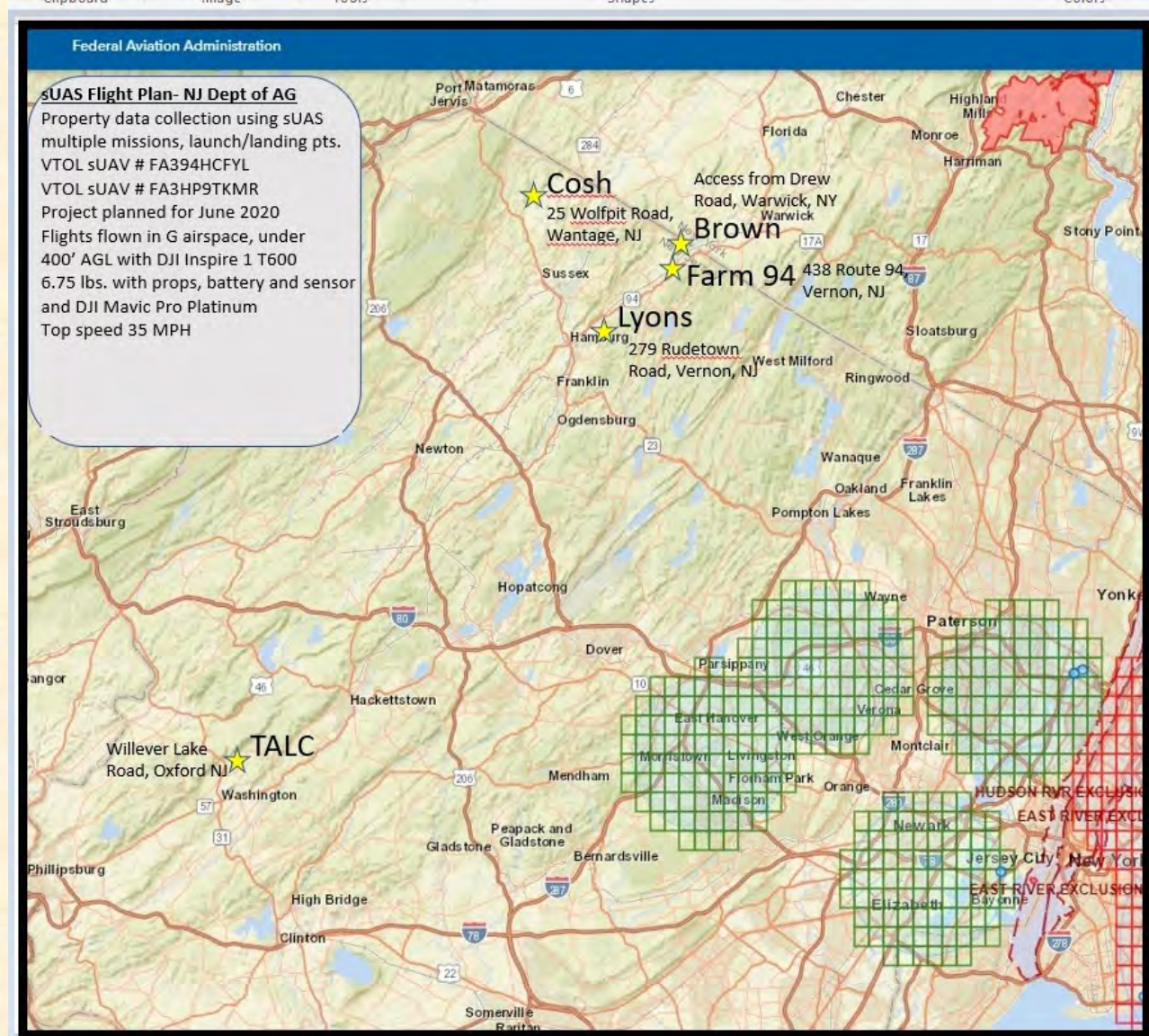




Slide 1

# Drone Pilot Project

- SADC Acquisition staff typically conduct reconnaissance farm visits on Direct Easement Applications.
- 5 farms in North Jersey needed reconnaissance farm visits
  - 3 in Vernon & 1 Wantage, Sussex County
  - 1 in Mansfield, Warren County
- SADC approved a contract to have a private company conduct remote reconnaissance farm visits utilizing drone technology





## Helen Lyons, LLC

- +/- 127 acres in Vernon, Sussex County
- Agricultural production: Large plant nursery, beef cattle, fruit tree, woodland management
- Original reconnaissance farm visit conducted in fall 2019 determined that it did not meet SADC minimum eligibility criteria for tillable acreage
- “Priority” State Direct Easement farm





**Slide 4**









**Slide 6**





**Slide 7**





**2015 aerial**  
**Tilled land = +/- 18.8 ac**



**2020 drone footage Google Earth overlay**  
**Tilled land = +/- 27 ac**





### Lessons Learned

<b>Advantages</b>	<b>Disadvantages</b>
Superior vantage of farm	Fair weather is needed to ensure equipment doesn't malfunction
Identify conservation issues	Analysis of footage afterwards can be time consuming
High resolution visual imaging	A side-by-side video with the flight path map would be helpful
Private company provides unbiased perspective of farm conditions	Does not replace on-the-ground pre-closing baseline farm visits



New Jersey State  
Agriculture Development Committee

# Soil Protection Standards

Best Management Practices








# Unimproved Livestock Training Facilities

## Best Management Practice

- design standards for the use of unimproved arenas and tracks at livestock training facilities on preserved premises
- allows for current or proposed agricultural uses while minimizing the potential negative impacts on soil quality

# Soil Disturbance Land Use Chart

		Land Use	Soil Disturbance Class
		Degree of Reversibility 	Permanent buildings/structures/hardscape
Permanent travel lanes			
Permanent livestock training facilities			
Permanent parking and storage areas			
Soil movement below plow layer depth (includes stormwater basins)			
Improved travel lanes	Semi-Permanent Soil Disturbance (Orange Category)		
Improved livestock training facilities			
Semi-permanent parking and storage areas			
Soil stockpiling			
Geotextiles and geomembranes	Temporary Soil Disturbance (Yellow Category)		
Temporary structures			
Unimproved travel lanes			
Unimproved livestock training facilities			
Temporary parking and storage areas			
Agricultural water impoundments			
Ground-mounted solar energy facilities			
Agricultural production	Soil Protection (Green Category)		
Curtilage/lawn			
Woodlands			
Wetlands/streams			
Conservation practices			



# Unimproved Livestock Training Facilities

- No intentional soil compaction
- No topsoil movement
- Surface may have:
  - Grass
  - Bare soil
  - Plant-based mulch
  - Woodchips
  - Up to 2 inches of sand or fine gravel





# Unimproved Livestock Training Facilities

- Infiltration rate of surface greater or equal to the underlying soil
- Maintain soil loss below Soil Loss Tolerance Rate “T”
- Use facility when soil is below field moisture capacity
- Address erosion promptly
- Avoid soil contamination



Robin Webster / *Horses in Muddy Field* / [CC BY-SA 2.0](#)



New Jersey State  
Agriculture Development Committee

# Soil Protection Standards

Best Management Practices







# Improved Livestock Training Facilities

## Best Management Practice

- design standards for the installation, maintenance, and restoration of improved livestock training facilities
- to support current and future proposed agricultural uses while minimizing potential negative impacts on the soil



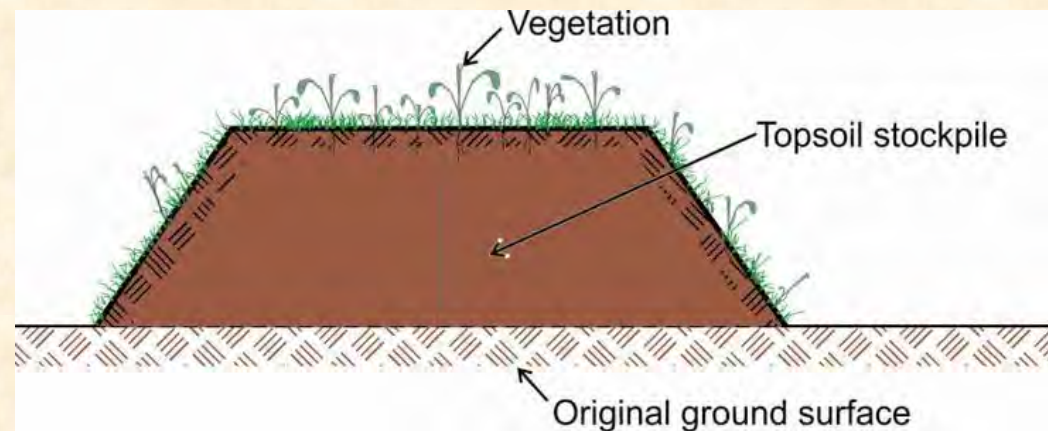
# Soil Disturbance Land Use Chart

Degree of Reversibility ↓	Land Use	Soil Disturbance Class
		Permanent buildings/structures/hardscape
	Permanent travel lanes	
	Permanent livestock training facilities	
	Permanent parking and storage areas	
	Soil movement below plow layer depth (includes stormwater basins)	
	Improved travel lanes	Semi-Permanent Soil Disturbance (Orange Category)
	Improved livestock training facilities	
	Semi-permanent parking and storage areas	
	Soil stockpiling	
	Geotextiles and geomembranes	Temporary Soil Disturbance (Yellow Category)
	Temporary structures	
	Unimproved travel lanes	
	Unimproved livestock training facilities	
	Temporary parking and storage areas	
	Agricultural water impoundments	
	Ground-mounted solar energy facilities	
	Agricultural production	Soil Protection (Green Category)
	Curtilage/lawn	
	Woodlands	
	Wetlands/streams	
	Conservation practices	



