purposes. Eligible land is appraised for preservation based on zoning and State environmental laws and regulations in effect both currently and as of January 1, 2004 – prior to the Highlands Water Protection and Planning Act – with the SADC offering the landowner the higher value.

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 also examine and discuss other key strategies to help retain agriculture, such as agricultural land use planning, agricultural economic development, natural resource conservation and overall local government support for agriculture.

Forty-five farms totaling 4,025 acres were preserved under the County Planning Incentive Grant Program, and 22 farms covering 887 acres were preserved under the Municipal Planning Incentive Grant Program in FY 2015. See tables on Pages 12-13.

State Acquisition Program

The SADC purchases development easements directly from landowners to preserve farmland through its Direct Easement Purchase Program. Twenty-one farms covering 2,318 acres were preserved under that program in FY2015. See table on Page 14.

Nonprofit Program

The SADC provides cost-sharing grants to nonprofits to assist them in purchasing development easements to preserve farmland. Seven farms totaling 293 acres were preserved under the Nonprofit Program in FY2015. See table on Page 13.



Sunny Hill farm in Harmony and Lopatcong Townships, Warren County, preserved by the Land Conservancy of New Jersey through the SADC's Nonprofit Program.

Photo by Dan Knox

Eight-Year Program

Landowners have the option to preserve their land for agricultural purposes for a period 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. In FY2015, landowners renewed enrollment of 8 farms totaling 211 acres in eight-year programs. By fiscal year's end, 81 farms totaling 4,825 acres were enrolled in eight-year programs.

Planning for Farmland Preservation, Agriculture

The SADC promotes planning for farmland preservation and agriculture across the state, including by coordinating with counties and municipalities in the development and updating of comprehensive farmland preservation plans; conducting strategic farmland preservation targeting, and developing Geographic Information System (GIS) resources.

The SADC also provides staff to the Transfer of Development Rights (TDR) Bank Board; coordinates with other State and regional agencies on the State Strategic Plan, Highlands and other initiatives; reviews amendments to agricultural development areas (ADAs), which are areas targeted by county agriculture development boards (CADBs) where agriculture is the preferred use of the land; and reviews amendments and non-agricultural project impacts on preserved farms and other land in ADAs.

Comprehensive Farmland Preservation Planning

SADC staff continued to coordinate with counties and municipalities in the development and updating of comprehensive farmland preservation plans. Eighteen counties and 46 municipalities have developed comprehensive farmland preservation plans that seek to protect more than 214,000 additional acres of farmland over the next 10 years.

Non-Agricultural Project Reviews

SADC staff continued to work to evaluate and minimize impacts of four interstate natural gas pipeline projects, two local natural gas pipeline projects and three electrical power line projects involving preserved farmland or other land in agricultural development areas.

The SADC works to ensure that proposed pipeline projects avoid preserved farms and other lands in agricultural development areas to the maximum extent possible.



The SADC in FY2015 continued to be actively involved in the review of the PennEast Pipeline Project, which is proposed to be located under farmland in Hunterdon and Mercer counties. The SADC expressed concerns and recommendations regarding the proposed project to the Federal Energy Regulatory Commission (FERC). As the PennEast Pipeline Project progresses through the Federal review process, the SADC will continue to coordinate with FERC, PennEast, landowners, CADBs and other interested parties in an effort to minimize the potential impact on farmland.

In response to common questions from affected landowners on these types of projects, the SADC developed a guidance document that outlines the procedures for condemnation of preserved farmland and explains the circumstances under which farmland may be condemned, the appraisal process, negotiations, compensation and SADC administrative procedures.

The SADC also continued to work to minimize the impacts on preserved farmland and other land in ADAs resulting from three county bridge replacement or 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, located within, but not of, the SADC, continued to promote the use of transfer of development rights (TDR) and other density transfer tools for land preservation, and to assist municipalities in the establishment of these programs.

Woolwich Township, Gloucester County, which continues to be active in the pursuit of TDR, has proposed a TDR credit auction for early 2016 to aid landowners in TDR sending areas who were subject to downzoning when the TDR ordinance was enacted. In September 2015, the State Transfer of Development Rights Bank Board conditionally authorized its financial contribution of \$5 million toward the purchase of credits through the auction. SADC staff continues to work with the Township in its planning for TDR and auction preparation.