# Improved Livestock Training Facilities

- Before installation topsoil must be stockpiled
- Only low ground pressure equipment can be used
- No intentional soil compaction



[https://www.researchgate.net/figure/Example-of-a-vegetated-topsoil-stockpile\\_fig168\\_318967816](https://www.researchgate.net/figure/Example-of-a-vegetated-topsoil-stockpile_fig168_318967816)



<http://www.drumlogplant.com/low-ground-pressure-excavators/>



# Improved Livestock Training Facilities

- Geotextile fabric keeps surface material from mixing with native soil
- Six inches of subbase added over fabric
- Surface dressing according to horses' needs
  - Gravel
  - Cinders
  - Sand
  - Soil
  - Synthetic blends
- Infiltration rate must be greater than that of native soil



# Improved Livestock Training Facilities

- No concrete, asphalt, or millings
- Water may be used for dust control
- Never use motor oil or salt for dust control
- Always maintain separation between surface material and native soil
- Avoid soil contamination
- Address erosion promptly





New Jersey State  
Agriculture Development Committee

# Soil Protection Standards

Best Management Practices







# Soil Stockpiles

## Best Management Practice

- Appropriate measures to best protect topsoil and subsoil during removal, stockpiling, and storage
- It minimizes negative impacts of removal and storage and facilitates eventual reuse of the soil for restoration and crop production

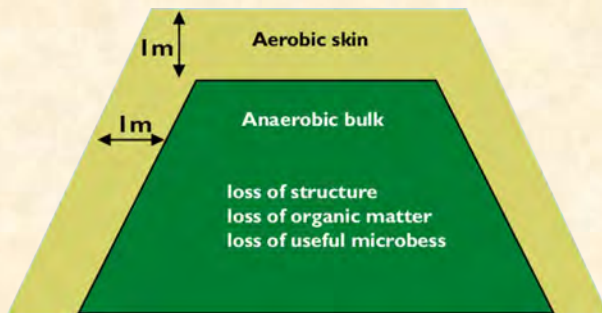


# Soil Disturbance Land Use Chart

Degree of Reversibility ↓	Land Use	Soil Disturbance Class
		Permanent buildings/structures/hardscape
	Permanent travel lanes	
	Permanent livestock training facilities	
	Permanent parking and storage areas	
	Soil movement below plow layer depth (includes stormwater basins)	
	Improved travel lanes	Semi-Permanent Soil Disturbance (Orange Category)
	Improved livestock training facilities	
	Semi-permanent parking and storage areas	
	Soil stockpiling	
	Geotextiles and geomembranes	Temporary Soil Disturbance (Yellow Category)
	Temporary structures	
	Unimproved travel lanes	
	Unimproved livestock training facilities	
	Temporary parking and storage areas	
	Agricultural water impoundments	
	Ground-mounted solar energy facilities	
	Agricultural production	
	Curtilage/lawn	Soil Protection (Green Category)
	Woodlands	
	Wetlands/streams	
	Conservation practices	

# Topsoil Stockpiles Following BMP

- Avoid excessive handling
- Maximum 3-foot height and 4H:1V side slopes



Schematic representation of a poorly designed topsoil stockpile.

[https://www.researchgate.net/figure/Schematic-representation-of-a-poorly-designed-topsoil-stockpile-The-profile-shows-the\\_fig1\\_260696210](https://www.researchgate.net/figure/Schematic-representation-of-a-poorly-designed-topsoil-stockpile-The-profile-shows-the_fig1_260696210)

- Permanent, deep rooted vegetation





# Topsoil Stockpiles Not Following BMP



Cover-tech.com

- Too steep
- Too tall
- Non-living temporary erosion control material



youtube.com 315DL

- Improper construction
- Unacceptable compaction
- Soil structure loss

# Subsoil Stockpiles Following BMP

- Maximum 12-foot height and 3H:1V side slopes
- Permanent, deep rooted vegetation
- Could be used to facilitate future restoration of “red” areas



[http://www.thebluebook.com/iProView/1016807/hall-farms/subcontractors/gallery/567498\\_straw-blankets/758793\\_top-soil-stockpile-using-straw-blankets.html](http://www.thebluebook.com/iProView/1016807/hall-farms/subcontractors/gallery/567498_straw-blankets/758793_top-soil-stockpile-using-straw-blankets.html)



**State Agriculture Development Committee**  
**FARMLAND PRESERVATION FY 2021 ADMINISTRATIVE BUDGET**

Purpose	FY19 Budget	FY19 Expended	FY20 Budget	FY20 Expended	FY21 Budget Projected
SALARIES FOR SADC	2,564,350	2,151,853	2,358,500	2,070,910	2,300,000
FRINGE COST FOR SADC STAFF	0	0	250,000	233,285	1,000,000
SALARY REIMBURSEMENT TO OTHER AGENCIES	170,000	151,750	170,000	139,211	170,000
OFFICE SUPPLIES, PRINTING, COPYING	49,600	56,973	84,000	62,638	119,000
TRAVEL	9,050	9,611	9,000	2,192	9,000
TELEPHONE	18,000	21,764	20,000	25,163	25,000
SOFTWARE	15,000	17,564	23,500	19,051	18,000
PROFESSIONAL SERVICES	41,000	250,419	3,000	291,450	138,000
STAFF TRAINING	16,000	5,373	5,000	934	5,000
SUBSCRIPTIONS	5,000	5,721	3,500	4,732	4,000
ADVERTISING	1,500	741	1,500	0	0
MISCELLANEOUS COSTS/SHARED COSTS	52,000	56,382	44,000	45,613	44,000
LEGAL SERVICES/DAG'S	100,000	69,663	70,000	82,555	80,000
CENTRAL MOTOR POOL/ENTERPRISE RENTAL	11,500	13,369	15,000	9,101	13,000
STEWARDSHIP MONITORING	0	11,271	40,000	26,324	40,000
COMPUTER EQUIPMENT AND OFFICE FURNITURE	26,000	49,873	3,000	19,078	20,000
<b>TOTAL:</b>	<b>3,079,000</b>	<b>2,872,328</b>	<b>3,100,000</b>	<b>3,032,237</b>	<b>3,985,000</b>

# Schedule A

F:\10-0014-PG\Stewardship-AG Development\Stewardship Programs-Requests\Housing\Residential Dwelling Replacement\Schedule



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Grumpy LLC (Reno Farm)  
Block 46 Lot 22.01  
Readington Twp., Hunterdon County  
70-Acres



6/1/2020

Farmland Preservation Program	State Planning Areas
PRESERVED EASEMENT	PMSI 18/17/10
EXCEPTION AREA	PMSI 18/18/10
PRESERVED EASEMENT / NR	PMSI 18/19/10
EXCEPTION AREA / NR	PMSI 18/20/10
FINAL APPROVAL	PMSI 18/21/10
PRELIMINARY APPROVAL	PMSI 18/22/10
ACTIVE APPLICATION	PMSI 18/23/10
8 YEAR PRESERVED	PMSI 18/24/10
TARGETED FARM	PMSI 18/25/10
EXCEPTION AREA TARGETED	PMSI 18/26/10
INACTIVE APPLICATION	PMSI 18/27/10
INACTIVE/FEDERALLY FUNDED	PMSI 18/28/10
NO CORRESPONDING DATA	PMSI 18/29/10
PRESERVED/FEDERALLY FUNDED	PMSI 18/30/10
	PMSI 18/31/10
	PMSI 18/32/10
	PMSI 18/33/10
	PMSI 18/34/10
	PMSI 18/35/10
	PMSI 18/36/10
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	PMSI 18/96/10
	PMSI 18/97/10
	PMSI 18/98/10
	PMSI 18/99/10
	PMSI 18/100/10





**Slide 29 - location of previously existing home**





**Slide 30 - layout of proposed home**





**Slide 31 - proposed location of new home**

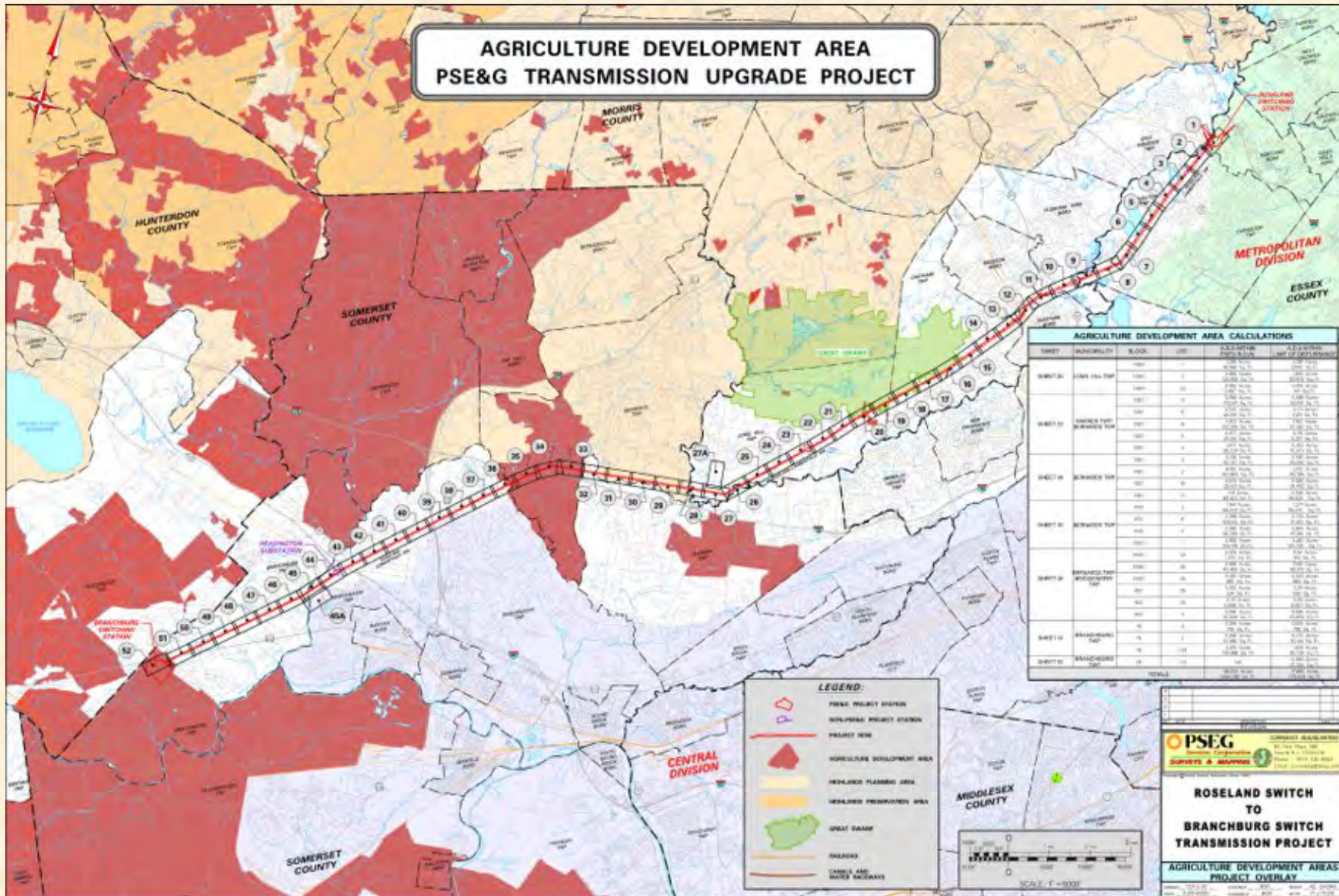




**Slide 32**

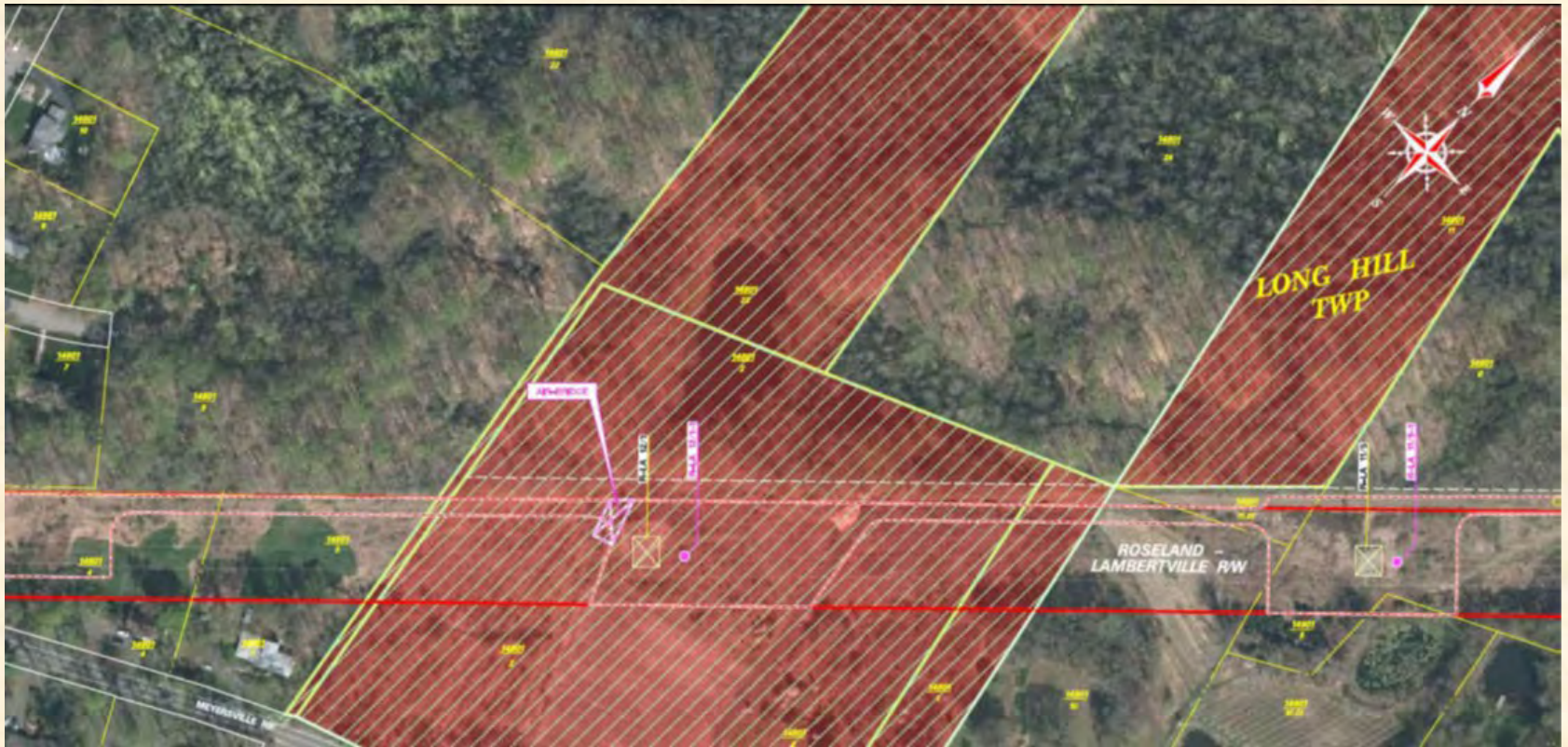


# PSE&G Roseland-Pleasant Valley Transmission Project-Segment 1





# PSE&G Roseland-Pleasant Valley Transmission Project-Segment 1



Kielblock Farm (Preserved):  
Block 14801, Lot 2, Long Hill Township, Morris County