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.

Agricultural Development

The SADC works to ensure proper stewardship of preserved farmland and to promote efforts to keep New Jersey's farms viable. It administers a Right to Farm Program, in cooperation with its County Agriculture Development Board (CADB) partners, that protects 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

Stewardship activities ensure compliance with the farmland preservation deed restrictions and protect the public's investment in farmland preservation. The SADC evaluates post-closing requests from owners of preserved farms for activities that may be permitted under certain conditions, such as construction of agricultural labor housing; division of the preserved premises; exercising of a Residual Dwelling Site Opportunity (RDSOs) to allow construction of a single-family unit for agricultural purposes, and installation of a renewable energy generation system or cell tower.

SADC staff annually monitors preserved farms on which the SADC holds the easements; coordinates county and nonprofit monitoring efforts for easements they hold; investigates potential violations of farmland preservation deeds of easement, and works with landowners to resolve any violations.

Conservation Assistance and Planning – Twelve conservation plans were developed on preserved farms in South Jersey through a \$50,000 cost-share grant from the Federal Natural Resources Conservation Service (NRCS) to the N.J. Department of Agriculture (NJDA). The NRCS grant covered 75 percent of the cost to contract with a conservation planner to develop the plans, and the NJDA contributed the remainder.



SADC and NRCS conservation staff evaluate a farmland preservation applicant farm for potential inclusion in a Farm Bill conservation program.

Photo by Stefanie Miller

The grant project, which concluded in FY2015 with completion of the final nine plans, helped reduce the backlog of farm conservation plans in South Jersey.

The SADC began providing on-the-ground conservation assistance

to landowners, including in enrolling farm owners in Farm Bill conservation programs and updating farm conservation plans. To assist in these endeavors, the SADC hired a Resource Conservationist who has a decade of experience with the N.J. Department of Agriculture and NRCS. The Resource Conservationist works with SADC staff to identify potential remedies for resource management issues on preserved farmland and farms that have applied for preservation.

Special Occasion Events at Wineries on Preserved Farms – Governor Christie in July 2014 signed a law that directed the SADC to establish a 44-month pilot program to allow wineries to conduct special occasion events on preserved farmland under certain conditions. Special occasion events are defined under the law as “a wedding, lifetime milestone event, or other cultural or social event as defined by the appropriate county agriculture development board.” CADBs worked during FY2015 to establish definitions of what constitutes a special occasion event in their counties. The SADC’s pilot program is focused on collecting the information necessary to make informed recommendations to the Legislature at the program’s conclusion in March 2018. Approximately 20 wineries are located on preserved farms in New Jersey.

Soil and Water Conservation Cost-Share Program

The Soil and Water Conservation Cost-Share Program, subject to available funding, provides grants to assist landowners with up to 50 percent of the cost of eligible projects 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.

The SADC in FY2015 approved cost-share grants totaling approximately \$66,900 for four projects on permanently preserved farms – two for irrigation systems, one for underground drainage and one for heavy use area protection.

Right to Farm Program

The SADC manages the Right to Farm Program in partnership with New Jersey’s 18 CADBs. Under the Right to Farm Act, commercial farm owners and operators are protected from overly restrictive municipal ordinances and public and private nuisance actions, provided they operate responsibly, comply with agricultural management practices (AMPs) that have been adopted by the SADC through the rule-making process or that are generally accepted, and meet certain other criteria. In the event of disputes, formal complaints must be filed with the appropriate CADB or the SADC before any court actions can be heard.

Outreach and Education – SADC staff continued to provide guidance and support to CADBs, farmers, towns and the public regarding the On-Farm Direct Marketing AMP and new Right to Farm process rules adopted by the SADC in 2014. The AMP set forth performance-based standards that commercial farms must meet to be



Photo by Stefanie Miller

eligible for Right to Farm protection for retail farm markets and for various agriculture-related educational and farm-based recreational activities and events. The process rules clarified the roles of CADBs and the SADC in the review process and

also identified hearing requirements for CADBs and the SADC when they consider site-specific AMP requests and Right to Farm complaints. SADC staff developed a model checklist to assist CADBs in evaluating site-specific AMP requests.