3.30 ADA Acres within ROW.  
1.5 Acres of Associated Disturbance



# PSE&G Roseland-Pleasant Valley Transmission Project-Segment 1



Lentsch Farm:  
Block 11022, Lot 1  
Bernards Township, Somerset County

Only Off-ROW Access within ADA



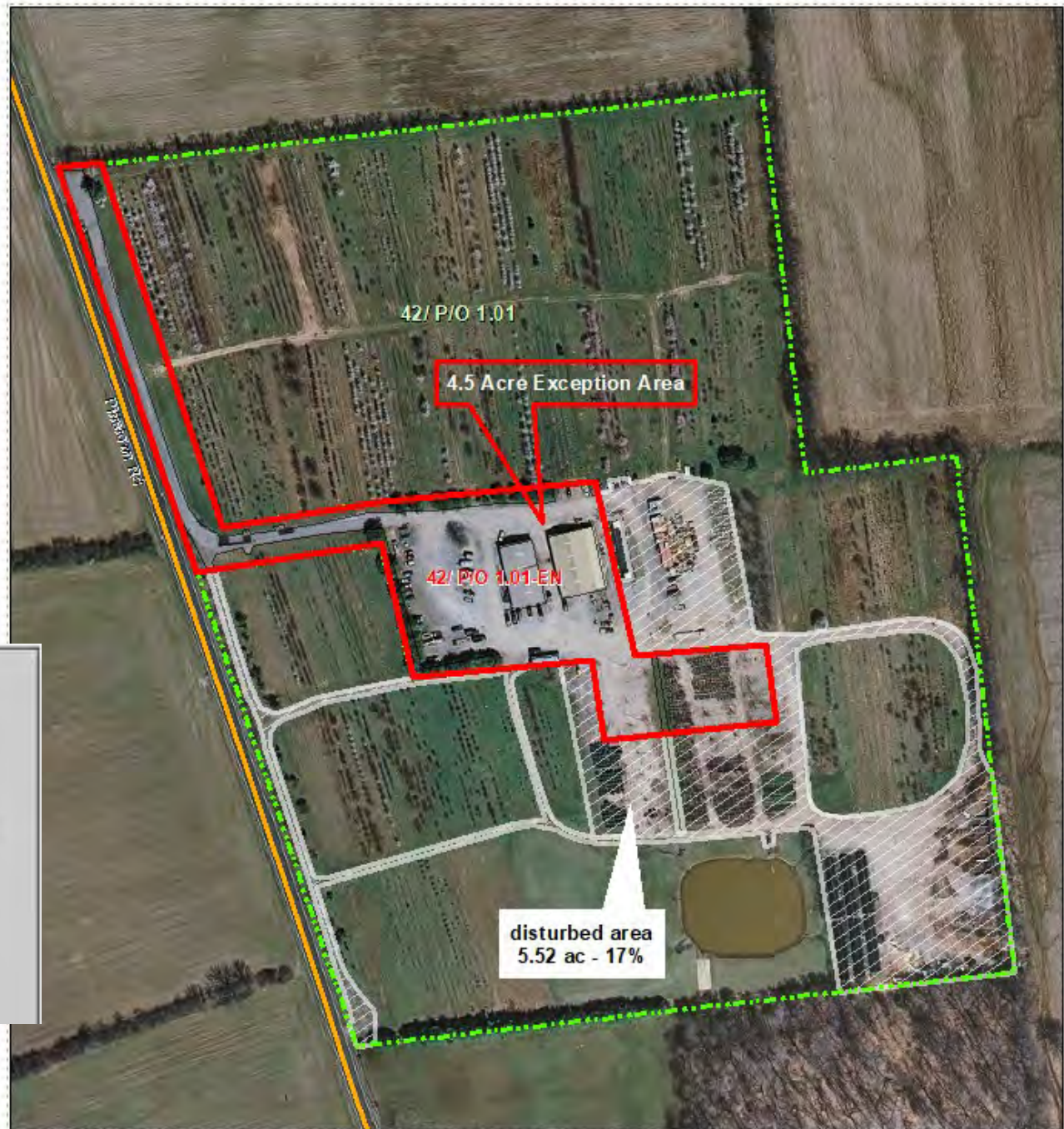








Soil Protection Standards Agreement


Dubrow Farm  
Former nursery farm  
2007 aerial





 Property In Question


 EN - (Non-Severable) Exception


Soil Protection:

 Red Level (Easement) - 5.52 ac (17%)

 Primary - Limited Access

 Federal or State Hwys

 County Roads

 Municipal/Local Roads



# Slide 38





## Soil Disturbance Land Use Chart

Degree of Reversibility	Land Use	Soil Disturbance Class	Soil Disturbance Limitation	Exemption Class
	Permanent buildings/structures/hardscape	Permanent Soil Disturbance (Red Category)	Land use activities limited to 8% of the preserved premises or 6 acres, whichever is greater.	All pre-existing and future uses subject to limitation class.
	Permanent travel lanes			
	Permanent livestock training facilities			
	Permanent parking and storage areas			
	Soil movement below plow layer depth (Includes stormwater basins)			
	Improved travel lanes	Semi-Permanent Soil Disturbance (Orange Category)	Additional allocation of 5% of the preserved premises (in excess of the 8%/6-acre limitation) if following best management practices (BMPs). Subject to 8%/6-acre limitation if not following BMPs.	All pre-existing and future uses subject to limitation class.
	Improved livestock training facilities			
	Semi-permanent parking and storage areas			
	Soil stockpiling			
	Geotextiles and geomembranes	Temporary Soil Disturbance (Yellow Category)	No limit on land use activities if following BMPs. Subject to 8%/6-acre limitation if not following BMPs.	All pre-existing uses exempted from standards; all future uses subject to limitation class.
	Temporary structures			
	Unimproved travel lanes			
	Unimproved livestock training facilities			
	Temporary parking and storage areas			
	Agricultural water impoundments			
	Ground-mounted solar energy facilities			
Agricultural production	Soil Protection (Green Category)	No limit on land use activities.	Always exempt.	
Curtilage/lawn				
Woodlands				
Wetlands/streams				
Conservation practices				



# Update to PIG Implementation Details

## STATE AGRICULTURE DEVELOPMENT COMMITTEE

**Implementation Details for the SADC's  
New County and Municipal Planning Incentive Grant Programs  
Procedure #1  
Adopted September 27, 2007**

The purpose of this document is to set forth in detail certain procedures SADC staff will follow to implement its recently adopted Planning Incentive Grant regulations. These procedures will be available to our program partners to assure clear expectations of process and procedures.

## STATE AGRICULTURE DEVELOPMENT COMMITTEE

**ADOPTED  
January 24, 2008**

**Implementation Details for the SADC's  
New County Planning Incentive Grant Program**

### **Procedure #2**

#### **Purpose:**

**To Identify the Procedures for Conducting SADC Final Review of an Application for the Sale of a Development Easement**

## STATE AGRICULTURE DEVELOPMENT COMMITTEE

**Implementation Details for the SADC's  
County Planning Incentive Grant Program**

### **Procedure #3 Updated 12.07.17**

#### **Purpose:**

**To identify the procedures for encumbering funds once SADC final approval has been granted.**



The purpose of this document is to set forth certain procedures SADC staff will follow to implement its Planning Incentive Grant (PIG) regulations as amended and effective August 3, 2020.

This Procedure updates and combines Procedures 1, 2 & 3 adopted September 27, 2007.

Part I: covers the County and Municipal partner's Farmland Preservation Plans and requirements for grant eligibility including:

- Annual plan updates by December 15 each year
- Evidence of Municipal Ag Advisory Committee meetings at least twice a year

Part II: indicates the SADC will establish a base grant allocation for eligible Counties and Municipalities based on expenditures from the past 3 years along with the maximum eligibility for the competitive grant. This changed under the recent rule amendment for County PIGs extending the expenditure to from 2 to 3 years.

Part III: covers the internal review of an individual farm application known as "Green Light Approval." SADC staff will review it to ensure the farm application meets the minimum eligibility criteria; that the property qualifies as an "eligible farm"; that RDSOs, exception areas and other details comply with SADC standards; and whatever appraisal anomalies may be present (easements, limited access, etc.) are understood fully prior to commencing appraisals.

Part IV: provides details for partners on how to submit a final approval request for an application, including what details are should be included in the partner resolutions. This section also details how the SADC addresses funding from the County or Township's individual "base grant" versus the larger "competitive grant" funds, along with how competitive fund ranking works should multiple farms be vying for the last available competitive grant funds or there be insufficient funds in and grant fund for the subject application.



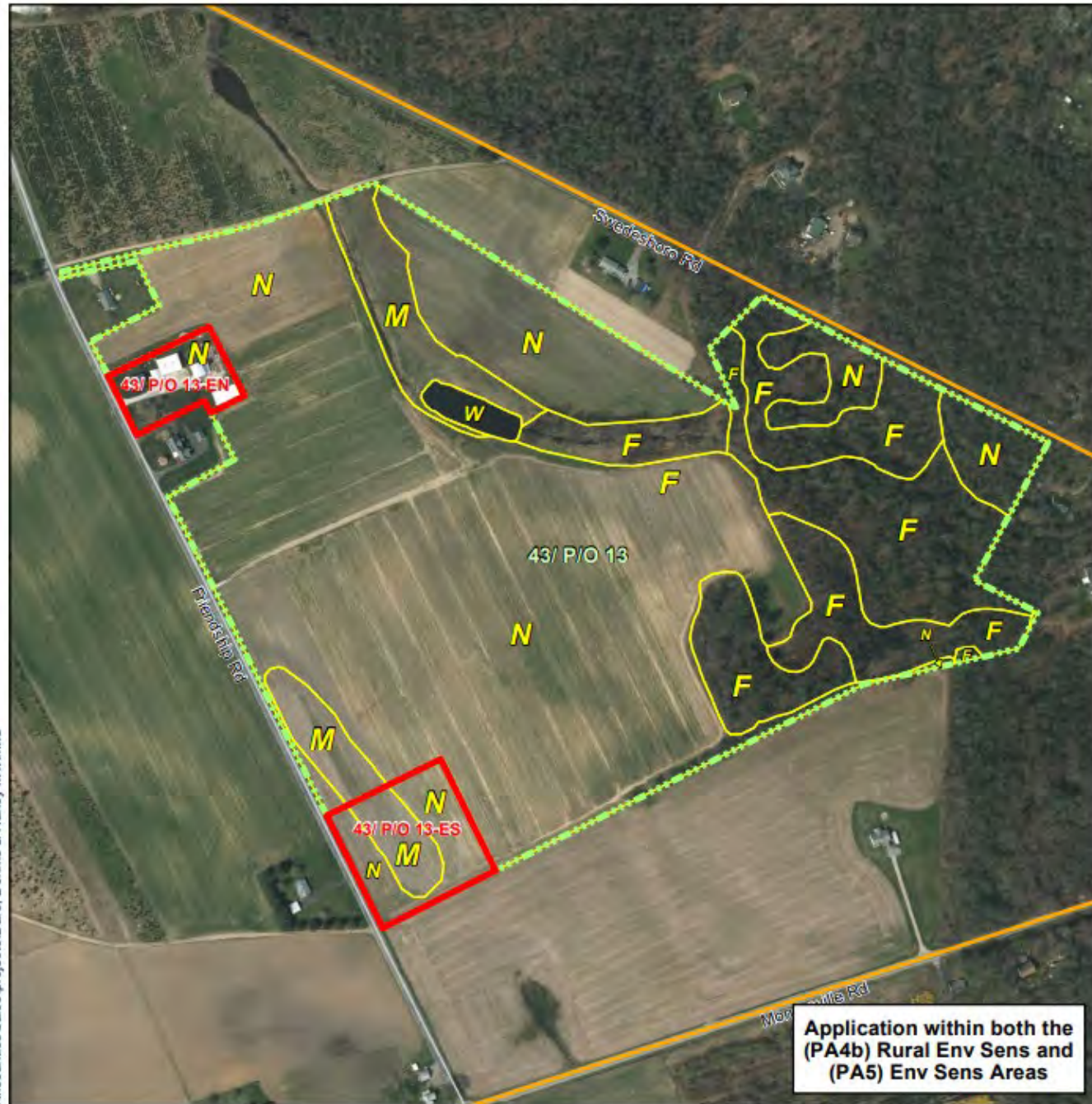
# Acquisition Final Approvals



**Slide 41**



Salem County PIG  
 Dare, Dennis & Nancy  
 70.9 ac in Upper Pittsgrove Twp  
 71% in sweet corn  
 1.5 ac non-severable exception  
 3 ac severable exception





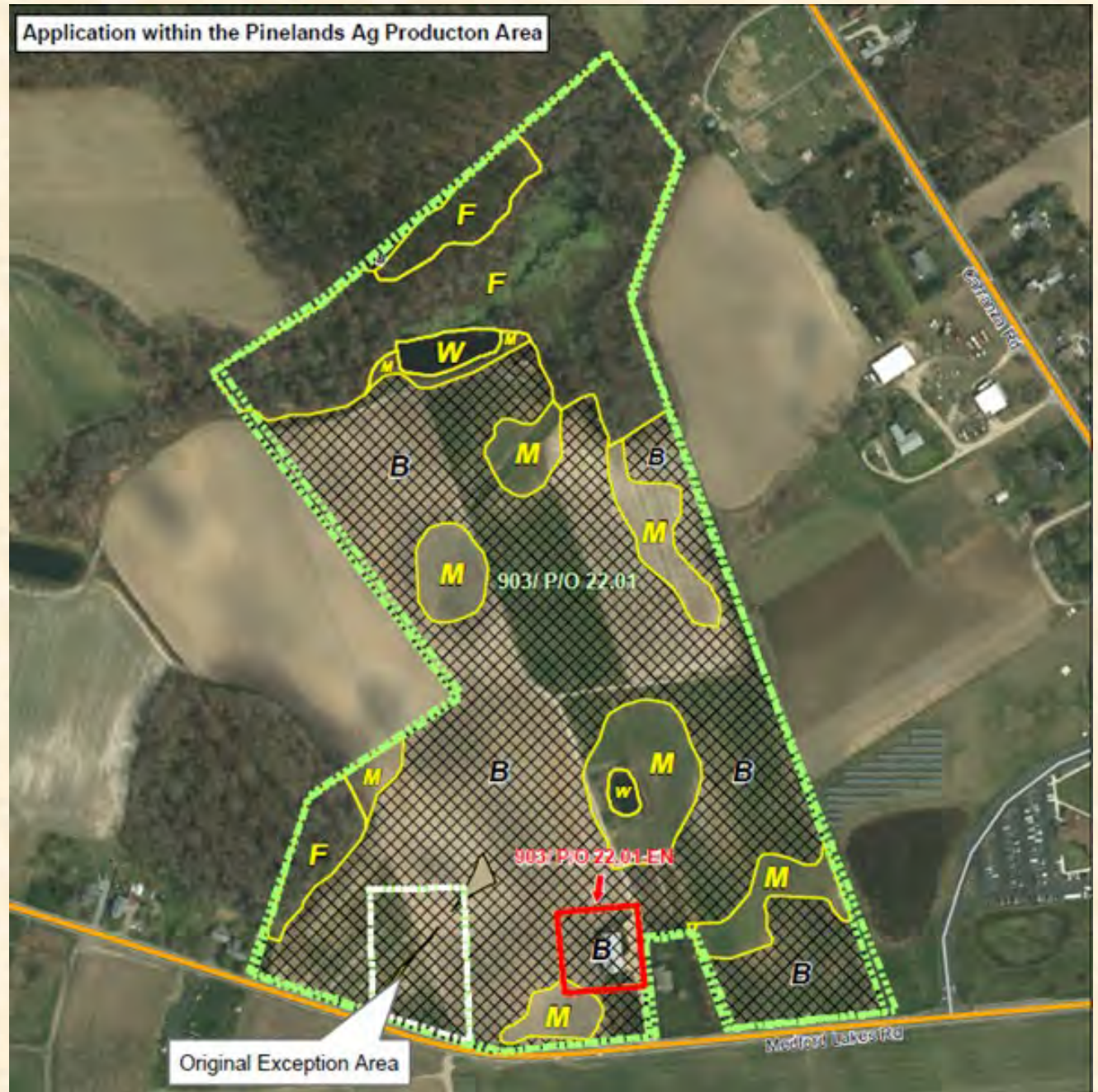
Hunterdon County PIG  
 DeSapio, Martin & Cathleen  
 45.6 ac in Kingwood Twp  
 59% in hay  
 2.8 ac non-severable exception  
 ALE Easement