SADC staff also conducted several general Right to Farm outreach presentations, in person or via webinar, for audiences that included CADBs, the League of Municipalities, the New Jersey State Bar, and the New Jersey Association of Planning and Zoning Administrators.

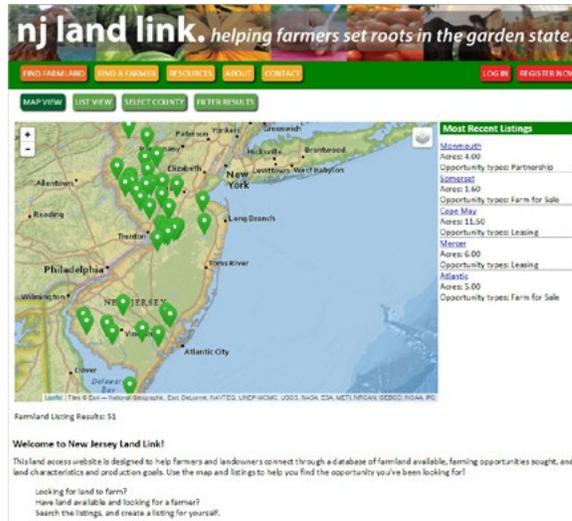
Agricultural Mediation Program

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. The program can be used as an alternative to the formal Right to Farm process to settle conflicts between farmers and their neighbors or municipalities. It also can be used to settle U.S. Department of Agriculture program disputes and agricultural credit issues with the Farm Service Agency. SADC staff promoted the Agricultural Mediation Program in all of its Right to Farm outreach presentations and conducted a presentation explaining the program at the February 2015 Vegetable Growers Convention.

Farm Link Program

The SADC in June 2015 launched NJ Land Link, a new interactive website that connects farmers who are seeking land or farming opportunities with those who have farmland or opportunities available.

The website was developed by the SADC and the Northeast Organic Farming Association of New Jersey through a U.S. Department of Agriculture Beginning Farmer and Rancher Development Program grant. The website was designed by the Rutgers Office of Research Analytics. 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. To date, nearly 200 individuals have registered.



Renewable Energy on Farmland

P.L. 2009, ch. 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 is required to report to the Legislature every two years on implementation of the law. As of June 30, 2015, the SADC had approved 23 solar energy projects on Jersey preserved farms since the inception of the law. See the table on page 20 for more information.

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2015**

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	217	21	27,666	127	156,037,080	5,640	90,835,800	58.21%	65,201,280
Camden	13	3	988	76	13,654,631	13,818	7,946,899	58.20%	5,707,732
Cape May	47	6	2,699	57	17,645,320	6,538	10,630,547	60.25%	7,014,773
Cumberland	176	11	19,081	108	51,314,046	2,689	37,331,255	72.75%	13,982,791
Gloucester	173	14	13,516	78	100,858,537	7,462	64,226,197	63.68%	36,632,340
Hunterdon	384	17	30,425	79	258,840,344	8,507	178,766,863	69.06%	80,073,480
Mercer	110	8	8,098	74	98,889,807	12,211	59,050,224	59.71%	39,839,583
Middlesex	53	8	4,895	92	62,184,336	12,704	42,430,812	68.23%	19,753,525
Monmouth	196	11	14,776	75	225,691,154	15,274	140,727,885	62.35%	84,963,269
Morris	120	15	7,471	62	147,578,148	19,752	79,509,472	53.88%	68,068,676
Ocean	48	6	3,248	68	26,635,229	8,202	18,132,928	68.08%	8,502,300
Passaic	2	2	56	28	3,553,345	63,399	1,539,426	43.32%	2,013,919
Salem	278	11	33,671	121	139,159,508	4,133	107,951,780	77.57%	31,207,728
Somerset	102	7	7,673	75	127,757,077	16,650	74,833,534	58.57%	52,923,543
Sussex	140	14	15,301	109	50,968,181	3,331	34,472,145	67.63%	16,496,036
Warren	238	19	22,071	93	115,373,006	5,227	74,018,485	64.16%	41,354,521
All Counties	2,353	186	217,076	92	1,633,470,675	7,525	1,046,694,598	64.08%	586,776,076