- No future divisions
- 5.33% impervious cover limit





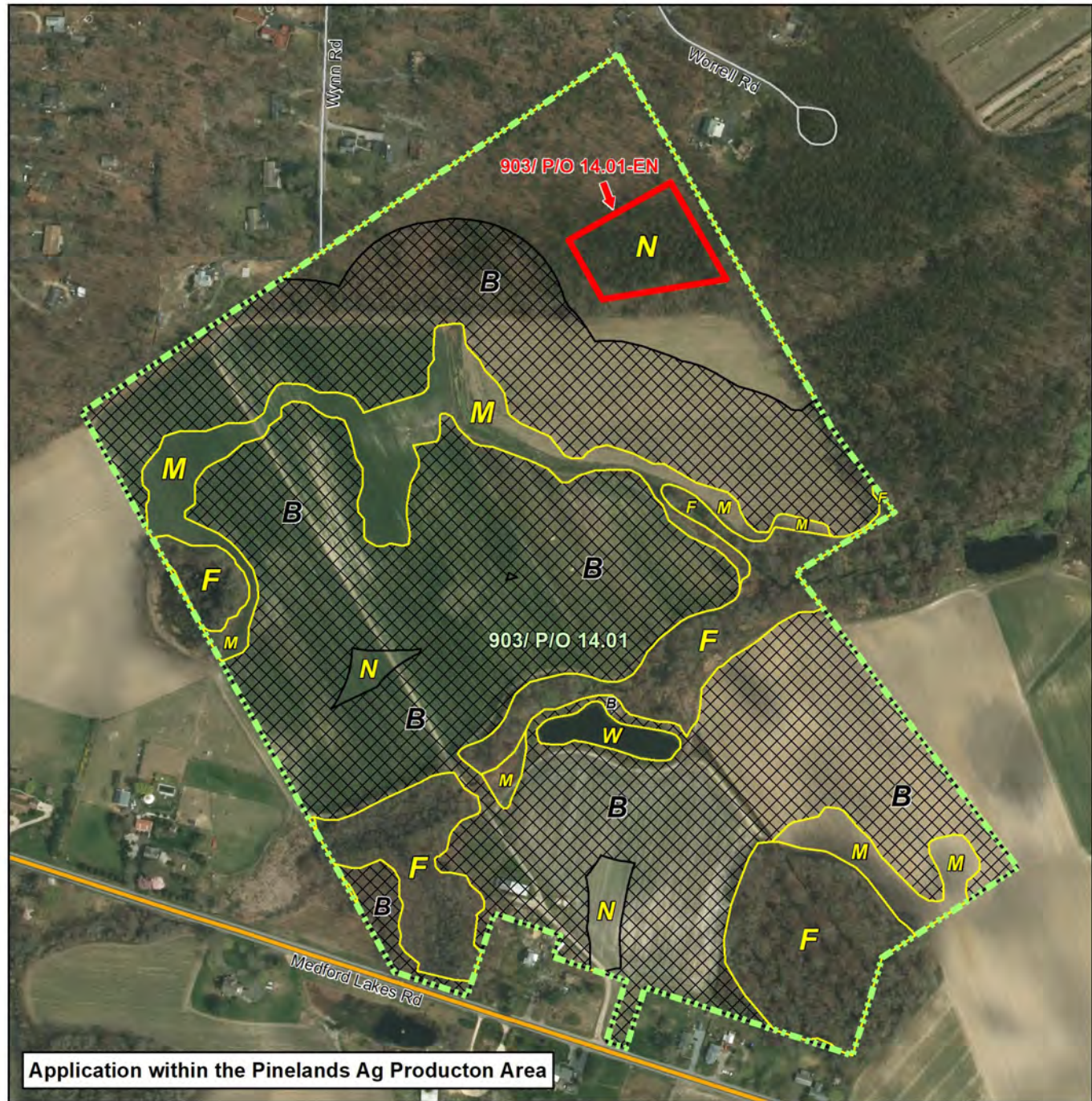
**Burlington County PIG**  
**RTE III Farms LLC**  
**(Eckert East)**  
 55.5 ac in Tabernacle Twp  
 74% in soybeans  
 1 ac non-severable exception



- Property In Question
- EN - (Non-Severable) Exception
- Wetlands Boundaries
- 300 ft Buffered Wetlands
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Highlands (or Pinelands) Development Credits
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



**Burlington County PIG  
 RTE III Farms LLC  
 (Eckert West)  
 97 ac in Tabernacle Twp  
 74% in soybeans  
 2 ac non-severable exception**





## Municipal PIG

Kollmer, Wesley & Melinda

24 ac in Kingwood Twp

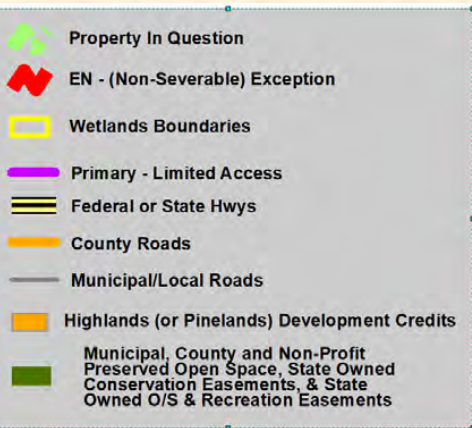
Hunterdon County

55% in hay

2 ac non-severable exception

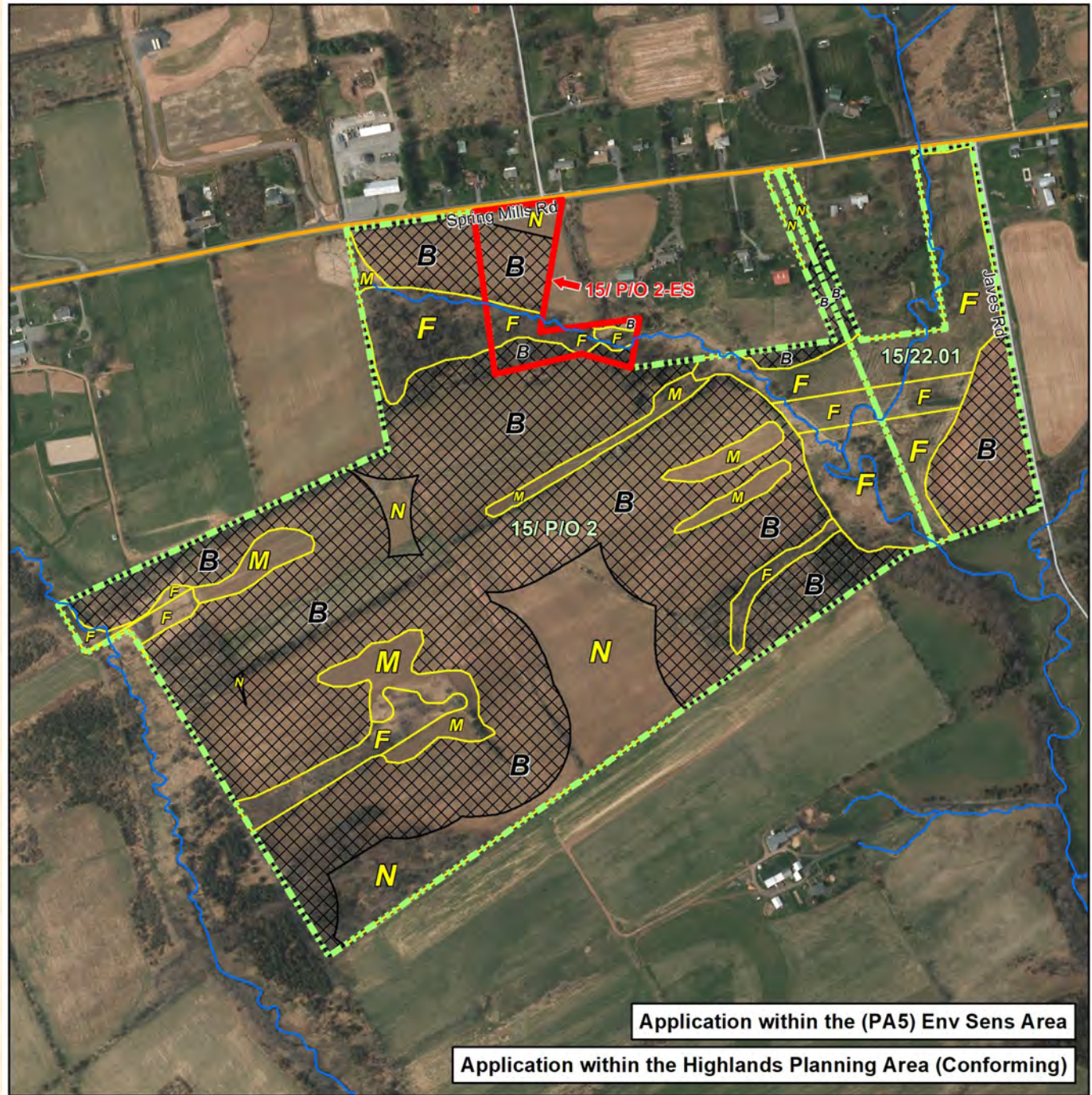
ALE Easement











- No future divisions
- 4.67% impervious cover limit





**Direct Easement Purchase  
Braun, Oscar, Estate of  
128.2 ac in Holland Twp.  
Hunterdon County**



-  Property In Question
-  ES - (Severable) Exception
-  Wetlands Boundaries
-  300 ft Buffered Wetlands
-  Primary - Limited Access
-  Federal or State Hwys
-  County Roads
-  Municipal/Local Roads
-  Highlands (or Pinelands) Development Credits
-  Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

Application within the (PA5) Env Sens Area

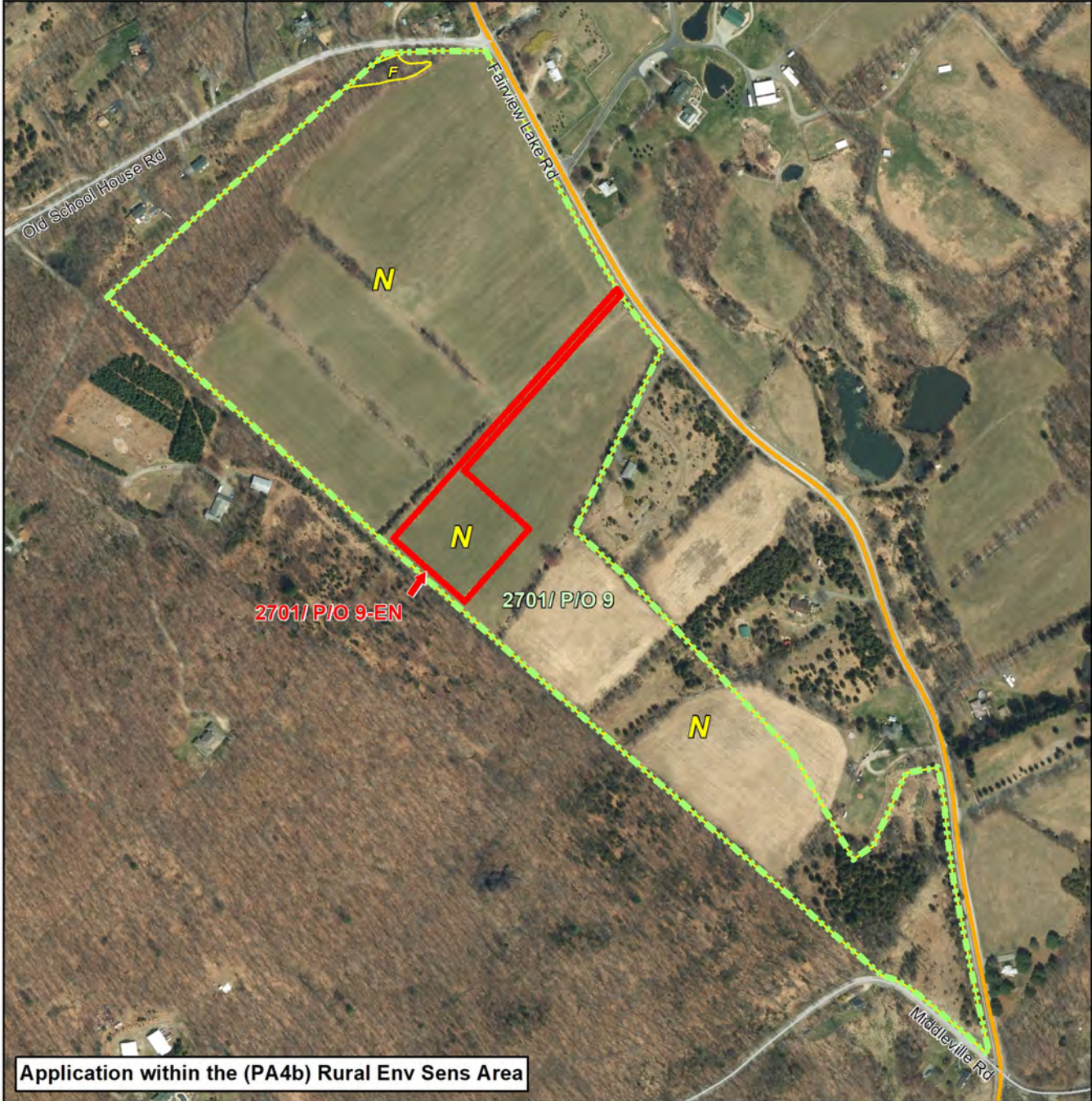
Application within the Highlands Planning Area (Conforming)







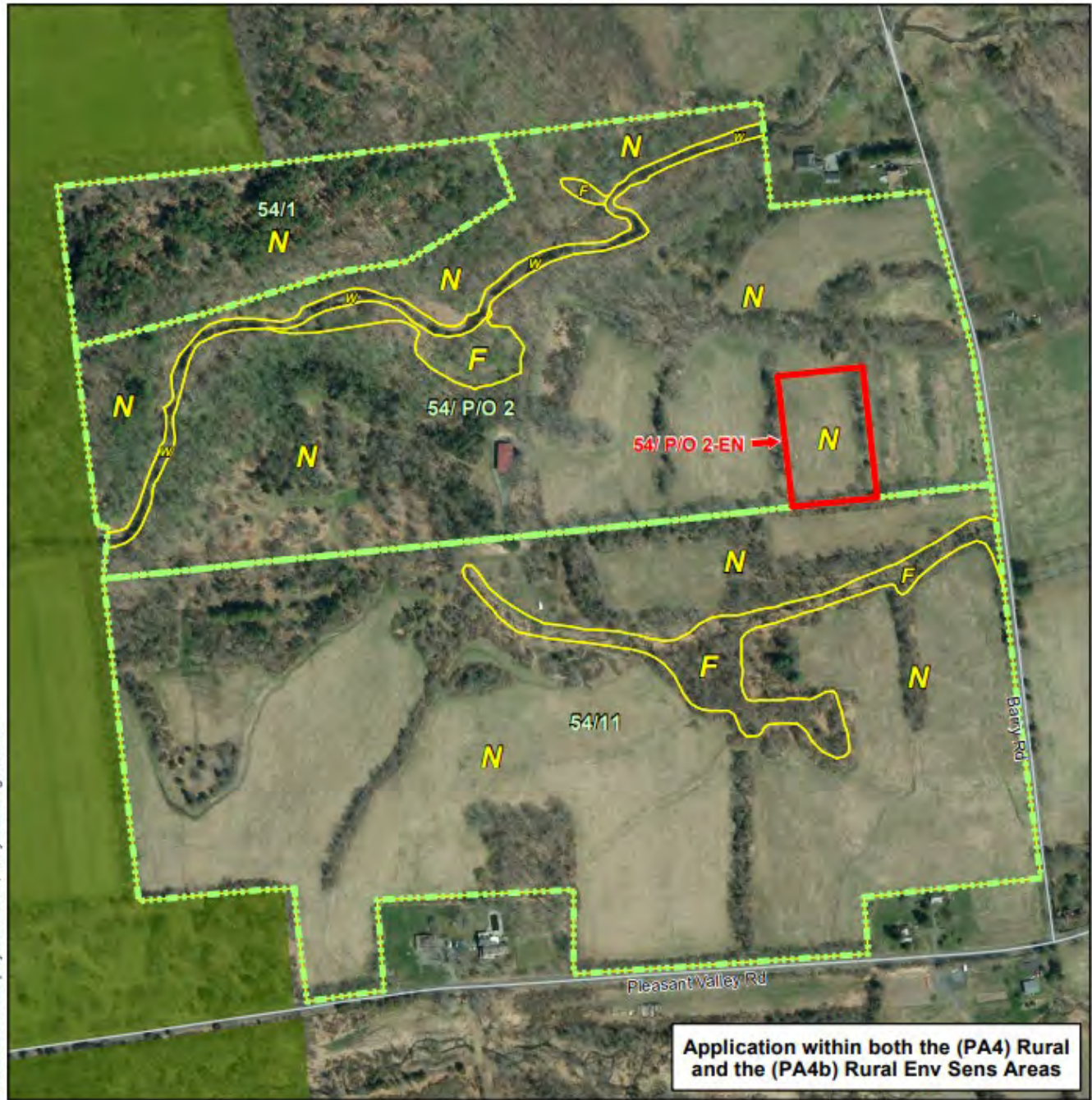
**Direct Easement Purchase**  
**Roof, Judy**  
**66.65 ac in Stillwater Twp**  
**Sussex County**  
**78% in hay**  
**3 ac non-severable exception**



- ▬ Property In Question
- ▬ EN - (Non-Severable) Exception
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Highlands (or Pinelands) Development Credits
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