**New Jersey Farmland Preservation Program
 Permanently Preserved Farmland
 From 07/01/2014 To 06/30/2015**

County	Municipality	Original Landowner	Easement Acres
County Planning Incentive Grant Program			
Bergen	Saddle River Boro	George Demarest LLC	17.3808
Burlington	North Hanover Twp.	Estate of Harriet Hlubik	71.4930
Burlington	Pemberton Twp.	Haines, Thomas R.	156.4710
Burlington	Shamong Twp.	Chung, Peter & Monica	87.0030
Burlington	Shamong Twp.	Whalen (Home)	140.9070
Burlington	Shamong Twp.	Whalen South	113.3760
Burlington	Southampton Twp.	Alloway - Hall	65.6610
Burlington	Southampton Twp.	Alloway - Prickett	128.6030
Burlington	Tabernacle Twp.	Douglas A. and Constance Cramer	45.0000
Burlington	Tabernacle Twp.	Simons Berry Farm	270.9360
Burlington	Tabernacle Twp.	Thompson & Wright (Birches)	112.9020
Burlington	Tabernacle Twp.	Thompson-Goose Pond	639.1830
Burlington	Tabernacle Twp. Woodland Twp.	Thompson-Peach Farm	217.8340
Cape May	Lower Twp.	Nancy McPherson (Phillips)	19.2800
Cape May	Upper Twp.	Curtis Corson & Elizabeth Corson	30.4370
Cumberland	Fairfield Twp.	John Sorantino #2	34.2550
Cumberland	Hopewell Twp.	Blew, William Jr.	24.6570
Cumberland	Hopewell Twp.	Cross #3\Cross Farm Associates, LP	67.6820
Cumberland	Hopewell Twp.	Cross #4\Cross Farm Associates, LP	65.9770
Cumberland	Hopewell Twp.	Roorck, Dean A. & Ann	112.4220
Cumberland	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	68.3780
Cumberland	Stow Creek Twp.	Porter, Bruce	43.6190
Cumberland	Upper Deerfield Twp.	Edwards, Jean	39.5690
Gloucester	East Greenwich Twp.	Dormann, John and Karen E	16.9800
Gloucester	Logan Twp.	Cali, Alfio & Betty	37.0760
Gloucester	Mantua Twp. East Greenwich Twp.	Robert & Maxine Brown	37.4180
Gloucester	Woolwich Twp.	DeLuca Lot Investors, LP	81.3690
Hunterdon	Alexandria Twp.	Associated Tree Movers Inc./Papazian	47.6940
Hunterdon	Kingwood Twp.	Gross, Joel & Rosemary	57.5090
Middlesex	Cranbury Twp.	Reinhardt, R	37.1710
Passaic	West Milford Twp.	Battipaglia, Frank & EllaMae / West Milford Equestrian Farm	41.1123
Salem	Mannington Twp.	Charles and Jeanne Mahoney	28.8220
Salem	Mannington Twp.	Dunham, Kenneth, Sr.	38.4830
Salem	Mannington Twp.	Moore, John J. & Lori A.	149.7460
Salem	Mannington Twp.	Prestige World Wide Investments, LLC	51.3530
Salem	Pittsgrove Twp.	Dubois Properties, LLC (Henry DuBois, Jr.)	31.2230
Salem	Pittsgrove Twp. Elmer Boro Upper Pittsgrove Twp.	Greco, Dante	313.4310
Salem	Upper Pittsgrove Twp.	Steven R. & Timothy G. Brown	58.2580
Somerset	Hillsborough Twp.	Quick, Frederick, Marie & Judith	36.8280
Sussex	Fredon Twp.	Klein, Max & Ingrid	14.6630

**New Jersey Farmland Preservation Program
 Permanently Preserved Farmland
 From 07/01/2014 To 06/30/2015**

County	Municipality	Original Landowner	Easement Acres
County Planning Incentive Grant Program			
Warren	Blairstown Twp. Knowlton Twp.	Estate of Mary Kinney	32.4850
Warren	Hope Twp. Frelinghuysen Twp.	Cooke, Patricia	48.3860
Warren	Hope Twp.	The Land Conservancy of NJ/Beaver Brook Farm	136.3920
Warren	Pohatcong Twp.	Czar Brothers	95.9220
Warren	White Twp.	Carol Bullock & Estate of Clarence Bullock	60.1410
Municipal Planning Incentive Grant Program			
Gloucester	Elk Twp.	DeClement & Hogan	19.1200
Gloucester	Elk Twp.	Haig & Lucas Farm	55.6100
Gloucester	Elk Twp.	Haynicz, Daniel & Elinor	29.3800
Gloucester	Elk Twp.	Wright, Charles & Norma	37.7200
Gloucester	Franklin Twp.	McSwain, Diane	20.5480
Gloucester	Franklin Twp.	Nichols, J & V/ bought from Lisa Hale	41.6860
Gloucester	Woolwich Twp.	Russo Homes, LLC	58.6680
Hunterdon	Alexandria Twp.	Frank Hahola, Jr. & Margaret Hahola (North Farm)	42.3150
Hunterdon	Alexandria Twp.	Kappus, William & Diane #1	17.9850
Hunterdon	Delaware Twp.	Cyktor, Louis 4th	21.4590
Hunterdon	Delaware Twp.	Marjorie Y. Lovenberg Revokable Trust/Joel Higgins	42.0630
Hunterdon	East Amwell Twp.	Hay, Barbara / Rainbow Ridge Farm	22.6230
Hunterdon	East Amwell Twp.	Scibilia, P. Gregory & Dena K.	40.1010
Monmouth	Marlboro Twp.	James & Elvira Smith	26.9960
Salem	Pilesgrove Twp.	Ruth A. Peters	37.0200
Salem	Upper Pittsgrove Twp.	Michael & Linda Sottile	57.5340
Salem	Upper Pittsgrove Twp.	P.E. Kramme, Inc. / Karl Kramme	30.8720
Salem	Upper Pittsgrove Twp.	Schmid, Robert & Deborah	22.8450
Warren	Harmony Twp.	Alan & Joan Appgar	18.0050
Warren	Harmony Twp.	Stern, Scot & Norma \Farley Acres	104.1620
Warren	Harmony Twp.	Waters & Schanzlin (Ruby Farm)	23.6170
Warren	Knowlton Twp.	Anderson, John & Cynthia Brown	116.8850
Nonprofit Grant Program			
Salem	Alloway Twp.	NJCF/Matthews, J & M	30.7840
Salem	Alloway Twp.	NJCF/McAlonan & Matthews	30.9700
Salem	Pilesgrove Twp.	NJCF/Sorbello Estate	43.3840
Salem	Pilesgrove Twp.	NJCF/Perozzi, Lisa	71.0300
Salem	Quinton Twp.	NJCF/Fox, Lester & Sharon	63.7790
Somerset	Montgomery Twp.	Montgomery Friends/Firmenich Family	29.4510
Warren	Harmony Twp. Lopatcong Twp.	The Land Conservancy of NJ/Sunny Hill (Raub)	23.7240

**New Jersey Farmland Preservation Program
 Permanently Preserved Farmland
 From 07/01/2014 To 06/30/2015**

County	Municipality	Original Landowner	Easement Acres
State Direct Easement Purchase Program			
Burlington	Medford Twp. Lumberton Twp.	Mill Creek Farm/Muckenfuss, Louis	102.4000
Burlington	Southampton Twp.	Gerickont, Joseph, Rosemary & George	139.5500
Cumberland	Hopewell Twp. Stow Creek Twp.	Cruzan, Duane A. & Lois H.	113.2330
Cumberland	Stow Creek Twp. Greenwich Twp.	Dr. Dante Greco	225.6030
Cumberland	Upper Deerfield Twp. Pittsgrove Twp., Salem Co.	Donald & Nancy Johnson	93.5610
Gloucester	Elk Twp.	Grasso, Gaetano & Angelina #1	56.4090
Gloucester	Mantua Twp.	George & James Ballinger	151.6190
Hunterdon	Alexandria Twp.	Frank Hahola, Jr. & Margaret Hahola (South Farm)	14.2880
Hunterdon	Kingwood Twp.	Wydner, Elizabeth	83.1060
Hunterdon	Union Twp.	Linden Associates VI (Wade, Chris & Robert)	11.3280
Salem	Lower Alloways Creek Twp. Quinton Twp.	Droppa, Gary S. & Kathy A.	60.1700
Salem	Pilesgrove Twp.	Kenneth S. & Wayne K. Wentzell	105.9480
Salem	Pittsgrove Twp.	Steven Hall	115.0910
Salem	Upper Pittsgrove Twp. Elmer Boro	Anthony, Rosemary	105.6490
Salem	Upper Pittsgrove Twp.	Cassaday, George	150.8220
Salem	Upper Pittsgrove Twp.	F Sickler & Sons, LLC	149.3680
Salem	Upper Pittsgrove Twp.	Howell Wentzell	104.8560
Salem	Upper Pittsgrove Twp.	Stella Farm #1	301.5931
Sussex	Sparta Twp.	Andersen, Tor	11.5740
Sussex	Stillwater Twp. Frelinghuysen Twp., Warren Co.	Kleindienst, Katherine and James Kleindienst and Katherine Hoyer	128.8810
Warren	Lopatcong Twp. Greenwich Twp.	Santini, Robert & Sarah	92.8950



The Gerickont farm in Southampton Township, Burlington County, preserved under the State Direct Easement Purchase Program.

Photo By Dan Knox

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2015
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	38	8	6,615	174	23,274,626	3,519	15,939,695	68.49%	7,334,931
Camden	11	2	887	81	3,550,016	4,003	2,577,630	72.61%	972,386
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	139	28	16,854	121	57,411,837	3,406	40,186,589	70.00%	17,225,248

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2015
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	42	6	3,667	87	44,619,399	12,166	35,923,432	80.51%	8,695,967
Morris	86	4	5,875	68	91,678,687	15,605	50,911,461	55.53%	40,767,225
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	1,061,242	74.60%	361,302
Sussex	6	2	956	159	2,827,810	2,958	2,243,225	79.33%	584,585
Warren	67	11	5,561	83	31,405,474	5,647	21,162,876	67.39%	10,242,598
All Counties	206	26	16,422	80	178,204,453	10,851	115,462,639	64.79%	62,741,814

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2015
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	85	8	6,341	75	44,621,437	7,038	30,609,285	68.60%	14,012,152
Morris	30	11	1,355	45	48,294,616	35,642	24,292,401	50.30%	24,002,215
Somerset	26	2	2,166	83	40,831,730	18,853	25,371,937	62.14%	15,459,794
Sussex	13	5	1,129	87	6,000,777	5,313	3,825,102	63.74%	2,175,676
Warren	122	14	12,521	103	65,538,895	5,235	41,268,624	62.97%	24,270,271
All Counties	277	41	23,558	85	209,152,361	8,878	127,594,382	61.01%	81,557,979

**New Jersey Farmland Preservation Program
Summary of Preserved Farmland Through 06/30/2015
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	127	10	10,008	79	89,240,836	8,917	66,532,717	74.55%	22,708,119
Morris	116	13	7,230	62	139,973,302	19,360	75,203,862	53.73%	64,769,440
Passaic	1	1	41	41	986,695	24,000	592,017	60.00%	394,678
Somerset	27	2	2,243	83	42,254,275	18,834	26,433,179	62.56%	15,821,096
Sussex	19	6	2,085	110	8,828,587	4,233	6,068,327	68.73%	2,760,260
Warren	189	16	18,082	96	96,944,369	5,361	62,431,499	64.40%	34,512,869
All Counties	483	49	39,981	83	387,356,814	9,689	243,057,021	62.75%	144,299,793

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

County	Municipality	Farm	Acres	Type of Acquisition
Fiscal Year 2006				
Bergen	Mahwah	Mahrappo 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-Sultzter, 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	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	Karondi 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
TOTAL		36	2,822.80	
Funds Beginning		30,000,000.00		
Funds Expensed		27,994,565.89		
Funds Remaining		2,005,434.11		

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

<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>
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



Chris Christie

Governor

Kim Guadagno

Lieutenant Governor

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