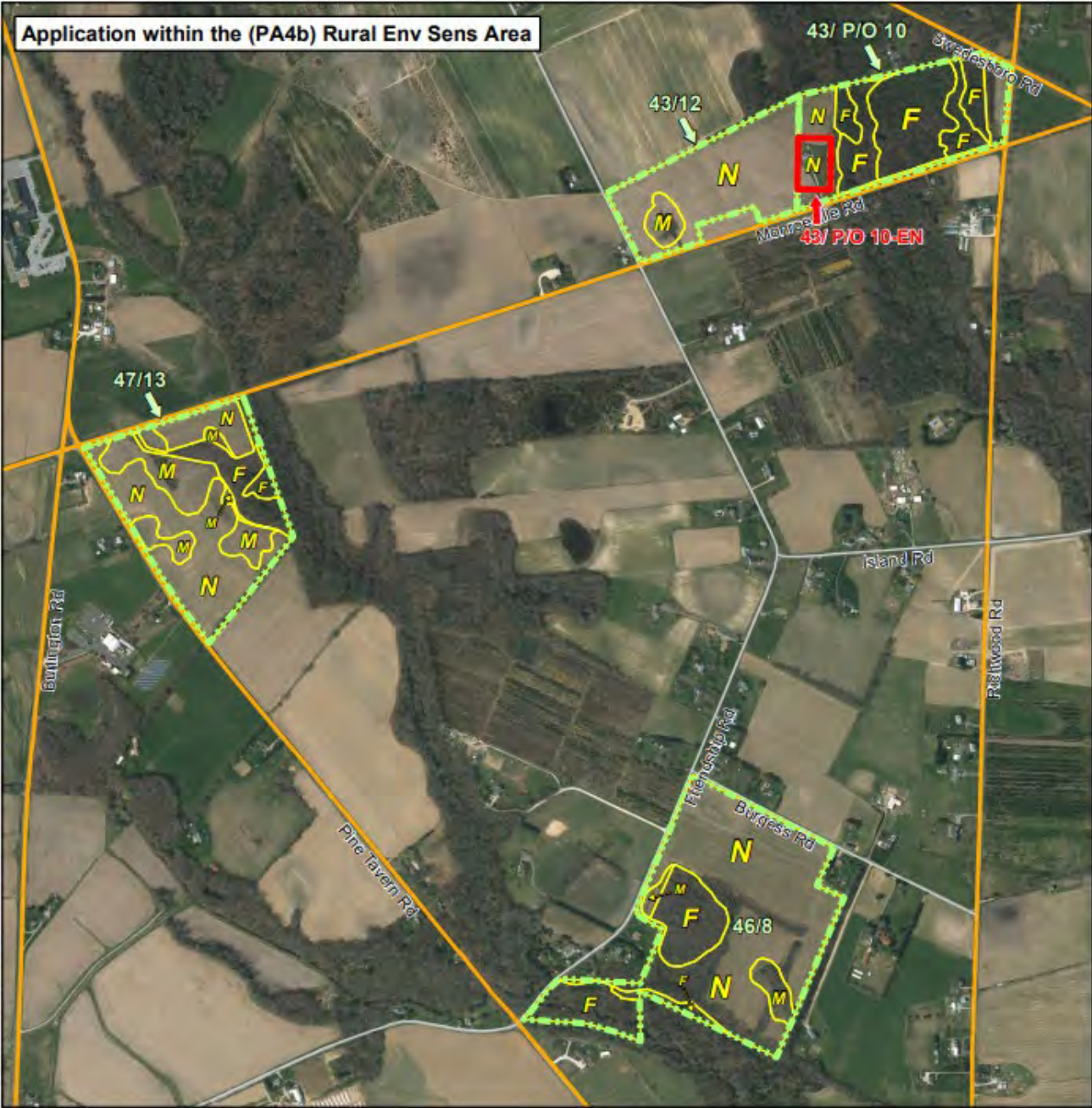
**Direct Easement Purchase**  
**Foster, Mary Roebing**  
**122 ac in Hopewell Twp**  
**Mercer County**  
**49% in hay & cattle**  
**2 ac non-severable exception**  
**1 RDSO**












**Application within both the (PA4) Rural and the (PA4b) Rural Env Sens Areas**



**Direct Easement Purchase**  
**Stimpson, Donald Sr. & Donald Jr.**  
**126.5 ac in Upper Pittsgrove Twp**  
**Salem County**  
**65% in soybean & wheat**  
**2 ac non-severable exception**  
**1 RDSO**

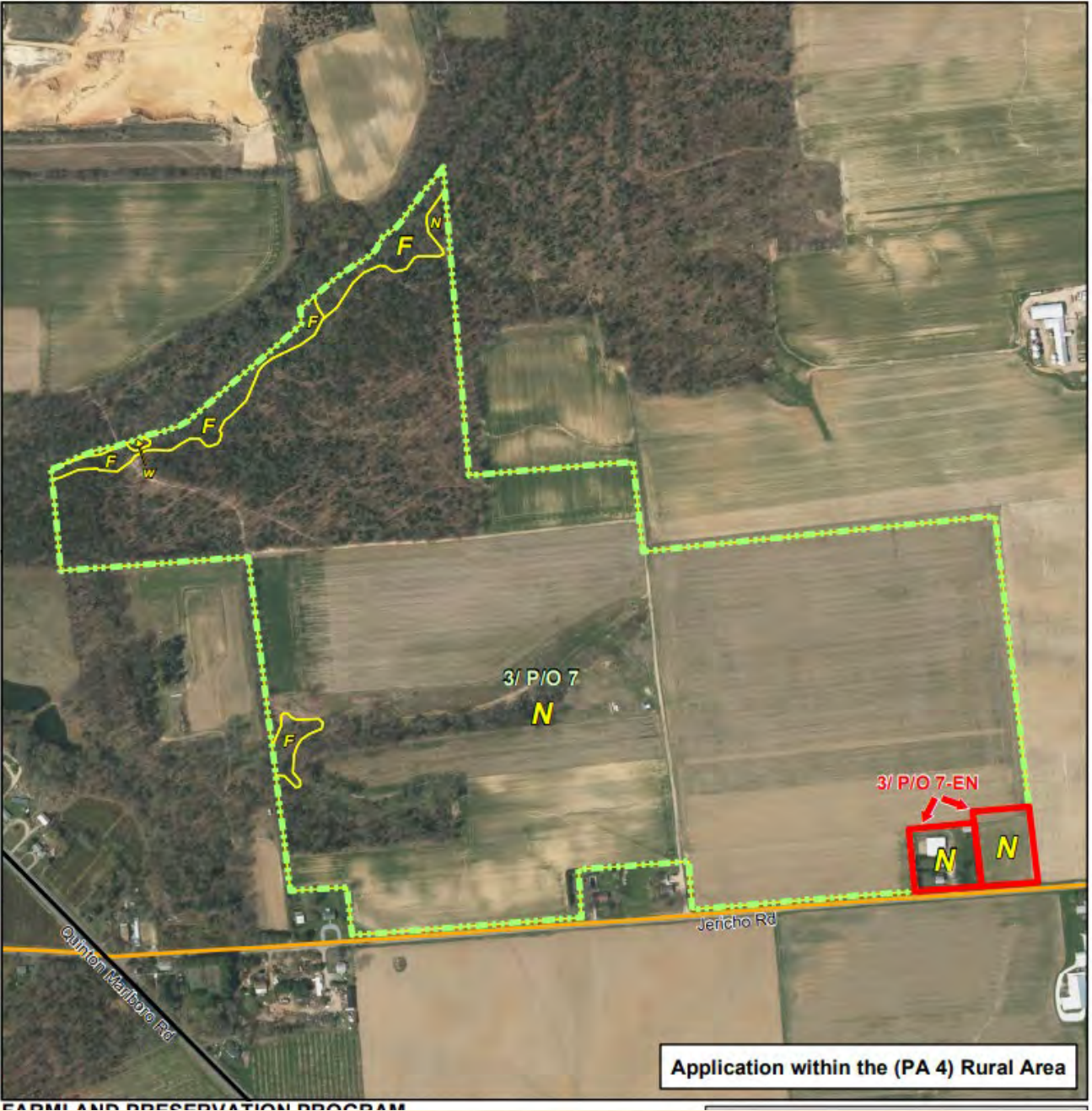


-  Property In Question
-  EN - (Non-Severable) Exception
-  Wetlands Boundaries
-  Primary - Limited Access
-  Federal or State Hwys
-  County Roads
-  Municipal/Local Roads
-  Highlands (or Pinelands) Development Credits
-  Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



**Direct Easement Purchase**  
**Fogg, Alice**  
**128.7 ac in Stow Creek Twp**  
**Cumberland County**  
**70% in corn, sugar beets**  
**and soybeans**  
**2, 1.5 ac severable exceptions**  
**1 RDSO**

-  Property In Question
-  EN - (Non-Severable) Exception
-  Wetlands Boundaries
-  Primary - Limited Access
-  Federal or State Hwys
-  County Roads
-  Municipal/Local Roads
-  Highlands (or Pinelands) Development Credits
-  Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements











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# Approval of Non-Profit Fee Resale Value

Land Conservancy of New Jersey  
- Bain Estate,  
120.756 acres in Frankford Twp.  
Sussex Cty.  
FY09 Nonprofit Fee Grant



-  Property In Question
-  Wetlands Boundaries
-  Primary - Limited Access
-  Federal or State Hwys
-  County Roads
-  Municipal/Local Roads
-  Highlands (or Pinelands) Development Credits
-  Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements