

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
REGULAR MEETING**

**December 7, 2023**

Mr. Minch called the meeting to order at 9:05 a.m.

Ms. Payne read the notice stating that the meeting was being held in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

Roll call indicated the following:

**Members Present**

Frank Minch (Acting Chairman)  
Martin Bullock  
Scott Ellis  
Roger Kumpel (Alternate for Pete Johnson)  
Richard Norz  
Charles Rosen  
Gina Fischetti  
Julie Krause  
Lauren Procida

**Members Absent**

Tiffany Bohlin  
Brian Schilling

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Susan Payne, SADC Executive Director  
Jason Stypinski, Esq., Deputy Attorney General

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**Minutes**

SADC Regular Meeting of September 28, 2023 (Open and Closed Session)

It was moved by Mr. Norz and seconded by Mr. Bullock to approve the Open and Closed session minutes of the SADC regular meeting of September 28, 2023. The motion was approved.

SADC Regular Meeting of October 26, 2023 (Open and Closed Session)

It was moved by Mr. Norz and seconded by Mr. Bullock to approve the Open and Closed session minutes of the SADC regular meeting of October 26, 2023. Mr. Ellis and Mr. Kumpel abstained. The motion was approved.

**Report of the Chairman**

Mr. Minch informed the committee that the Division of Agricultural and Natural Resources, which he directs works with SADC on natural resource issues. Division staff serve on several committees that are focused on climate change and how it impacts agriculture.

Mr. Minch also informed the committee that the search for the new Secretary continues and that interviews are being conducted.

**Report of the Executive Director**

Ms. Payne stated that she and Mr. Roohr attended the League of Municipalities conference in November and made presentations covering Special Occasion Events (SOE) implementation and Soil Protection Standards (SPS).

Ms. Payne stated that she, Mr. Bruder, and Ms. Mazella participated in a discussion at Duke Farms centered around using Rowan University's conservation blueprint platform to reexamine how land conservation works in the state, how it can be improved, and what the new challenges are. SADC staff has been performing a great deal of research to develop data for formula-based value discussions. The SADC is ready to reconvene the Future Program subcommittee in the upcoming months.

Approximately 240 comments on the SPS proposed rules have been received. Staff has been providing comments to the committee in batches. A spreadsheet with the comments organized by subject will be provided to the committee in the near future.

Mr. Norz requested that a special meeting be scheduled for the entire committee to discuss the comments received and to conduct a thorough review of the rule. Ms. Payne stated the current plan is to brief the newly appointed members on the proposed rule, convene the SPS subcommittee to review the comments, and then discuss any potential revisions. The State Board of Agriculture has requested a meeting between the board and the SADC subcommittee in January. Mr. Norz stated that he prefers that the entire committee to be involved in these discussions.

Ms. Payne commented that the committee would need to vote to approve any deviation from the subcommittee model used for the last twelve years. Mr. Rosen agreed the board should have an opportunity to provide feedback during the rule making process, but the subcommittee was given the authority to narrow the focus of the conversation and meet with critical interest groups. Those meetings help move the process forward and he believes that it is premature to request a special meeting. Once the subcommittee and staff have met with the State Board, and after a new Secretary has been appointed, a special meeting can be held. Mr. Minch agreed with Mr. Rosen. Mr. Rosen further stated he supports a special meeting because it is important for all the committee members to have an opportunity to be heard on this matter.

Mr. Norz expressed dissatisfaction with the discussion and he believes that members' opinions are not being considered. Ms. Payne disagreed. Mr. Kumpel stated that he understands Mr. Norz's opinion and before the proposed rule is finalized, it should come before the committee for final review and comment. Mr. Rosen asked if there is an opportunity for a special meeting where the subcommittee and staff can discuss SPS with the entire board. Ms. Payne stated that a special meeting can be scheduled.

### **Communications**

Ms. Payne asked the committee to read the communications, as there has been favorable press regarding the fee simple acquisition agreement that the SADC reached with Jaindl Land Company.

### **Public Comment**

Patricia Springwell, a Hunterdon County resident, commended the SADC for its efforts to preserve the Exxon property in Hunterdon County. She also commented that she remains concerned about permanent coverage of fertile soils on preserved farmland. She stated that at a prior meeting it was suggested that a committee be formed to address new and replacement housing being built on preserved farms. She hopes that this effort is proceeding in order to control the excessive development of "McMansions." Ms. Springwell then asked the committee to address permanent paved driveways to access these properties, causing erosion on preserved farms. She stated that she would like woodlands to be addressed on preserved farms and destruction of woodlands should only be allowed for real agricultural purposes. She concluded that the soil and trees need to be protected and that she appreciates the SADC.

## **New Business**

### **A. Stewardship**

#### 1. FY 2023 Annual Monitoring Report

Mr. Kimmel and Mr. Berkowitz presented the FY2023 Annual Monitoring Report. Easement holders are responsible to monitor the farms on which they hold the easement once a year between July 1<sup>st</sup> and June 30<sup>th</sup>. Farms preserved with federal funding have a different fiscal year and recently staff has asked partners to make sure those farms are monitored during the overlapping of those two fiscal years to ensure the NRCS and Federal monitoring requirements are met. Mr. Kimmel explained that after monitoring visits are completed, reports must be submitted before July 15<sup>th</sup>. The SADC must be informed of any issues or violations within 30 days. Easement holders are required to maintain a list of their farms, verify ownership, provide copies of the easement to new landowners, and take action to enforce the easement.

Mr. Berkowitz indicated that staff has reviewed the monitoring completion rates to gauge the performance of easement holders. The required monitoring completion rate is 100%. County held easements represent 78% of all preserved farms. There are preserved farms located in 18 counties; 13 counties achieved 100%. Four counties obtained a 97-99% completion rate. One county did not monitor the only farm on which it holds an easement in FY 2023. Collectively, the counties achieved a 99% completion rate.

Easements held by non-profits represent approximately 2% of the preserved farms. There are eight nonprofit easement holders, seven reached 100% monitoring and one failed to monitor its only farm. Collectively, nonprofits reached 98% compliance.

SADC-held easements account for 20% of the total preserved farms. The SADC's rate was 99.8%, with 585 of 586 farms monitored.

The overall completion rate for all preserved farms is 99% for fiscal year 2023, which matched fiscal year 2022.

Atlantic County conducted their monitoring after the FY2023 deadline. It now has reached a 100% monitoring completion rate in FY 2024. There are other counties that missed their monitoring dates because of extenuating circumstances. They were addressed, and each county assured the SADC that they would make up for those shortcomings.

The Montgomery Friends of Open Space monitored their one farm in FY 2023 but did not submit a valid inspection report, and the issue will be addressed by staff.

Mr. Kimmel informed the Committee that most counties and nonprofits have their own staff that conducts monitoring. Four counties have contracted consultants: Cape May uses Cape-Atlantic Conservation District, Hunterdon uses the Hunterdon Soil Conservation District, Mercer has retained Pinto Consulting, LLC, and Warren uses Upper Delaware Conservation District.

Mr. Kimmel next reviewed the issues of concern or types of violations reported in FY2023. Conservation issues, including erosion, water management and drainage were reported at 21%; dumping and trash were 20%; overgrown fields were 10%; unapproved solar and nonagricultural uses were reported at approximately 9%.

In FY 2023, the SADC continued to contract with three soil conservation districts to assist with the monitoring of SADC-held easements. The Upper Delaware Conservation District assisted with monitoring in Warren, Sussex, and Morris Counties, and northern Hunterdon County; the Freehold Soil Conservation District assisted with monitoring in Mercer, Middlesex, Monmouth, and Ocean Counties; and the Cape-Atlantic Conservation District assisted with monitoring in Atlantic, Cape May, and Cumberland Counties. SADC Stewardship and Agricultural Development staff were responsible for monitoring the SADC-held easements in Salem, Gloucester, Camden, Burlington, Somerset, and southern Hunterdon.

Mr. Norz noted that encroachment was identified as an issue. He asked if that was referring to neighbors encroaching on farmers' property and how that would be handled. Mr. Kimmel noted farmer-neighbor issues are first referred to the agricultural mediation program. Mr. Norz asked if the SADC would help to bring the farmer back into compliance and avoid litigation. Ms. Payne stated that this type of lawsuit has never been asserted, as SADC tries to help as much as possible.

Mr. Kimmel advised that the SADC continues to contract with the soil districts. This year farms where issues were identified in the past will be monitored by staff to ensure that inspections are thoroughly done. Staff will also continue to provide training and guidance to contractors to maintain high monitoring completion rates and improve the monitoring process. The SADC will continue working on development of a new farmland preservation database portal and will

consider ways to improve the user-friendliness and functionality of the next generation of the electronic monitoring form.

Mr. Kimmel noted that the monitoring report also satisfies the SADC's tax compliance requirements from the New Jersey Department of Treasury and Internal Revenue Service related to farmland preservation bond funding. This FY 2023 Annual Monitoring Report details the number and nature of routine requests that came before the SADC versus SADC "Reviews of Activities" that might involve a change in use of the preserved farm.

Mr. Berkowitz reviewed the monitoring and enforcement policies. He stated that very few monitoring inspections result in Committee findings of violation. This outcome reflects not only sound stewardship by New Jersey's farmers, but also the dedication of the SADC, CADBs, and non-profits to resolving concerns amicably. Generally, the SADC stewardship process includes conducting an annual monitoring visit with the landowner present (if the landowner desires to be present); follow-up with the landowner if concerns are found; coordination with a county or nonprofit easement grantee if concerns are noted; provide ample time for the landowner and/or grantee to address the concerns; provide or suggest technical assistance that could assist the landowner and grantee in achieving compliance; and taking any necessary action, with the easement grantee taking the lead.

In most cases, concerns found during routine monitoring visits are resolved relatively easily. Sometimes the landowner or farmer will address the issue, and other times issues are resolved after the easement holder performs additional research. Very few concerns evolve into formal violations, which require resorting to legal remedies.

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve the FY2023 monitoring report as presented. The motion was approved.

## **B. Resolution: Installation of Ground-Mounted Solar Facility**

Mr. Willmott stated that the committee received an application to construct a solar energy facility on what is known as the "Equine Farm" in Burlington County. The 140-acre farm was preserved as a county easement purchase in 1997. The farm, which specializes in harness racing, has approximately 115 acres of pasture. The proposed solar facility is in the northern pasture. A 5,500 square foot array will be connected to meters located in the farmstead complex to serve the agricultural structures. There are 100 horses on the farm and the landowner positioned the solar panels away from an active farm complex on

ground with lower quality soils. The electrical line will be installed by directional drilling to minimize site disturbance, and the footings used will also have very minimal site disturbance. The system will power almost 100% of the farm's energy- needs. Mr. Willmott stated that staff reviewed the application, and its ground mounting complies with regulations. Staff recommends approval of this application.

It was moved by Mr. Kumpel and seconded by Mr. Rosen to approve Resolution FY2024R12(1) granting approval for the installation of a ground-mounted solar facility for the Legend Farm.

1. Legend Farm, LLC, SADC ID#03-0076-EP, FY2024R12(1), Block 2303, Lot 13, Springfield Township, Burlington County, 140.264 acres.

The motion was unanimously approved. A copy of Resolution FY2024R12(1) through is attached to and a part of these minutes.

### **C. Resolutions: Final Approval - County PIG Program**

Ms. Miller, Mr. Zaback, and Ms. Mazella referred the committee to four requests for final approval under the County PIG program. They reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Kumpel and seconded by Mr. Norz to approve Resolutions FY2024R12(2) and FY2024R12(3) granting final approval under the County PIG Program, as presented, subject to any condition of said resolution.

1. Amwell Valley Conservancy (East), SADC ID# 10-0445-PG, FY2024R12(2), Block 8, Lots 25, 26 and 26.02, East Amwell Township, Hunterdon County, 16.6 gross acres.
2. Amwell Valley Conservancy (West), SADC ID# 10-0446-PG, FY2024R12(3), Block 7, Lots 8, 8.07, 8.08 and 15, West Amwell Township, Hunterdon County, 43.1 gross acres.

The motion was unanimously approved. A copy of Resolutions FY2024R12(2) and FY2024R12(3) is attached to and a part of these minutes.

**Note: Mr. Norz recused himself from the discussion of the Peter and Elizabeth Drenchko Farm.**

It was moved by Mr. Bullock and seconded by Mr. Kumpel to approve Resolution FY2024R12(4) granting final approval under the County PIG Program, as presented, subject to any condition of said resolution.

3. Peter and Elizabeth Drenchko, SADC ID# 18-0234-PG, FY2024R12(4), Block 207, Lot 1.01, Hillsborough Township, Somerset County, 22.532 gross acres.

The motion was unanimously approved. A copy of Resolutions FY2024R12(4) is attached to and a part of these minutes.

It was moved by Mr. Rosen and seconded by Mr. Kumpel to approve Resolution FY2024R12(5) granting final approval under the County PIG Program, as presented, subject to any condition of said resolution.

4. Kevin and Jessica Bishop, SADC ID# 17-0257-PG, FY2024R12(5), Block 50, Lot 1.02, Upper Pittsgrove Township, Salem County, 34.4 gross acres.

The motion was unanimously approved. A copy of Resolution FY2024R12(5) is attached to and a part of these minutes.

#### **D. Resolutions: Final Approval- Municipal PIG Program**

Ms. Mazella and Mr. Zaback referred the committee to three requests for final approval under the Municipal PIG program. They reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve Resolutions FY2024R12(6) and FY2024R12(7) granting final approval under the Municipal PIG Program, as presented, subject to any condition of said resolution.

1. Melissa and Chandler Reilly, (Lot 3), SADC ID# 17-0254-PG, FY2024R12(6), Block 74, Lot 3, Pilesgrove Township, Salem County, 22.5 gross.
2. Melissa and Chandler Reilly, (Lot 12), SADC ID# 17-0255-PG, FY2024R12(7), Block 79, Lot 12, Pilesgrove Township, Salem County, 21.1 gross acres.

The motion was unanimously approved. A copy of Resolutions FY2024R12(6) and FY2024R12(7) is attached to and a part of these minutes.



**Note: Mr. Norz recused himself from the discussion of the John Charles Smith Farm.**

It was moved by Mr. Bullock and seconded by Mr. Kumpel to approve Resolution FY2024R12(8) granting final approval under the Municipal PIG Program, as presented, subject to any condition of said resolution.

3. John Charles Smith, SADC ID# 08-0233-PG, FY2024R12(8), Block 6, Lot 3, Borough of Peapack and Gladstone, Somerset County, 43.278 gross acres.

The motion was unanimously approved. A copy of Resolution FY2024R12(8) is attached to and a part of these minutes.

#### **E. Resolutions: Final Approval – State Acquisition Program**

Ms. Miller referred the committee to three requests for approval under the State Acquisition program. She reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant approval.

Mr. Kumpel commented that there has been a lot of positive feedback surrounding the acquisition of the Jaindl Land Company property as it sends a positive message to warehouses that prime soils need to be protected.

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve Resolution FY2024R12(9) granting final approval under the State Acquisition Program, as presented, subject to any condition of said resolution.

1. Jaindl Land Company Inc., SADC ID #21-0057-FS, FY2024R12(9), Block 1, Lots 1 and 2; Block 2, Lots 2 and 3; Block 3, Lots 1 and 2; Block 4, Lot 1, Block 5, Lot 1; Block 6, Lot 1; Block 7, Lots 3, 4, 5, 11, 14 and 16; Block 21, Lot 10; and Block 22, Lot 1, White Township, Warren County, 571 gross acres (Fee Simple).

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2024R12(9) is attached to and a part of these minutes.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve Resolution FY2024R12(10) granting final approval under the State Acquisition Program, as presented, subject to any condition of said resolution.

2. Wayne Schmied, SADC ID #10-0088-FS, FY2024R12(10), Block 11, Lots 2 and 2.06, Holland Township, Hunterdon County, 117.4 gross acres (Fee Simple)

A roll call vote was taken. The motion was unanimously approved. A copy of Resolutions FY2024R12(10) is attached to and a part of these minutes.

It was moved by Mr. Kumpel and seconded by Mr. Norz to approve Resolution FY2024R12(11) granting final approval under the State Acquisition Program, as presented, subject to any condition of said resolution.

3. Jane Slate, SADC ID #10-0292-DE, FY2024R12(11), Block 24, Lot 6, Holland Township, Hunterdon County, 66.9 gross acres (Easement).

A roll call vote was taken. The motion was unanimously approved. A copy of Resolutions FY2024R12(11) is attached to and a part of these minutes.

#### **F. Resolutions: Preliminary Approval – State Acquisition Program**

Ms. Roberts and Mr. Zaback referred the committee to four requests for approval under the State Acquisition program. They reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Kumpel and seconded by Mr. Norz to approve Resolution FY2024R12(12) granting final approval under the State Acquisition Program, as presented, subject to any condition of said resolution.

1. Bradley Family, LP, SADC ID# 03-0044-FS, FY2024R12(12), Block 25, Lot 1 and Block 30, Lot 3, Mansfield Township, Burlington County, 85.5 gross acres. (Fee Simple)

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2024R12(12) is attached to and a part of these minutes.

Mr. Ellis questioned the ability to build on the proposed exception area location for the Katz farm due to the drainage issues in that area. Ms. Payne stated that staff will look into that before final approval can take place. Mr. Norz asked if staff ever considered having an owner include the proposed driveway in their exception area. Ms. Payne stated that does not typically happen for non-severable exceptions. Some attorneys recommend landowners except the driveways out and some landowners want to keep them so they can get paid for

the acreage. Ms. Miller stated that they will re-address the location of the exception area with the owner.

It was moved by Mr. Ellis and seconded by Mr. Kumpel to approve Resolutions FY2024R12(13) and FY2024R12(14) granting final approval under the State Acquisition Program, as presented, subject to any condition of said resolution.

2. Elma Danch Katz, SADC ID#11-0054-DE, FY2024R12(13), Block 2739, Lot 4.02, Hamilton Township, Mercer County, 18.49 gross acres. (Easement)
3. Bridget Leake, SADC ID#11-0053-DE, FY2024R12(14), Block 2739, Lot 4.01, Hamilton Township, Mercer County, 9.1 gross acres. (Easement)

The motion was unanimously approved. A copy of Resolutions FY2024R12(13) and FY2024R12(14) is attached to and a part of these minutes.

It was moved by Mr. Bullock and seconded by Mr. Kumpel to approve resolution FY2024R12(15) granting final approval under the State Acquisition Program, as presented, subject to any condition of said resolution.

4. Lynn and Walter Becker, SADC ID#\$10-0295-DE, FY2024R(15), Block 1, Lot 6.03, Raritan Township, Hunterdon County, 29.8 net acres. (Easement)

The motion was unanimously approved. A copy of Resolutions FY2024R12R(15) is attached to and a part of these minutes.

### **G. Resolution: Final Approval—Municipal PIG Planning Program**

**Note: Mr. Bullock recused himself from this discussion.**

Mr. Allen stated that there are pending updates to four of the SADC municipal partner preservation plans. These plans serve as strategic documents to better promote agriculture as a viable industry within these communities. The planning process generally allows partners to review past trends and present conditions to better formulate proposals to help them with their goals for future farmland preservation. It's a highly collaborative process between SADC staff, the ag advisory committees of these towns as well as the citizens. To be eligible for the SADC's annual planning incentive grant, these plans must be updated and adopted at least once every 10 years. Currently there are 45 municipalities throughout the state and 18 counties with SADC approved preservation plans.

Franklin Township, Warren County has the most farm assessed land of any town within Warren County. Two-thirds of the land in the township is farmland assessed. Since the township's last farm plan update, 22 farms have been preserved with a total of 1,500 acres. The township has targeted approximately 5,000 acres and within the next ten years it plans on preserving 1,000 acres.

Green Township, Sussex County has three additional farms preserved since its 2012 plan update, totaling 162 acres. The current plan targeted 1,400-acres and over the next 10 years the township hopes to preserve 500 of those acres.

Marlboro Township in Monmouth County has farm assessed property that represents 13% of the land in the township. Over the next few years, it has 432 acres targeted, and within the next ten years the township plans to preserve 150 acres.

Upper Pittsgrove Township, Salem County, which has the most land (77%) in active agriculture of any municipality within the state. Since the completion of its last farm plan, an additional 4,600 of farmland have been preserved, and going forward the township will have a little over 7,000 acres targeted. In the next 10 years the township plans to preserve an additional 3,000 of those acres. Mr. Allen stated that since he appeared before the SADC in May, there has been a modest increase in acreage of 1,500 acres (0.7%) in the last six months.

It was moved by Mr. Ellis and seconded by Mr. Kumpel to approve Resolution FY2024R12(16) granting final approval under the Municipal PIG Planning Program, as presented, subject to any condition of said resolution. The motion was unanimously approved. A copy of Resolution FY2024R12(16) is attached to and a part of these minutes.

## **H. FY2024 Budget**

Mr. Distaulo presented the FY2024 budget for both the Farmland Preservation Program (FPP) and Right-to-Farm (RTF) Program. Mr. Distaulo asked the committee to approve a budget limit of \$6,270,350 for administrative costs.

Mr. Distaulo explained that the Right to Farm budget is used for salary and legal costs associated with administering the program. When staff work on RTF matters, they track their hours, and that information is used to reimburse the general budget for those costs and separate legal fees for RTF issues. Ms. Payne noted that RTF is not a Farmland Preservation acquisition cost. Therefore, staff

cannot expend CBT funds and must allocate separate funds appropriated in the state budget specifically for RTF.

It was moved by Mr. Kumpel and seconded by Mr. Norz to approve the FY2024 Budget. A roll call vote was taken. The motion was unanimously approved.

### **Public Comment**

Ms. Springwell from Hunterdon County commended SADC on the acquisition of the Jaindl Land Company property as a major accomplishment. She stated that she is concerned with the amount of wetlands on the Wayne Schmied property and the proposed SPS disturbance allotment as the high percentage would be a threat to development on the fertile soils on the property. Lastly, she reiterated her concern for large houses being developed on farms and stated that it will become a financial hardship for future generation farmers.

### **CLOSED SESSION**

At 10:55 a.m. Ms. Payne read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss the certification of value of a development easement on property in Freehold Township, Monmouth County under the county planning incentive grant program; litigation entitled, BBR Investments, LLC v. Gurba, et al.; any matters falling within the attorney-client privilege; and any matters under N.J.S.A. 10:4-12(b) that have arisen during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Mr. Ellis and seconded by Mr. Bullock to go into Closed Session. A vote was taken. The motion was unanimously approved.

### **Action As a Result of Closed Session**

#### **Homestead Reid Partnership**

It was moved by Mr. Norz and seconded by Mr. Kumpel to approve the certification of value as discussed in closed session for the Homestead Reid Property. A roll call vote was taken. Mr. Bullock recused. The motion was approved.

**BBR Investments, LLC. V. Gurba**

It was moved by Mr. Norz and seconded by Mr. Rosen to concur with staff recommendation on how to proceed in the Gurba litigation. A roll call vote was taken. The motion was unanimously approved.

**TIME AND PLACE OF NEXT MEETING**

**SADC Regular Meeting:** 9 A.M., January 25, 2023

Location: 200 Riverview Plaza, Trenton, NJ

**ADJOURNMENT**

The meeting was adjourned at 11:42 a.m.

Respectfully Submitted,



Susan E. Payne, Executive  
Director  
State Agriculture Development Committee

# Memo



**To:** SADC Members

**From:** David Kimmel, Monitoring Coordinator, Agricultural Resource Specialist  
Jasen Berkowitz, Agricultural Resource Specialist

**Date:** November 30, 2023

**Re:** FY 2023 Annual Monitoring Report

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Each year, the SADC and its farmland preservation partners – County Agriculture Development Boards (CADBs) and non-profits organizations – are required to monitor the farms on which they hold the farmland preservation deed of easement. Partners submit their monitoring reports to the SADC, inform the SADC of any concerns or violations observed during monitoring visits, and work with landowners and farmers to address the concerns.

Please see attached for the FY 2023 Annual Monitoring Report. The report is based on the monitoring reports submitted by the SADC and partners as well as subsequent outreach and communication with partners. It includes an overview of the requirements for monitoring, examines how monitoring went in FY 2023, and describes plans for continued improvements to the monitoring process.



**FY 2023 Annual Monitoring Report**  
**State Agriculture Development Committee**  
**December 7, 2023**

**Contents:**

- Monitoring Requirements
- Review of Monitoring in FY 2023
- SADC Monitoring in FY 2023, and 2024 Plans
- Tax Compliance of SADC Related to Farmland Preservation Bond Funding
- Monitoring and Enforcement Methodology



## **Monitoring Requirements**

Pursuant to N.J.A.C. 2:76-6.13, 2:76-6.18A, 2:76:16.5, and 2:76-17.16, the SADC, and County Agriculture Development Boards (CADBs) and non-profits that receive SADC cost share grant funds for the acquisition of development easements, are required to monitor all lands to ensure compliance with the provisions of the Deed of Easement. Monitoring activities shall consist of the following:

1. An onsite inspection shall be performed at least once a year.
2. All inspections and monitoring shall be completed within the period commencing July 1 and ending June 30.
3. A written summary shall be provided to the Committee by July 15, verifying that the inspections were conducted during the scheduled period with a certification concerning whether the farm was in compliance with the provisions of the Deed of Easement.
4. The Board shall inform the SADC if any of the terms and conditions of the Deed of Easement were violated within 30 days of identifying such violation.
5. Appropriate action shall be taken within the Board's and/or County's authority to ensure that the terms and conditions of the Deed of Easement are enforced.
6. A database shall be maintained of all lands from which a development easement was acquired.
7. The SADC shall be annually informed of any record ownership changes which occur on lands from which development easements have been acquired.
8. The SADC shall be informed of any actions which require the SADC's review and/or approval.

## **Monitoring Completion Rates in FY 2023**

The SADC compiles monitoring completion rates to gauge the general performance of holders of the farmland preservation deeds of easement, i.e., counties, non-profits, and the SADC. The **FY 2023 monitoring completion rates** are detailed on the attached spreadsheet, **Attachment 1**, and summarized below.

County-Held Easements – The majority of easements (78%) are held by counties. The regulatory requirement for monitoring completion is 100%, and in FY 2023, this mark was

met by thirteen (13) counties. Four (4) additional counties were very close to 100% at 97-99% (1-5 farms not monitored). One (1) county, Atlantic, had a completion rate of 0% (0 of 11 farms monitored). Collectively, the counties had a monitoring completion rate of 99%.

**Attachment 2** shows the **geography of monitoring completion rates for counties**.

Non-Profit-Held Easements – Easements held by non-profits account for about 2% of the total number of easements. In FY 2023, non-profits submitted monitoring reports for 98% of the farms on which they hold the farmland preservation deed of easement (51 of 52 farms). Seven (7) non-profits had a 100% monitoring completion rate. One (1) non-profit, Montgomery Friends of Open Space had a 0% monitoring rate (0 of 1 farm monitored).

As noted in past reports, not included in the non-profit completion rate calculation are any farms that a non-profit preserved and whose easements were then assigned by the non-profits to the counties after preservation. When the easement is assigned to another holder, something done through a recorded document (Assignment of Deed of Easement), the subsequent holder becomes responsible for the monitoring.

SADC-Held Easements – The SADC holds the second-highest total number of easements (about 20%) and had a 99.8% (585 of 586 farms) monitoring completion rate in FY 2023.

Cumulative Completion Rates – Overall, the FY 2023 monitoring completion rate was 99%.

### **Review of Monitoring in FY 2023**

In terms of overall monitoring completion rates, the cumulative completion rate in FY 2023 matched last year's monitoring rate, which also was 99%.

The SADC attributes the continued high completion rates to ongoing communication and outreach with partners. During Winter 2023, the SADC emailed partners with updates regarding their farm lists. The SADC also had phone conversations with many partners and provided email reminders about the deadlines for completing monitoring visits (June 30) and submitting reports (July 15).

While Atlantic County did not complete its monitoring requirements in FY 2023, the SADC anticipates a return to a 100% monitoring completion rate in FY 2024. The Atlantic CADB often conducts its annual farm visits in June, however their most recent inspections took place in July 2023, which is in the first month of (and counts for) FY 2024. The SADC also recognizes how some counties' monitoring completion rates were very close to, and would have been, 100% if not for extenuating circumstances, e.g., landowner scheduling issues.

The Montgomery Friends of Open Space said they monitored their one farm in FY 2023, but they did not submit an inspection report.

In terms of who conducted the monitoring inspections, most counties and all non-profits used their own staff. A few counties contracted with and used a consultant:

- Cape May – Cape-Atlantic Conservation District
- Hunterdon – Hunterdon Soil Conservation District
- Mercer – Pinto Consulting, LLC
- Warren – Upper Delaware Conservation District

For a **breakdown of easement-related concerns noted during monitoring inspections in FY 2023**, see **Attachment 3 – Issues Reported from Monitoring**. As in past years, conservation issues (erosion and water management) were at the top of the list, with such issues comprising 21.2% of all concerns observed. Next were dumping (20.7% of all concerns observed), overgrown fields and unapproved solar (10.6% and 9.7% of all concerns observed, respectfully), followed by non-agricultural uses, fallow fields, soil disturbance, and encroachment (each about 6-9% of all concerns observed).

### **SADC Monitoring in FY 2023, and 2024 Plans**

In FY 2023, the SADC continued to contract with three soil conservation districts to assist with the monitoring of SADC-held easements. The Upper Delaware Conservation District assisted with monitoring in Warren, Sussex, and Morris Counties and the northern portion of Hunterdon County; the Freehold Soil Conservation District assisted with monitoring in Mercer, Middlesex, Monmouth, and Ocean Counties; and the Cape-Atlantic Conservation District assisted with monitoring in Atlantic, Cape May, and Cumberland Counties. SADC Stewardship and Agricultural Development staff were responsible for monitoring the SADC-held easements in the remaining counties, i.e., Salem, Gloucester, Camden, Burlington, Somerset, and southern Hunterdon.

The SADC renewed its partnerships with the districts to have them cover the same general areas in FY 2024. Each district's list of farms to monitor remains the same for FY 2024 with the following exceptions: newly-preserved farms were added (i.e., farms that were preserved in FY 2023 and that need to be monitored for the first time in FY 2024), and small number of farms were removed (for either spot-check purposes or because they had ongoing concerns that the SADC was already working with the landowners on and would be visiting the farms itself). In recognition of the importance of continued training regarding how to conduct a typical annual monitoring inspection, the SADC also included in the contracts a required refresher training, to be conducted virtually this Fall. For a

**geographical breakdown of SADC general monitoring assignments** in FY 2023 and FY 2024, see **Attachment 6**.

In FY 2024, the SADC plans to continue working with all partners to maintain high monitoring completion rates and improve the monitoring process. The SADC plans to continue its outreach efforts and provide additional monitoring education, e.g., develop monitoring handbook guidance, conduct related monitoring training, and check in with partners to discuss monitoring concerns. In July 2023, the SADC provided each partner with an updated list of the preserved farms on which it holds the easement. In addition to providing handbook guidance and group training, the SADC could offer to join partner staff, as it has joined District staff in the past, on a portion of monitoring visits one day to provide feedback, answer questions, and promote consistency around the state. As the SADC works to develop its new farmland preservation database portal (eFARMS), it also will consider ways to improve the user-friendliness and functionality of the next generation of the monitoring e-Form. These efforts should help improve the system of farmland preservation monitoring.

Another monitoring requirement is to provide the USDA Natural Resources Conservation Service (NRCS), on a Federal fiscal year basis, with the annual monitoring reports for farms that were preserved with federal funding assistance. The SADC provided NRCS with this information in August-September 2023, after which NRCS confirmed that the SADC had completed 100% of its Federal FY 2023 monitoring responsibilities. Because the Federal fiscal year (October 1 – September 30) and state fiscal year (July 1 – June 30) do not completely line up, the SADC plans to monitor federally-funded farms between October 1 and June 30 each year (the intersection of the Federal and state fiscal years). The SADC has asked partners to do the same for any federally-funded farms for which they are the easement holder.

### **Tax Compliance of SADC Related to Farmland Preservation Bond Funding**

Pursuant to a directive by the New Jersey Department of the Treasury relative to post-issuance compliance with tax-exempt bond issuances pursuant to Section 141 of the Internal Revenue Code, this FY 2023 Annual Monitoring Report details the number and nature of routine requests that came before the SADC versus SADC ‘Reviews of Activities’ that might involve a change in use, i.e., easement violations. See the following attachments for this FY 2023 information:

**Attachment 3** - Reported Issues from Monitoring

**Attachment 4** - Routine Stewardship Matters/Concerns Acted Upon by the SADC in FY 2023

**Attachment 5** - Stewardship Concerns/Violations Pending (Current as of June 30, 2023)

## **Monitoring and Enforcement Methodology**

Very few monitoring inspections result in Committee findings of violation. This outcome reflects not only sound stewardship by New Jersey's farmers, but also the dedication of the SADC, CADBs, and non-profits to resolving issues and concerns amicably. Generally, the SADC stewardship process includes the following steps:

- Conduct an annual monitoring visit with the landowner present (if the landowner desires to be present);
- Follow-up with the landowner if concerns are noted;
- Coordinate with the grantee if concerns are noted (if a CADB or non-profit partner holds the easement);
- Provide ample time for the landowner and/or grantee to address the concerns;
- Provide or suggest technical assistance that could assist the landowner and grantee in achieving compliance; and
- Take action if necessary (with the grantee taking the lead if it holds the easement).

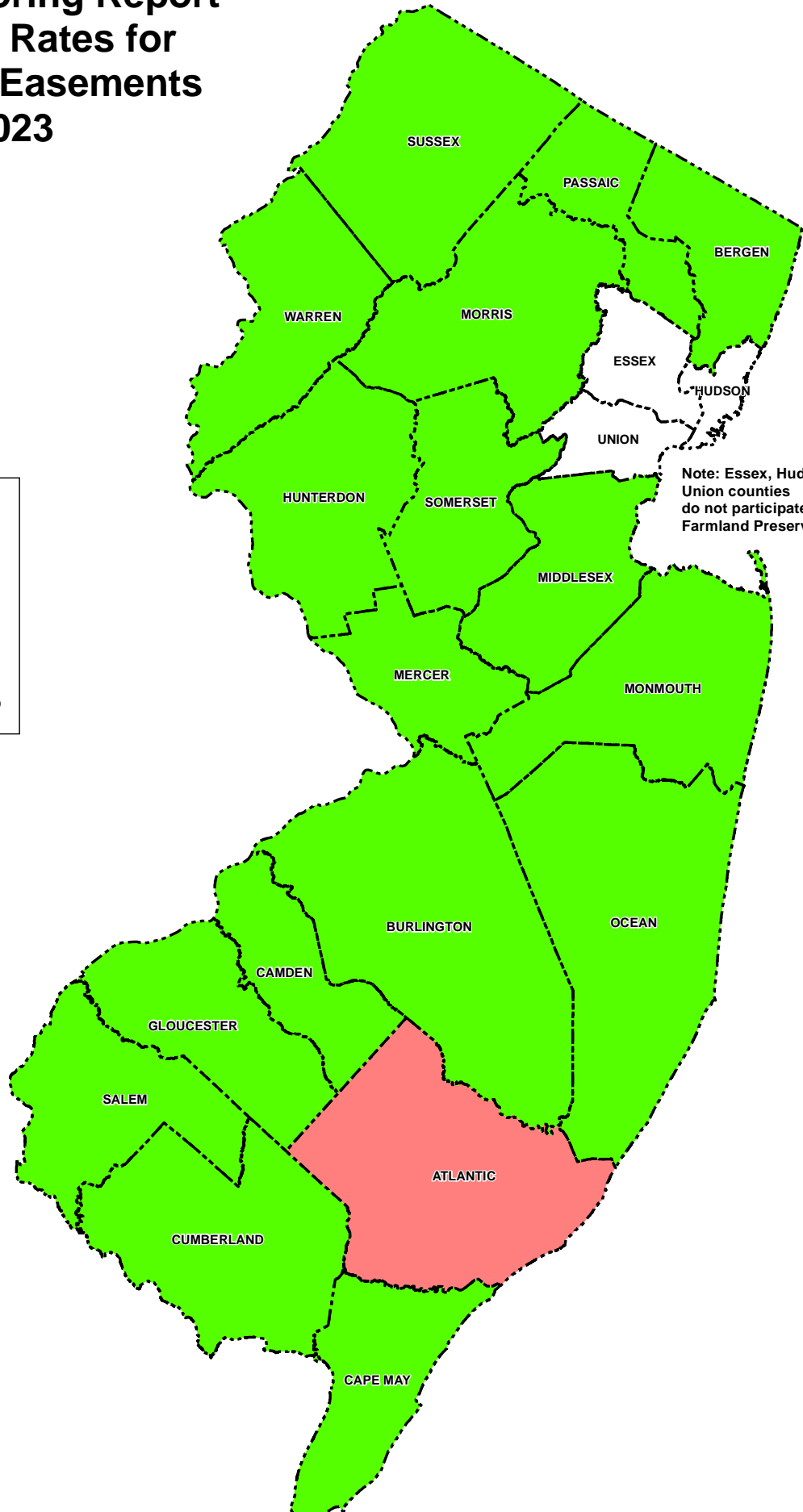
In most cases, concerns noted during routine monitoring visits are resolved relatively easily. Sometimes the landowner or farmer will address the issues, and sometimes a concern ceases to be an issue once the easement holder performs additional research, e.g., locating past approvals from CADBs or the SADC for a use, structure, or something else. Only a handful of concerns evolve into a violation, a result that often requires legal remedies.

*[https://sonj.sharepoint.com/sites/AG/SADC/Monitor/Reports/AnnualMonitoringReport\\_SADC/FY2023\\_Report/MemoToSADC\\_AndReport\\_.docx](https://sonj.sharepoint.com/sites/AG/SADC/Monitor/Reports/AnnualMonitoringReport_SADC/FY2023_Report/MemoToSADC_AndReport_.docx)*

## Attachment 1 - Easement Monitoring Data for FY 2023 and the Four Preceding Years

	2019			2020			2021			2022			2023		
Easement Holder	Farms to Monitor	Farms Completed	Comp. Rate <sup>3</sup>	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate	Farms to Monitor	Farms Completed	Comp. Rate
<b>County Agriculture Development Boards<sup>2</sup></b>															
Atlantic	11	11	100%	11	0	0%	12	12	100%	12	12	100%	11	0	0.0%
Bergen	8	8	100%	8	0	0%	8	8	100%	8	8	100%	8	8	100.0%
Burlington	230	218	95%	231	146	63%	234	234	100%	235	235	100%	242	242	100.0%
Camden	6	0	0%	6	0	0%	6	6	100%	6	0	0%	6	6	100.0%
Cape May	49	49	100%	50	0	0%	50	50	100%	50	50	100%	51	51	100.0%
Cumberland <sup>5</sup>	180	180	100%	190	188	99%	195	195	100%	199	197	99%	205	200	97.6%
Gloucester	192	125	65%	196	155	79%	192	191	99%	190	190	100%	195	195	100.0%
Hunterdon	309	247	80%	316	285	90%	310	309	100%	318	318	100%	323	323	100.0%
Mercer	92	82	89%	92	0	0%	85	84	99%	84	84	100%	84	84	100.0%
Middlesex	54	50	93%	54	2	4%	51	51	100%	52	52	100%	52	52	100.0%
Monmouth	180	173	96%	182	142	78%	186	186	100%	188	185	98%	190	189	99.5%
Morris <sup>1</sup>	113	108	96%	113	97	86%	115	115	100%	112	112	100%	113	113	100.0%
Ocean	46	40	87%	47	1	2%	48	48	100%	47	47	100%	47	47	100.0%
Passaic	2	0	0%	2	0	0%	2	2	100%	2	1	50%	2	2	100.0%
Salem	181	121	67%	196	0	0%	199	199	100%	204	194	95%	211	211	100.0%
Somerset	93	50	54%	93	4	4%	98	96	98%	98	98	100%	100	100	100.0%
Sussex	140	100	71%	143	133	93%	148	95	64%	147	146	99%	148	147	99.3%
Warren <sup>6</sup>	230	230	100%	239	239	100%	264	264	100%	271	271	100%	280	278	99.3%
<b>County - Totals &amp; Completion Rates</b>	<b>2,116</b>	<b>1,792</b>	<b>85%</b>	<b>2169</b>	<b>1392</b>	<b>64%</b>	<b>2203</b>	<b>2145</b>	<b>97%</b>	<b>2223</b>	<b>2200</b>	<b>99%</b>	<b>2268</b>	<b>2248</b>	<b>99.1%</b>
													<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>
<b>Farms with Multiple Easement Holders (As a result of approved consolidations)<sup>3</sup></b>															
SADC & Atlantic CADB (01-0092-PN)													1	0	0.0%
SADC & Mercer CADB (11-0050-DE)													1	1	100.0%
SADC & Salem CADB (17-0183-EP)													1	1	100.0%
<b>Multiple - Totals &amp; Completion Rates</b>													<b>3</b>	<b>2</b>	<b>66.7%</b>
<b>Non-Profits<sup>2</sup></b>															
	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate</b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate</b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate</b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>
D&R Greenway	5	5	100%	5	5	100%	5	5	100%	6	6	100%	6	6	100.0%
NJ Conservation Foundation	22	21	95%	23	6	26%	26	26	100%	26	26	100%	27	27	100.0%
Ridge & Valley Conservancy	5	2	40%	2	2	100%	2	2	100%	2	1	50%	2	2	100.0%
Monmouth Conservation Foundation <sup>5</sup>	5	5	100%	5	2	40%	7	7	100%	7	7	100%	8	8	100.0%
Hunterdon Land Trust <sup>6</sup>	7	5	71%	5	5	100%	5	5	100%	5	5	100%	5	5	100.0%
The Land Conservancy of NJ <sup>7</sup>	1	1	100%	1	1	100%	1	1	100%	1	1	100%	1	1	100.0%
South Jersey Land & Water Trust	2	0	0%	2	0	0%	2	2	100%	2	2	100%	2	2	100.0%
Upper Raritan Water. <sup>4</sup>	0	0	1-ATC	0	0	1-ATC	0	0	n/a - ATC	0	0	n/a - ATC	0	0	n/a - ATC
Montgomery Friends of Open Space	1	0	0%	1	1	100%	1	1	100%	1	0	0%	1	0	0.0%
Lamington Conservancy <sup>4</sup>	0	0	1-ATC	0	0	1-ATC	0	0	n/a - ATC	0	0	n/a - ATC	0	0	n/a - ATC
<b>Non-Profit - Totals &amp; Completion Rates</b>	<b>48</b>	<b>39</b>	<b>81%</b>	<b>44</b>	<b>22</b>	<b>50%</b>	<b>49</b>	<b>49</b>	<b>100%</b>	<b>50</b>	<b>48</b>	<b>96%</b>	<b>52</b>	<b>51</b>	<b>98.1%</b>
<b>SADC</b>															
	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>
<b>SADC - Totals &amp; Completion Rates</b>	<b>513</b>	<b>419</b>	<b>82%</b>	<b>528</b>	<b>315</b>	<b>60%</b>	<b>536</b>	<b>501</b>	<b>93%</b>	<b>551</b>	<b>551</b>	<b>100%</b>	<b>586</b>	<b>585</b>	<b>99.8%</b>
<b>All Programs</b>															
	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>	<b>Farms to Monitor</b>	<b>Farms Completed</b>	<b>Comp. Rate<sup>3</sup></b>
<b>State - Totals &amp; Completion Rates</b>	<b>2,677</b>	<b>2,250</b>	<b>84%</b>	<b>2741</b>	<b>1,729</b>	<b>63%</b>	<b>2788</b>	<b>2,695</b>	<b>97%</b>	<b>2824</b>	<b>2,799</b>	<b>99%</b>	<b>2909</b>	<b>2,886</b>	<b>99.2%</b>
<sup>1</sup> Uses own database that predates SADC e-Form.															
<sup>2</sup> Farms to monitor fluctuates as new easements are acquired and some easements are assigned to other holders, especially CADBs.															
<sup>3</sup> These farms previously had been included in the Atlantic, Mercer, and Salem CADB totals. Starting in the FY 2023 report, they are broken out into their own sub-category since they have two easement holders (CADB & SADC).															
<sup>4</sup> ATC - Assigned to County; ATS - Assigned to SADC															
<sup>5</sup> Uses own reporting system															
<sup>6</sup> 100% is greatest possible monitoring completion rate; for FY 2019 and 2020 data, if "Farms Completed"> corresponding "Farms to Monitor", latter adjusted to make "Farms to Monitor" equal to corresponding "Farms Completed" total.															
Completion rates in the past sometimes have added up to more than 100% due to SADC/partner discrepancies, divisions of premises, and database accounting.															
<sup>7</sup> Formerly the Morris Land Conservancy															
FY2023 "Farm to Monitor" Totals - Based on SADC database Excel report reflecting 1) farms closed through FY2022, 2) farms that resulted from Divisions or Consolidations, and 3) database datafix updates.															
<a href="https://sonj.sharepoint.com/sites/AG/SADC/Monitor/Reports/AnnualMonitoringReport_SADC/FY2023_Report/ExcelSheetsForReport.xlsx(Attachment3)_Mon.ReportedIssues">https://sonj.sharepoint.com/sites/AG/SADC/Monitor/Reports/AnnualMonitoringReport_SADC/FY2023_Report/ExcelSheetsForReport.xlsx(Attachment3)_Mon.ReportedIssues</a>															

# Annual Monitoring Report Completion Rates for County Held Easements FY 2023

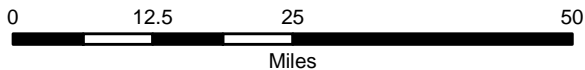


Note: Essex, Hudson and Union counties do not participate in the Farmland Preservation Program

## Legend

Completion Rate  
FY 2023

- 0%
- 97% - 100%



## Attachment 3 - Issues Reported From Monitoring in FY 2023

Issues Reported from Monitoring in FY 2023*	Concerns	As % of Total Concerns	County and Non-Profit Held Easement Concerns	SADC Held Easement Concerns	CADB, Non-Profit & SADC Suspected Violations	As % of Total Suspected Violations
Conservation (Erosion, Water Management/Drainage)	46	21.2%	19	27	9	19.6%
Dumping/Trash	45	20.7%	30	15	8	17.4%
Overgrown Fields	23	10.6%	8	15	8	17.4%
Unapproved Solar	21	9.7%	14	7	2	4.3%
Non-Agricultural Use	20	9.2%	15	5	8	17.4%
Fallow Fields	18	8.3%	13	5	0	0.0%
Soil Disturbance	15	6.9%	12	3	6	13.0%
Encroachment	14	6.5%	12	2	0	0.0%
Manure Management	5	2.3%	1	4	0	0.0%
Ag Labor Housing	4	1.8%	1	3	1	2.2%
Neighbor Issues	4	1.8%	4	0	0	0.0%
Unapproved Structure	2	0.9%	2	0	1	2.2%
Unapproved Residence	0	0.0%	0	0	3	6.5%
<b>Totals</b>	<b>217</b>	<b>100%</b>	<b>131</b>	<b>86</b>	<b>46</b>	<b>100%</b>
<b>Total Monitoring Visits with One or More Potential Concerns or Violations Observed (as reported through monitoring e-Forms and reports)</b>	<b>203</b>					
<b>Total Monitoring Visits (e-Forms and other reports - includes partners which didn't use the e-Form)</b>	<b>2,886</b>					
<b>Percent of Monitoring Visits with a Potential Concern or Violation Observed</b>	<b>7.0%</b>					
*All issues (concerns and violations) are as reported in monitoring forms submitted by the inspection staff of CADBs, Non-Profits, and the SADC.						
Further review and actual determinations are pending regarding concerns on certain SADC-held easement farms. Most County and non-profit-held easement concerns/violations are handled at the local level.						
<b>Sub-Chart for: Conservation (Erosion, Water Management/Drainage)</b>						
Breakdown of the "Conservation" category in the chart above	Concerns	As % of Total Concerns	County and Non-Profit Held Easement Concerns	SADC Held Easement Concerns	CADB, Non-Profit & SADC Suspected Violations	As % of Total Suspected Violations
Conservation - Erosion	38	17.5%	14	24	5	10.9%
Conservation - Water Management	8	3.7%	5	3	4	8.7%
<b>Conservation Issues - Subtotal</b>	<b>46</b>	<b>21.2%</b>	<b>19</b>	<b>27</b>	<b>9</b>	<b>19.6%</b>



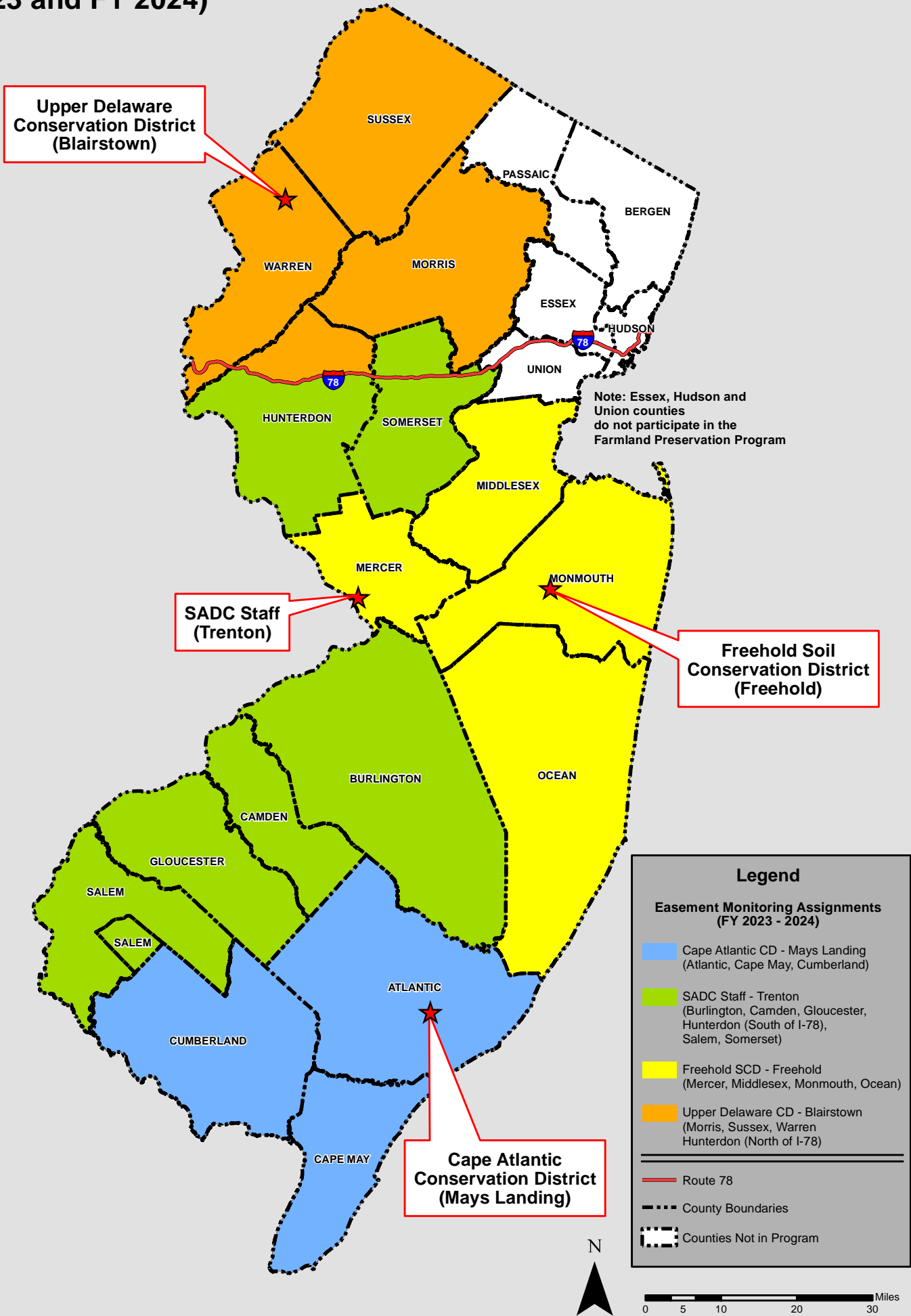
## Attachment 4 - Routine Matters, and Concerns, Acted Upon by the SADC in FY 2023

Routine Stewardship Matters Acted Upon by the SADC in FY 2023	Number	Approved/Denied	Property (Name and SADC ID#)
House Replacement	3	3/0	17-0015-EP Joyce
			17-0112-DE Wilson
			17-0167-PG Ambruster
Ag Labor Housing	2	2/0	13-0040-EP Mazzucco
			03-0277-EP Wilkinson
RME (Rural Micro Enterprise)	1	1/0	11-0002-EP Hart
Access to Non-Severable Exception Area	1	1/0	11-0030-EP Johnson
<b>Total</b>	<b>7</b>	<b>7/0</b>	
Stewardship Concerns Reviewed by the SADC in FY 2023	Number	Status	Property
Review of Activities	3	Ongoing Violation	01-0004-PN Pleasantdale Farms
		Approved show schedule	18-0005-DN Princeton Show Jumping
		Ongoing Violation	05-0006-FS Atlantic Garden Vineyards
Deed of Easement Concerns	3	Ongoing Review	18-0005-DN Princeton Show Jumping
		Active Litigation	10-0244-DE Van Doren
		Active Litigation	10-0020-EP Quaker Valley Farms

## Attachment 5: Stewardship Concerns Pending - As of June 30, 2023

Stewardship Concerns/Violations Pending (Current as of June 30, 2023)										
SADC ID#	Easement Holder	County	Municipality	Closing Date	State Funding	Source of State Funding	Issue	Paragraph(s) of DOE Out of Compliance	FY Issue Identified	Status
12-0070-EP	County	Middlesex	Monroe	12/20/04	\$218,777.15	FY 2003 Garden State Fun	Non-Ag Use/Dumping	1,2,3,6&7	2023	Under CADB and SADC Review
03-0291-EP	County	Burlington	Southampton	04/28/92	\$603,326.00	1989 Bond Fund	Non-Ag Use	1,2,3	2023	Under CADB and SADC Review
05-0006-FS	SADC	Cape May	Lower	10/20/00	\$480,000.00	FY 2000 Garden State Fund	Overgrown Fields	2 & 6	2012	SADC working with landowner to resolve.
21-0029-DE	SADC	Warren	Harmony	07/10/03	\$165,974.40	FY 2001 Garden State Fund	Importation of Fill, Non-Ag Use	1,2,3,4,5,6,7	2022	SADC working with landowner to resolve.
01-0004-PN	SADC	Atlantic	Hammonton Town	05/02/03	\$283,309.00	FY 2002 Garden State Fund	Unapproved Division of Premises	15	2021	SADC working with landowner to resolve.
18-0020-EP	County	Somerset	Hillsborough	10/06/99	\$277,531.80	1995 Bond Fund	Importation of Fill/ Non-Ag Use/ Unapproved Residence/ Dumping	1, 2, 3, 4, 5, 6, 7	2019	CADB working with owner to resolve. Consent order signed.
08-0010-EP	County	Gloucester	South Harrison	12/29/97	\$111,120.90	1989 Bond Fund	House not completely on exception area		2018	Under CADB and SADC Review
08-0010-EP	County	Gloucester	South Harrison	12/29/97	\$111,120.90	1989 Bond Fund	Non-Ag Use/ Farm Market and Barn	1,2, 3, 4	2018	Under CADB and SADC Review
13-0159-EP	County	Monmouth	Manalapan	02/07/02	\$3,504,508.82	FY2000 GSPT	Non- Ag use/Store	1, 2, 3, 4	2018	Under CADB and SADC Review
10-0244-DE	SADC	Hunterdon	East Amwell	04/27/18	\$1,378,683.60	2015 Garden State Fund	Erosion	7	2018	SADC working with landowner to resolve.
14-0090-EP	County	Morris	Harding	05/15/09	\$732,975.00	FY2006 GSPT	Non-ag use/Hockey rink in barn	Non-ag use/Hockey rink in barn	2017	Property was sold to new owner; SADC/CADB identified issue with new owners and working to resolve.
05-0049-EP	County	Cape May	West Cape May	06/11/07	\$533,999.92	FY2005 GSPT	Unapproved Ag Labor Unit	1, 3, 12	2016	Landowner refuses to respond to requests to make application for ag labor unit.
18-0029-EP	County	Somerset	Branchburg	03/31/92	\$1,780,363.50	1989 Bond Fund	Owner living in Ag labor unit/ Non-Ag uses	1, 2, 3, 4, 14	2016	CADB working with owner to resolve. Consent order signed.
18-0005-DN	SADC	Somerset	Montgomery	12/02/03	\$0.00	Donation-state	Non-ag use/Horse shows	1, 2, 3, 4	2016	Under SADC review. Stormwater, impervious cover compliance and soil remediation completed. SADC seeking academic study to understand production aspects.
19-0038-EP	County	Sussex	Hampton	01/15/02	\$141,912.81	FY2000 GSPT	Unapproved Residence (apartment rental)	1, 3, 12	2015	Pending review with County
21-0477-PG	County	Warren	Greenwich	06/30/10	\$213,234.10	FY2007 GSPT	Relocation of Driveway	1, 2, 9, 13, 15c	2012	Active Litigation
03-0029-FS	County	Burlington	Pemberton	06/29/05	\$393,504.57	FY2003 GSPT	Erosion	1, 2, 3, 4, 5, 6	2011	County taking legal action against landowner.
10-0020-EP	County	Hunterdon	Franklin	09/22/93	\$241,608.04	1989 Bond Fund	Soil Disturbance	1, 2, 3, 4, 5, 6	2008	Active Litigation. Working on plans for remediation of site.

# Attachment 6: SADC Easements - General Monitoring Assignments (FY 2023 and FY 2024)



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FYR2024R12(1)**

**Installation of Ground-Mounted Solar Energy Generation Facility, Structures and  
Equipment on a Preserved Farm**

**Legend Farm, LLC**

**Subject Property: Block 2303, Lot 13  
Springfield Township, Burlington County  
140.264-Acres  
SADC ID# 03-0076-EP**

**December 7, 2023**

WHEREAS, Legend Farm, LLC., hereinafter "Owner", is the record owner of Block 2303, Lot 13, in the Township of Springfield, County of Burlington, by Deed dated January 30, 2014, and recorded on February 11, 2014, in the Burlington County Clerk's Office in Deed Book 13113, Page 8424, totaling approximately 140.264 acres, hereinafter referred to as the "Premises" (as shown on Schedule "A"); and

WHEREAS, a development easement on the Premises was conveyed to the Burlington County Board of Chosen Freeholders (Commissioners), on December 29, 1997, and recorded on December 30, 1997 pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., as a Deed of Easement in Deed Book 5514, Page 32; and

WHEREAS, the Premises was created as a result of a division of Premises considered by the Committee on October 23, 1997; and

WHEREAS, the SADC provided a cost share grant to the County, as evidenced by a cost sharing grant agreement recorded in the Burlington County Clerk's office on July 1, 1998, in Deed Book 5612, Page 318, thereby enrolling the Deed of Easement in the ARDA program administered by the SADC; and

WHEREAS, P.L. 2009, c.213, effective January 16, 2010, requires landowners to apply to the State Agriculture Development Committee (SADC) for approval before constructing, installing, and operating renewable energy generating facilities, structures and equipment on preserved farms, including within areas excepted from the Premises; and

WHEREAS, on June 3, 2013, regulations at N.J.A.C. 2:76-24.1, et seq. became effective that implement the legislation allowing owners of preserved farms to install solar energy systems on preserved farms; and

WHEREAS, the regulations, in pertinent part, state that the owner of a preserved farm may construct, install, and operate renewable energy generation facilities on preserved farms for the purpose of generating power or heat, provided the following criteria are met:

1. The facilities will not interfere significantly with the use of the land for agricultural or horticultural production.
2. The facilities are owned by the landowner, or will be owned by the landowner, upon the conclusion of the term of an agreement with the installer or operator of the solar energy generation facilities, structures, or equipment by which the landowner uses the income or credits realized from the solar energy generation to purchase the facilities, structures, or equipment.
3. The facilities will be used to provide power or heat to the farm, either directly or indirectly, or to reduce, through net metering or similar programs and systems, energy costs on the farm.
4. Solar energy facilities on the farm are limited in total annual energy generation to:
  - i. The farm's previous calendar year's energy demand plus 10 percent, in addition to energy generated from facilities, structures, or equipment existing on roofs of buildings or other structures on the farm on January 16, 2010; or
  - ii. Alternatively at the option of the landowner, to an occupied area consisting of no more than one percent of the area of the farm;
5. The owner(s) of the farm and the solar energy facilities will sell energy only through net metering, or as otherwise permitted under an agreement pursuant to number 2 above, and/or directly to the electric distribution system provided that the solar energy facilities occupy no greater than one percent of the farm;
6. The land occupied by the solar energy facilities is eligible for valuation, assessment, and taxation pursuant to P.L. 1964, c. 48 (N.J.S.A. 54:4-23.1 et seq.) and will continue to be eligible for such valuation after construction of the solar energy facilities.
7. The solar energy facilities do not exceed one acre of impervious cover on the premises.

WHEREAS, the Owner submitted an "Application for Energy Generation Facilities on Preserved Farmland" pursuant to N.J.A.C 2:76-24.5; and

WHEREAS, the Premises is an equine operation with numerous fenced paddocks and pastureland for horses that are boarded and trained on site for harness racing; and

WHEREAS, the Owner is seeking SADC approval for the construction of a ground-

mounted photovoltaic solar energy generation facility in the northern pasture, adjacent to an existing equine track on the Premises, as shown on Schedule "B"; and

WHEREAS, the ground underneath the array will not be altered and will remain grass-covered; and

WHEREAS, ground-mounting is necessary because the Owner and installer have concerns with installing the facility on the rooftops due to the age of the structures and their structural integrity to support the additional load; and

WHEREAS, the Owner chose the proposed location to minimize interference with the equine activities and nearby pasturing of the horses in and around the farmstead complex; and

WHEREAS, the energy demand for the ground-mounted solar energy generation facility will be for a barn and stables within the farmstead complex on the Premises; and

WHEREAS, the Owner submitted 12 months of utility bills reflecting that the energy demand for the previous calendar year for the farm was approximately 155,626 kWh; and

WHEREAS, the estimated annual rated capacity of the proposed new solar energy generation facility is 150,829 kWh per year; and

WHEREAS, accordingly, the proposed solar energy generation facilities will supply approximately 96.9% of the previous calendar year's energy demand; and

WHEREAS, the solar energy generation facilities will have an occupied area of no more than one percent of the farm pursuant to N.J.A.C 2:76-24.4(a)4ii.; and

WHEREAS, N.J.A.C. 2:76-24.3 defines "occupied area", in relevant part, as the total contiguous or noncontiguous area(s) supporting the solar facilities and related infrastructure, including all areas of land that are devoted to or support the solar energy facilities; any areas of land no longer available for agricultural or horticultural production due to the presence of the solar energy facilities; nonfarm roadways including access roads; any areas of the farm used for underground piping or wiring to transmit solar energy or heat where the piping or wiring is less than three feet from the surface; the square footage of solar energy facilities mounted on buildings; areas consisting of other related facilities, structures, and equipment, including any other buildings or site amenities, deemed necessary for the production of solar energy on the farm; and

WHEREAS, the occupied area of the ground-mounted solar energy facility consists of 5,502 sq./ft. of area for the panels and an associated 20 ft. buffer around the panels, totaling approximately 19,500 sq./ft., and 17.71 sq./ft. for the holes necessary for the directional drilling to install the underground conduit connecting the panels to the meters, for a total occupied area of

19,517.71 sq./ft., or 0.31% of the farm; and

WHEREAS, the occupied area does not exceed one percent of the area of the farm pursuant to N.J.A.C 2:76-24.4(a)4ii.; and

WHEREAS, the Owners provided evidence confirming that they will own the solar energy generation facilities; and

WHEREAS, the Owners provided evidence confirming that the solar energy generation facilities will provide power to the Premises directly through net metering to reduce energy costs on the Premises; and

WHEREAS, N.J.A.C. 2:76-24.4(a)8 prohibits solar energy facilities from exceeding one-acre of impervious cover on the Premises; and

WHEREAS, N.J.A.C. 2:76-24.3 defines impervious cover as any structure or surface that prevents the infiltration of precipitation into the land including, but not limited to, the inverter, pilings, poles, concrete, asphalt, machine-compacted soil, compacted stone areas, plastic or other impermeable ground cover, and foundations; and

WHEREAS, the proposed ground mounted solar energy facility comprises approximately 28.84 sq./ft. of impervious cover from the helical pilings that support the solar panels (48 total, 6.01 sq./ft. per helical piling); and

WHEREAS, N.J.A.C 2:76-24.6(a)1 requires that the solar energy facilities, structures, and equipment not interfere significantly with the use of the land for agricultural and horticultural production; and

WHEREAS, the proposed ground mounted solar energy facility will be located in the northern pasture area used for grazing adjacent to an existing equine track, as identified on Schedule "B"; and

WHEREAS, N.J.A.C. 2:76-24.6(a)1iii.(1) requires site disturbance associated with the solar energy facility, including, but not limited to, grading, topsoil, and subsoil removal, excavation, and soil compaction, shall not exceed one acre on the Premises; and


WHEREAS, the site disturbance associated with the holes necessary for the directional drilling in order to install the underground conduit is a maximum of 17.71 sq./ft. and the disturbance associated with the helical pilings to support the array is 28.84 sq./ft. (48 total, 6.01 sq./ft. per helical piling), for a total area of disturbance of approximately 46.55 sq./ft. of the preserved Premises; and

WHEREAS, the Burlington CADB reviewed the application and submitted correspondence in support of the project; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC finds that the Owner has complied with all the relevant provisions of N.J.A.C. 2:76- 24.1 et seq. concerning the installation of a photovoltaic solar energy generation facility, structures and equipment on the Premises.
3. The SADC approves of the construction, installation, operation and maintenance of the energy generation facilities, structures, and equipment as proposed by the Owner, consisting of approximately 19,517.71 sq./ft. of occupied area and 46.55 sq./ft. of site disturbance related to the posts that will support the panels and the holes necessary for the directional drilling connecting the panels to the meters, and having a rated capacity of 150,829 kWh's of energy as identified in Schedule "B", and as described further herein.
4. The energy generation facility will not service the non-severable exception areas on the Premises.
5. The total electrical energy demand for the barn and stables on the Premises associated with this system is 155,626 kWh's annually.
6. This approval is non-transferable.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A 4:1C-4f.

12/7/2023  
DATE

  
\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES



# Schedule A

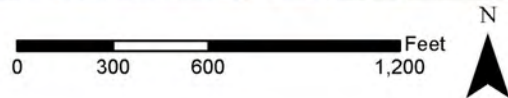
## Legend Farm 03-0076-EP

BI 2303 / Lot 13

Springfield Twp., Burlington County  
New Jersey Farmland Preservation Program

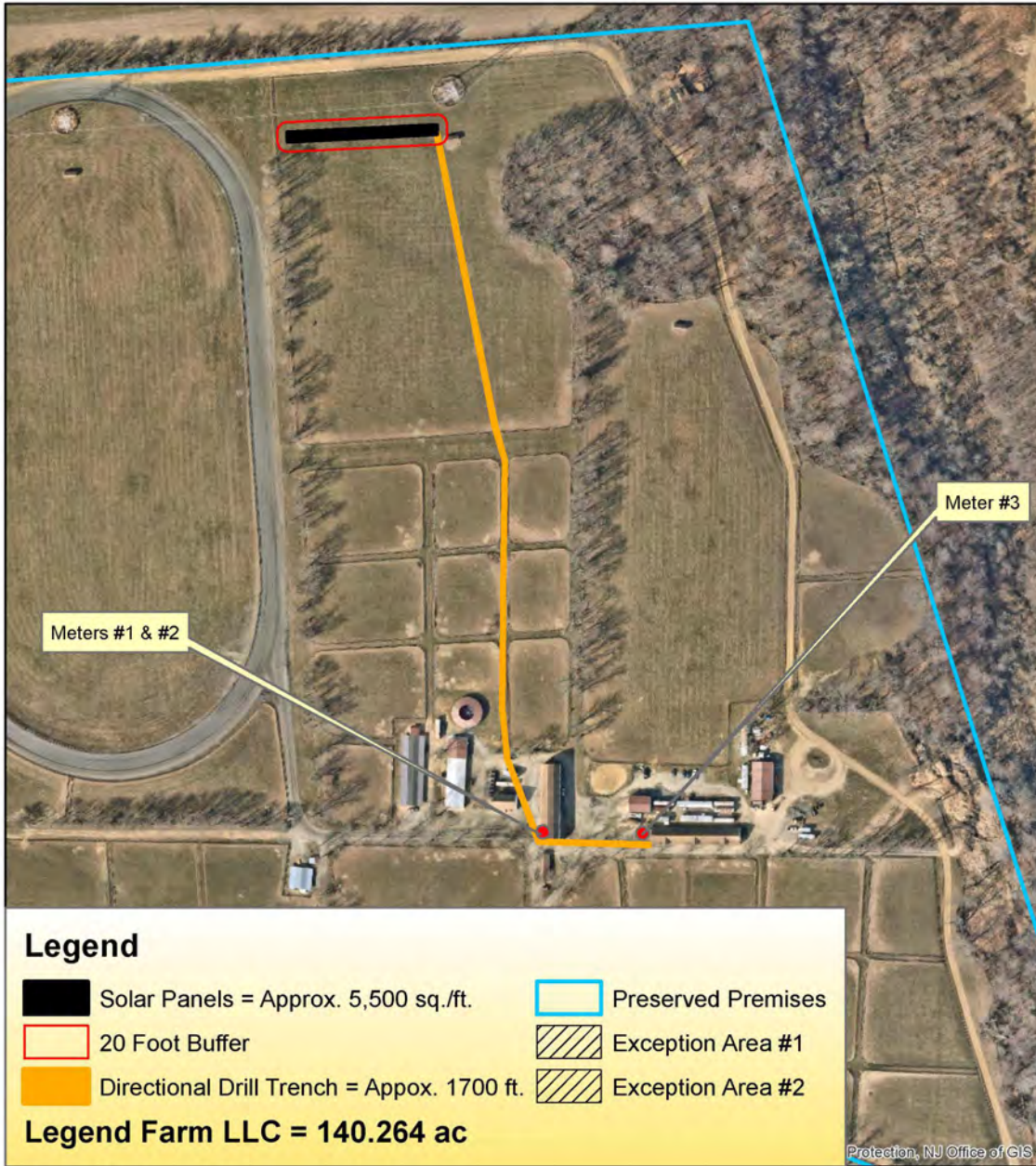


For Planning Purposes Only  
Date: 11/20/2023

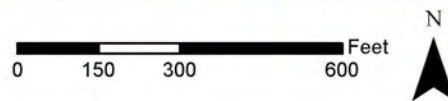


# Schedule B

**Legend Farm 03-0076-EP**  
**BI 2303 / Lot 13**  
**Springfield Twp., Burlington County**  
**New Jersey Farmland Preservation Program**



For Planning Purposes Only  
 Date: 11/20/2023



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2024R12(2)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
HUNTERDON COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Amwell Valley Conservancy, Inc. (East) ("Owner")  
SADC ID# 10-0445-PG  
East Amwell Township, Hunterdon County  
N.J.A.C. 2:76-17 et seq.**

**DECEMBER 7, 2023**

WHEREAS, on October 14, 2022 the application for the sale of a development easement for the subject farm identified as Block 8, Lots 25, 26 and 26.02, East Amwell Township, Hunterdon County, totaling approximately 16.6 gross acres hereinafter referred to as "the Property" (Schedule A.1) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owner received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is located in the County's South Project Area; and

WHEREAS, the County of Hunterdon required the following conditions:

- 1) the consolidation of Lots 26 and 26.02 simultaneously with the easement closing; and
- 2) the permanent association of the Premises with the adjacent preserved lands owned by Amwell Valley Conservancy Inc. in East Amwell, which are Block 7, Lot 6 and Block 8, Lots 2, 3, 4 & 24 ("adjacent parcels") recorded in Deed Book 2021, Page 864, thereby enrolling the Premises under the provisions of the Agriculture Development and Retention Act (Schedule A.2).

WHEREAS, the Property includes zero (0) exception areas, resulting in approximately 16.6 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:

- 3) Zero (0) exceptions,
- 4) Zero (0) housing opportunities
- 5) Zero (0) Residual Dwelling Site Opportunities (RDSO)
- 6) Zero (0) agricultural labor units
- 7) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in soybean production; and

WHEREAS, the Property has a quality score of 70.15 which exceeds 44, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11(d), On June 22, 2023, the SADC certified a development easement value of \$10,800 per acre based on zoning and environmental regulations in place as of the current valuation date January 12, 2023; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the County's offer of \$10,800 per acre for the purchase of the development easement on the Premises; and

WHEREAS, on October 23, 2023 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), on September 14, 2023, the East Amwell Township Committee approved the application for the sale of development easement and a funding commitment of \$2,160 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on September 14, 2023, the Hunterdon County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on October 17, 2023, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$2,160 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 17.098 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 17.098 acres):

	Total	Per/acre
SADC	\$110,795.04	(\$ 6,480/acre)
East Amwell Township	\$ 36,931.68	(\$ 2,160/acre)
<u>County</u>	<u>\$ 36,931.68</u>	<u>(\$ 2,160/acre)</u>
Total Easement Purchase	\$184,658.40	(\$10,800/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$110,795.04 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d);

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. This final approval and the closing are conditioned upon:
  - a) the consolidation of Lots 26 and 26.02 simultaneously with the easement closing.
  - b) the permanent association of the Premises with the adjacent preserved lands owned by Amwell Valley Conservancy Inc. in East Amwell, which are Block 7, Lot 6 and Block 8, Lots 2, 3, 4 & 24 ("adjacent parcels") recorded in Deed Book 2021, Page 864, thereby enrolling the Premises under the provisions of the Agriculture Development and Retention Act (Schedule A.2).
3. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 17.098 net easement acres, at a State cost share of \$6,480 per acre, (60% of certified easement value and purchase price), for a total grant of approximately \$110,795.04 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

12/7/2023  
Date

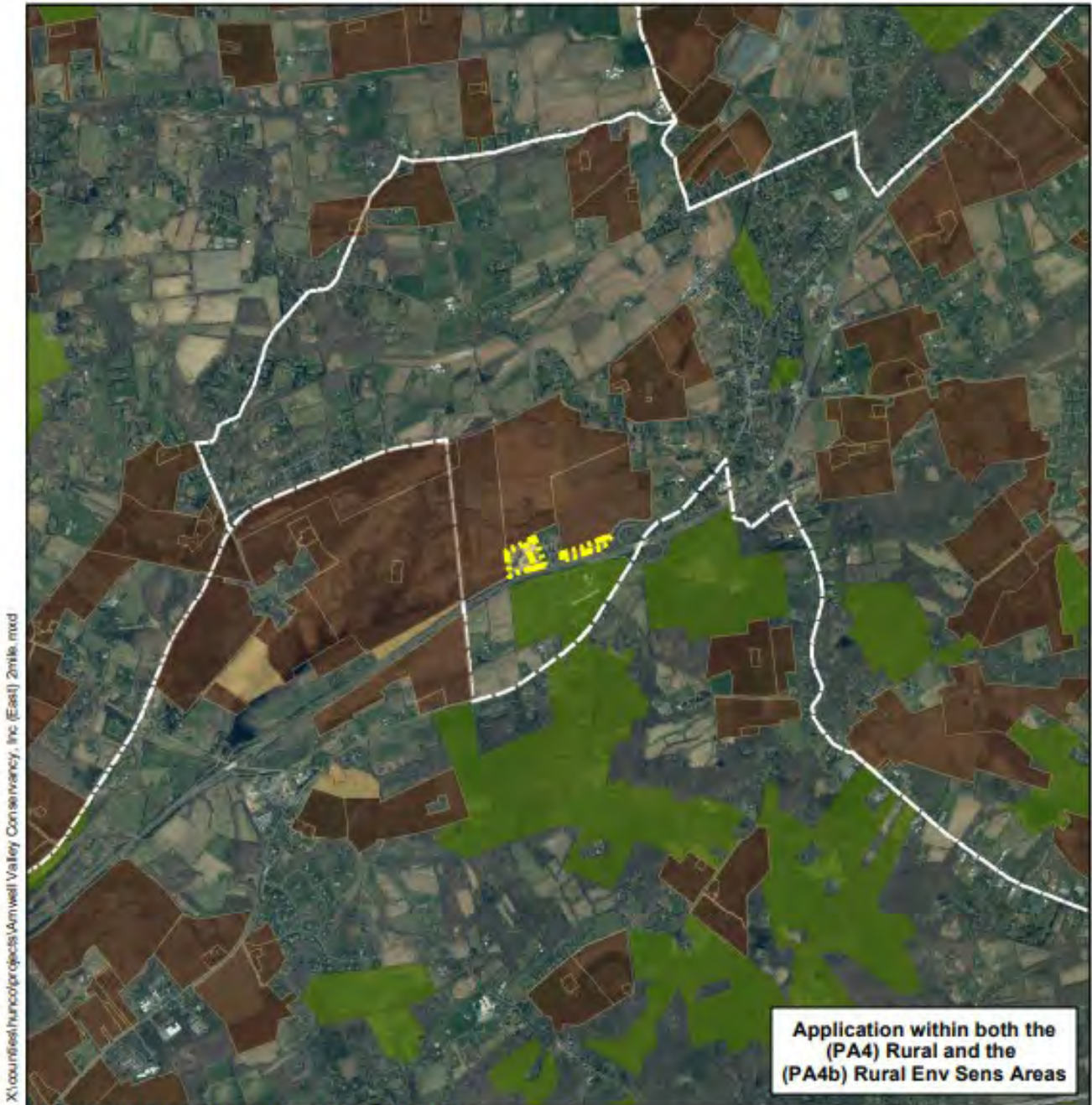


\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

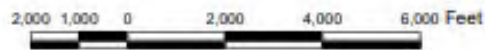
# Preserved Farms and Active Applications Within Two Miles



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**FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee**

Amwell Valley Conservancy, Inc. (East)  
Block 8 Lots 25 (4.5 ac), 26 (8.1 ac) & 26.02 (4.0 ac)  
Gross Total = 16.6 ac  
East Amwell Twp., Hunterdon County

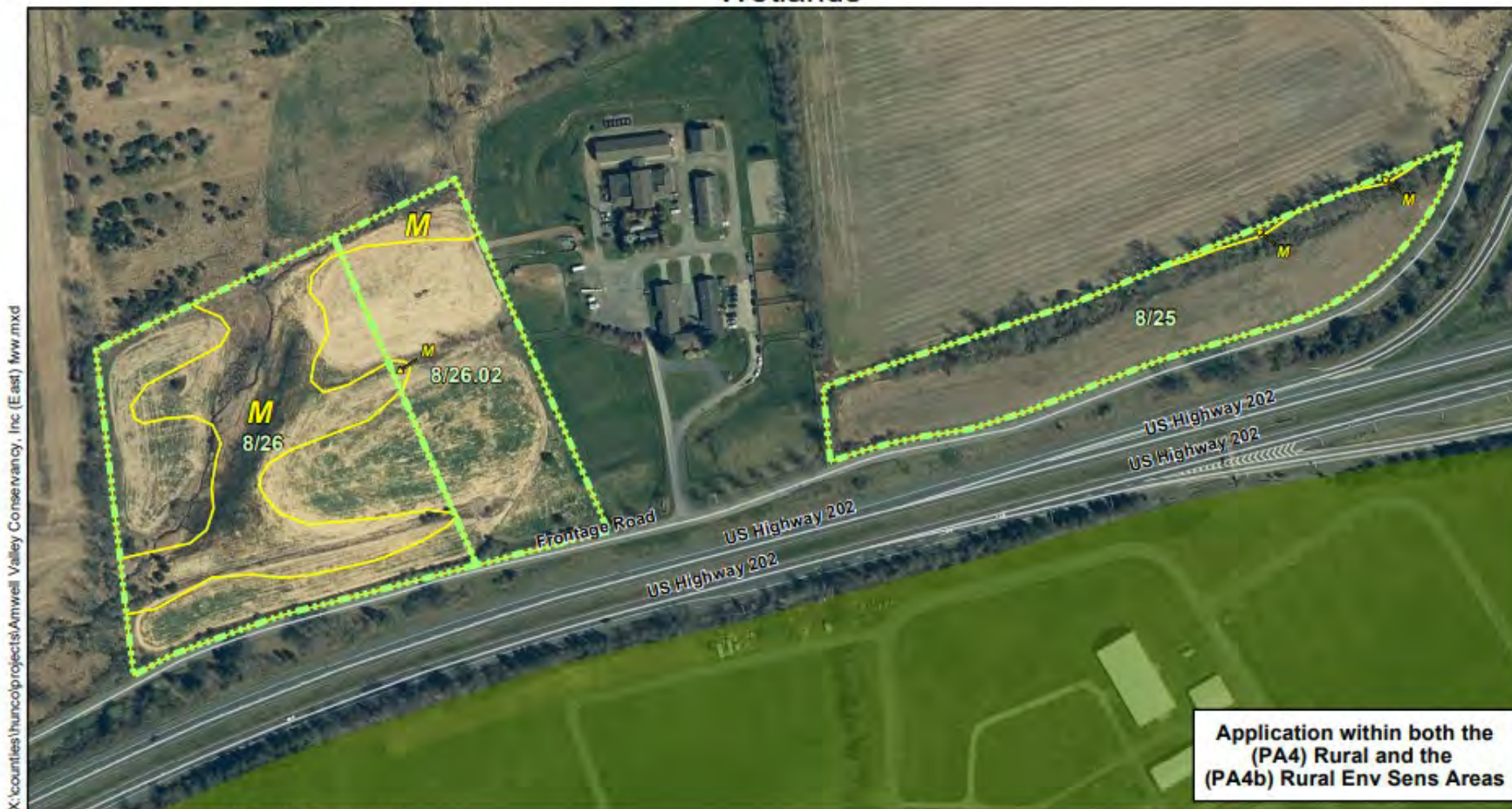


- Property In Question
- Preserved Easements
- Transfer Development Rights (TDR)  
Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

Source:  
NJ Farmland Preservation Program  
NJDEP Conservancy/Open Space Easement Data  
NJDOT Road Data  
NJGIT/GIS 2020 Digital Aerial Image

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

# Wetlands



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**FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee**

Amwell Valley Conservancy, Inc. (East)  
Block 8 Lots 25 (4.5 ac), 26 (8.1 ac) & 26.02 (4.0 ac)  
Gross Total = 16.6 ac  
East Amwell Twp., Hunterdon County



Sources:  
NJ Farmland Preservation Program  
NJDOT Parcel Data  
Green Acres Conservation Easement Data  
NJDOTGIS 2020 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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

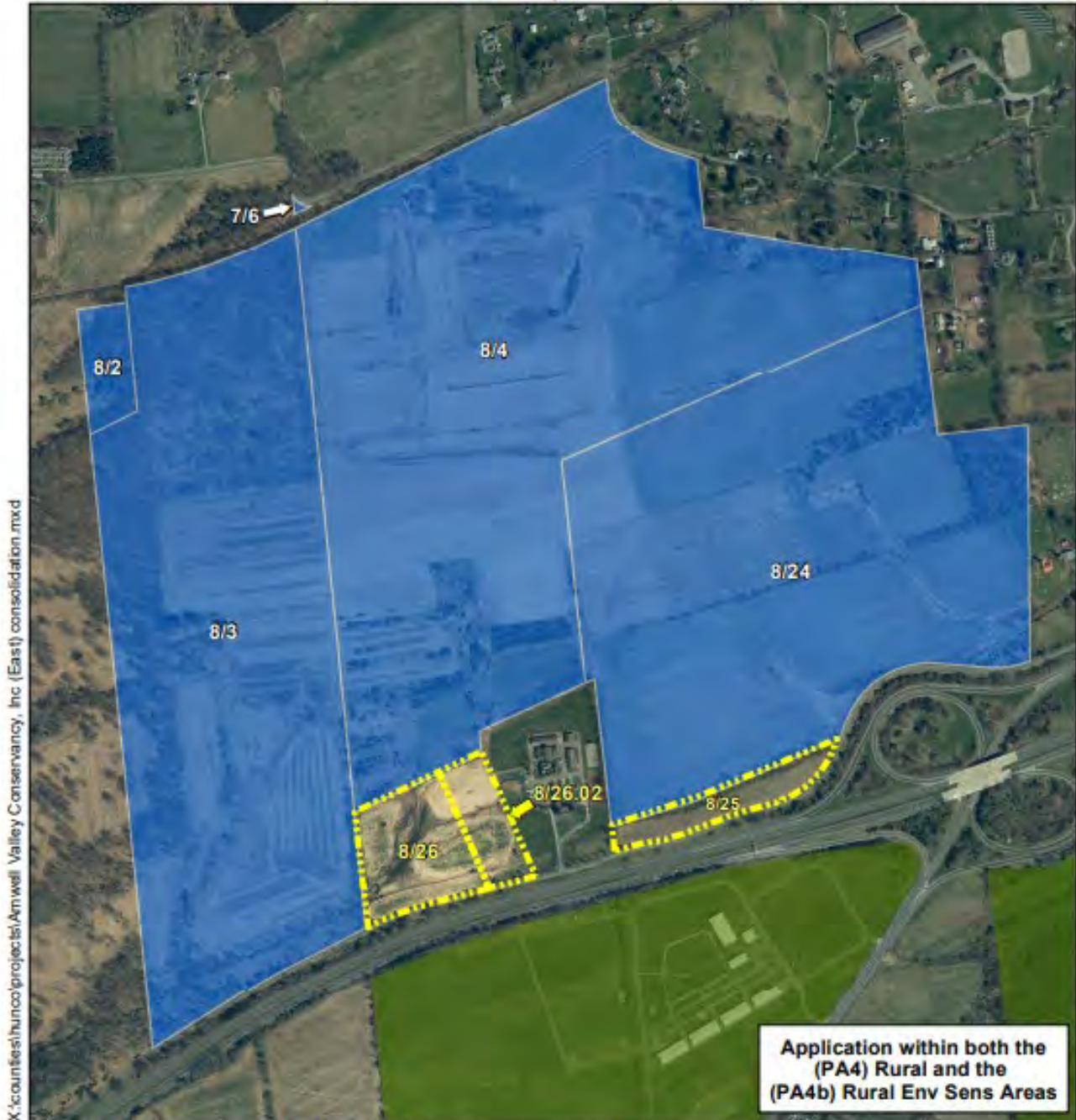
	Property In Question
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Areas



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Total Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water



# Amwell Valley Conservancy, Inc. (East) Consolidation



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**FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee**

Current Application: Amwell Valley Conservancy, Inc. (East)  
Block 8 Lots 25 (4.5 ac), 26 (8.1 ac) & 26.02 (4.0 ac)  
Approximate Total = 16.6 ac

Formerly Preserved Farm: Amwell Valley Conservancy, Inc. (10-0080-EP)  
Block 8 Lots 2, 3, 4, & 24 and Block 7 Lot 6  
Approximate Total = 337.025 ac

Approximate Gross Total Once Consolidated: 353.625 ac  
East Amwell Twp., Hunterdon County



	Property In Question
	Amwell Valley Conservancy, Inc. (10-0080-EP)
	Preserved Easements
	Active Applications
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned ORS & Recreation Easements

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJOTIS 2020 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Amwell Valley Conservancy, Inc. (East)  
10-0445-PG  
County PIG Program  
17 Acres

Block 8	Lot 25	East Amwell Twp.	Hunterdon County			
Block 8	Lot 26.02	East Amwell Twp.	Hunterdon County			
Block 8	Lot 26	East Amwell Twp.	Hunterdon County			
<b>SOILS:</b>		Prime	13% * .15	=	1.95	
		Statewide	87% * .1	=	8.70	
					<b>SOIL SCORE:</b>	<b>10.65</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	66% * .15	=	9.90	
		Woodlands	34% * 0	=	.00	
					<b>TILLABLE SOILS SCORE:</b>	<b>9.90</b>
<b>FARM USE:</b>		Soybeans-Cash Grain			acres	

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    1. The preservation of this farm is conditioned upon Block 8, Lots 26 and 26.02 being consolidated simultaneously with the easement closing
    2. The County of Hunterdon is requiring a simultaneous closing on this property and SADC ID#10-0446-PG (Block 7, Lots 8, 8.07, 8.08 & 15) in West Amwell Township. Amwell Valley Conservancy Inc. agrees with this condition.
    3. The property shall, as a condition of closing on the development easement, be permanently associated with the adjacent preserved lands owned by Amwell Valley Conservancy Inc. in East Amwell, which are Block 7, Lot 6 and Block 8, Lots 2, 3, 4 & 24 ("adjacent parcels"). These adjacent parcels were preserved on August 2000 by the Township of East Amwell. The Deed of Easement was then assigned to the County of Hunterdon and recorded in the Hunterdon County Clerk's Office on October 22, 2001 in Deed Book 2021, Page 864, thereby enrolling the Premises under the provisions of the Agriculture Development and Retention Act. There shall be a deed of easement provision prohibiting the conveyance of this property separate and apart from the adjacent parcels. Amwell Valley Conservancy Inc. agrees with this condition.
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

7. Review and approval by the SADC legal counsel for compliance with legal requirements.
-

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2024R12(3)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
HUNTERDON COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Amwell Valley Conservancy, Inc. (West) ("Owner")  
SADC ID# 10-0446-PG  
West Amwell Township, Hunterdon County  
N.J.A.C. 2:76-17 et seq.**

**DECEMBER 7, 2023**

WHEREAS, on October 14, 2022 the application for the sale of a development easement for the subject farm identified as Block 7, Lots 8, 8.07, 8.08 and 15, West Amwell Township, Hunterdon County, totaling approximately 43.1 gross acres hereinafter referred to as "the Property" (Schedule A.1) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owner received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is located in the County's South Project Area; and

WHEREAS, the County of Hunterdon required the following conditions:

- 1) the consolidation of Lots 8, 8.07, 8.08 simultaneously with the easement closing; and
- 2) the permanent association of the Premises with the adjacent preserved lands owned by Amwell Valley Conservancy Inc. in West Amwell, which are Block 6, Lots 4 and 5, Block 7, Lots 5, 6, 7, 14.01, 17 and 20 ("adjacent parcels") recorded in Deed Book 2064, Page 401, thereby enrolling the Premises under the provisions of the Agriculture Development and Retention Act (Schedule A.2).

WHEREAS, the Property includes zero (0) exception areas, resulting in approximately 43.1 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:

- 3) Zero (0) exceptions,
- 4) Zero (0) housing opportunities
- 5) Zero (0) Residual Dwelling Site Opportunities (RDSO)
- 6) Zero (0) agricultural labor units
- 7) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in sorghum production; and

WHEREAS, the Property has a quality score of 72.04 which exceeds 44, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11(d), On May 18, 2023, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Acting Chairman Atchison certified the Development Easement value of \$5,700 per acre based on zoning and environmental regulations in place as of the current valuation date January 12, 2023; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the County's offer of \$5,700 per acre for the purchase of the development easement on the Premises; and

WHEREAS, on October 23, 2023 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), on October 16, 2023, the West Amwell Township Committee approved the application for the sale of development easement and a funding commitment of \$975 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on September 14, 2023, the Hunterdon County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on October 17, 2023, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$975 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 44.39 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 44.39 acres):

	Total	Per/acre
SADC	\$166,462.50	(\$ 3,750/acre)
West Amwell Township	\$ 43,280.25	(\$ 975/acre)
<u>County</u>	<u>\$ 43,280.25</u>	<u>(\$ 975/acre)</u>
Total Easement Purchase	\$253,023.00	(\$5,700/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$166,462.50 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d);

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. This final approval and the closing are conditioned upon:
  - a) the consolidation of Lots 8, 8.07, and 8.08 simultaneously with the easement closing.
  - b) the permanent association of the Premises with the adjacent preserved lands owned by Amwell Valley Conservancy Inc. in West Amwell, which are Block 6, Lots 4 and 5, Block 7, Lots 5, 6, 7, 14.01, 17 and 20 ("adjacent parcels") recorded in Deed Book 2064, Page 401, thereby enrolling the Premises under the provisions of the Agriculture Development and Retention Act.
3. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 44.39 net easement acres, at a State cost share of \$3,750 per acre, (65.79% of certified easement value and purchase price), for a total grant of approximately \$166,462.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

12/7/2023  
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES



# Preserved Farms and Active Applications Within Two Miles



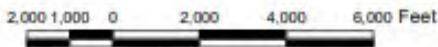
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**Application within both the (PA4b) Rural Env Sens and the (PA5) Env Sens Areas**

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Amwell Valley Conservancy, Inc. (West)  
Block 7 Lots 8 (6.4 ac), 8.07 (2.1 ac);  
8.08 (2.1 ac) & 15 (32.5 ac)  
Gross Total = 43.1 ac  
West Amwell Twp., Hunterdon County

- Property in Question
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



Sources:  
NJ Farmland Preservation Program  
NJDEP Conservation/Open Space Easement Data  
NJDOT Road Data  
NJDOT/GIS 2020 Digital Aerial Image

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

# Wetlands



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

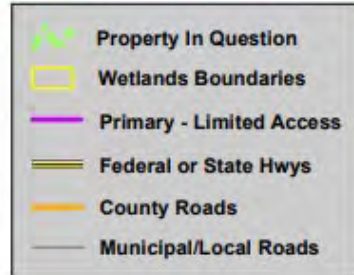
Amwell Valley Conservancy, Inc. (West)  
Block 7 Lots 8 (6.4 ac), 8.07 (2.1 ac);  
8.08 (2.1 ac) & 15 (32.5 ac)  
Gross Total = 43.1 ac  
West Amwell Twp., Hunterdon County



Sources:  
NJ Farmland Preservation Program  
NJGIT Parcel Data  
NJDEP 2015 Landuse/Landcover Data  
NJGIT/OGIS 2020 Digital Aerial Image

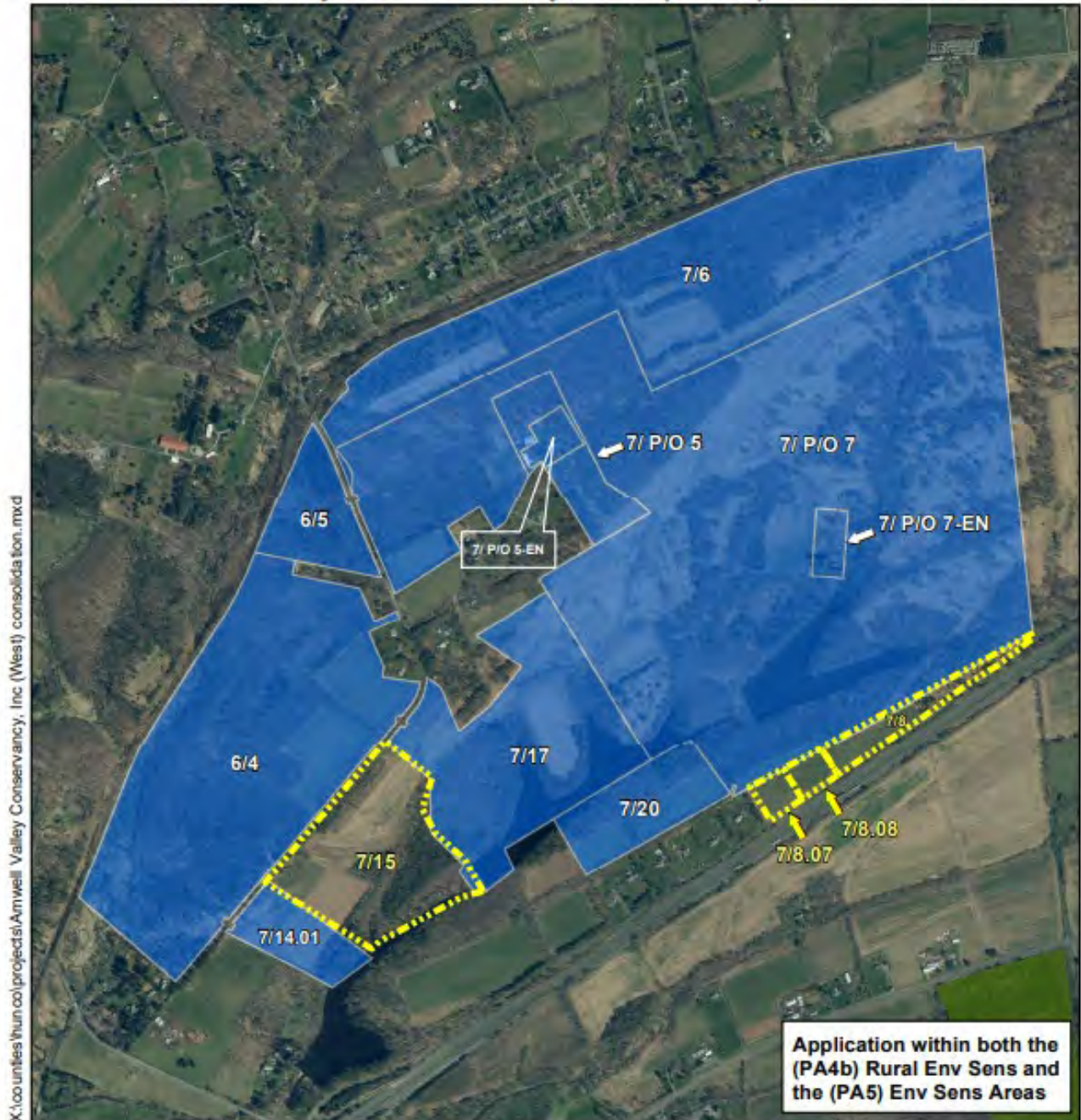
**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximations and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Application within both the  
(PA4b) Rural Env Sens and  
the (PA5) Env Sens Areas



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

# Amwell Valley Conservancy, Inc. (West) Consolidation



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**FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee**

Current Application: Amwell Valley Conservancy, Inc. (West)  
Block 7 Lots 8 (6.4 ac), 8.07 (2.1 ac);  
8.08 (2.1 ac) & 15 (32.5 ac)  
Approximate Total = 43.1 ac

Formerly Preserved Farm: Amwell Valley Conservancy, Inc. (10-0105-EP)  
Block 6 Lots 4 & 5 and Block 7 Lots 5, 6, 7, 14.01, 17 & 20  
Approximate Total = 601.831 ac

Approximate Gross Total Once Consolidated: = 644.931 ac  
West Amwell Twp., Hunterdon County



	Property in Question
	Amwell Valley Conservancy, Inc. (10-0105-EP)
	Preserved Easements
	Active Applications
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJOT/OGIS 2020 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Amwell Valley Conservancy, Inc. (West)  
10-0446-PG  
County PIG Program  
43 Acres

Block 7	Lot 8	West Amwell Twp.	Hunterdon County		
Block 7	Lot 15	West Amwell Twp.	Hunterdon County		
Block 7	Lot 8.08	West Amwell Twp.	Hunterdon County		
Block 7	Lot 8.07	West Amwell Twp.	Hunterdon County		
<b>SOILS:</b>		Other	24% *	0	= .00
		Prime	15% *	.15	= 2.25
		Statewide	61% *	.1	= 6.10
					<b>SOIL SCORE: 8.35</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	57% *	.15	= 8.55
		Wetlands/Water	2% *	0	= .00
		Woodlands	41% *	0	= .00
					<b>TILLABLE SOILS SCORE: 8.55</b>
<b>FARM USE:</b>		Hay		acres	
		Cash Grains		acres	
					Sorghum

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    1. The preservation of this farm is conditioned upon Block 7, Lots 8, 8.07, and 8.08 being consolidated simultaneously with the easement closing
    2. As a condition of closing on the development easement, be permanently associated with the adjacent preserved lands owned by Amwell Valley Conservancy Inc. in West Amwell, which are Block 6, Lots 4 & 5 and Block 7, Lots 5, 6, 7, 14.01, 17 & 20 ("adjacent Premises"). The adjacent Premises was preserved on May 9, 2003 by the County of Hunterdon with a grant from the SADC and recorded on May 16, 2003 in Deed Book 2064, Page 401 under the provisions of the Agriculture Retention and Development Act. There shall be a provision in the deed of easement on Block 7, Lots 8, 8.07, 8.08 & 15 prohibiting the conveyance of the Premises separate and apart from the adjacent Premises.
    3. Hunterdon County has conditioned the application upon the landowner accepting the easement purchase offers for both Amwell Valley Conservancy, Inc. (West) and Amwell Valley Conservancy, Inc. (East)
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2024R12(4)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
SOMERSET COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Drenchko, Peter & Elizabeth, et al. ("Owners")  
SADC ID# 18-0234-PG  
Hillsborough Township, Somerset County  
N.J.A.C. 2:76-17 et seq.**

**DECEMBER 7, 2023**

WHEREAS, the State Agriculture Development Committee (SADC) received the individual farm application for the sale of a development easement for the above-referenced farm in February 16, 2021, but the application was denied in January 2022 in accordance with N.J.A.C. 2:76-6.20 because the property did not possess development potential based on a provision in the March 4, 1999 Hillsborough Township planning board resolution stating that "there shall be no further development of Lot 1.01 during the lifetime of the present owners"; and

WHEREAS, on November 3, 2022 the Hillsborough Township planning board rescinded the condition of the resolution prohibiting development while the property owners were alive, finding that there was no evidence justifying the condition; and

WHEREAS, on October 19, 2023 the application for the sale of a development easement for the subject farm identified as Block 207, Lot 1.01, Hillsborough Township, Somerset County, totaling approximately 22.532 gross survey acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owners received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is located in the County's Hillsborough Project Area; and

WHEREAS, the Property includes no exception areas, resulting in approximately 22.532 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,
- 2) Zero (0) housing opportunities
- 3) Zero (0) Residual Dwelling Site Opportunities (RDSO)
- 4) Zero (0) agricultural labor units
- 5) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in hay production; and

WHEREAS, the Property has a quality score of 62.06 which exceeds 41, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11(d), On December 21, 2022, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$44,000 per acre based on zoning and environmental regulations in place as of the current valuation date July 13, 2022; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the County's offer of \$44,000 per acre for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), on August 22, 2032, the Hillsborough Township Committee approved the application for the sale of development easement and a funding commitment of \$8,800 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on August 28, 2023, the Somerset County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on November 28, 2023, the Board of County Commissioners introduced a resolution, which is anticipated for adoption on December 19, 2023, granting final approval and a commitment of funding for \$8,800 per acre to cover the local cost share; and

WHEREAS, since the County is exercising due diligence for the purchase of the easement and is utilizing SADC base grant funding, the SADC is issuing this final approval conditioned on the adoption of a final approval resolution by the Board of County Commissioners; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 23.21 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 23.21 acres):

	Total	Per/acre
SADC	\$612,744	(\$26,400/acre)
Hillsborough Township	\$204,248	(\$ 8,800/acre)
<u>Somerset County</u>	<u>\$204,248</u>	<u>(\$ 8,800/acre)</u>
Total Easement Purchase	\$1,021,240	(\$44,000/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$612,744 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d);



NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 23.21 net easement acres, at a State cost share of \$26,400 per acre, (60% of certified easement value and purchase price), for a total grant of approximately \$612,744 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C.
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC's cost share grant to the county shall be conditioned upon the Board of County Commissioners adoption of a resolution of final approval as required by N.J.A.C. 2:76-6.10 and 17.13.
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

12/7/2023  
Date

  
\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	RECUSED
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

:

[https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/18-0234-PG/Acquisition/Final Approval & Closing Documents/Drenchko\\_SADC County PIG Final Approval\\_12.07.2023.docx](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/18-0234-PG/Acquisition/Final Approval & Closing Documents/Drenchko_SADC County PIG Final Approval_12.07.2023.docx)

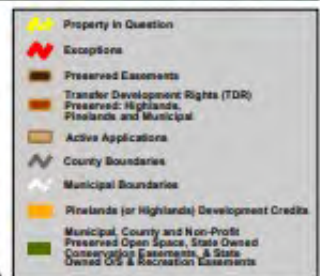
# Preserved Farms and Active Applications Within Two Miles



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Drenchko, Peter & Elizabeth K., et al  
Block 207 Lot 1.01 (22.64 ac)  
Gross total = 22.64 ac  
Hillsborough Township, Somerset County



Sources:  
NJ Farmland Preservation Program  
NJDOT Parcel data  
USDOT National Pipeline Mapping System  
NJDEP Conservation/Open Space Easement Data  
NJDOT Road Data  
NJ Highlands Council Data  
NJ Pinelands Commission PDC Data  
NJDOT/OGIS 2020 Digital Aerial Image

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

October, 18, 2022

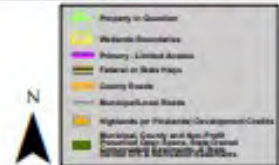
# Wetlands



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Drenchko, Peter & Elizabeth K., et al  
Block 207 Lot 1.01 (22.64 ac)  
Gross total = 22.64 ac  
Hillsborough Township, Somerset County



**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
W - Water

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

**Sources:**  
NJ Farmland Preservation Program  
NJDOT Parcel data  
Green Acres Conservation Easement Data  
NJDEP Wetlands Claim Line  
NJDEP 2015 Landuse/Landcover Data  
NJDEP Open Space  
NJDOT Road Data  
NJ Highlands Council Data  
NJ Pinelands Commission PDC Data  
NJOT/IGIS 2020 Digital Aerial Image

October 18, 2022



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Drenchko, Peter & Elizabeth K., et al

18-0234-PG

PIG EP - Municipal 2007 Rule

23 Acres

Block 207	Lot 1.01	Hillsborough Twp.	Somerset County
<b>SOILS:</b>		Prime	96% * .15 = 14.40
		Statewide	4% * .1 = .40
			<b>SOIL SCORE: 14.80</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	83% + .15 = 12.45
		Woodlands	17% + 0 = .00
			<b>TILLABLE SOILS SCORE: 12.45</b>
<b>FARM USE:</b>	Hay		19 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2024R12(5)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
SALEM COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Bishop, Kevin & Jessica (“Owners”)  
SADC ID# 17-0257-PG  
Upper Pittsgrove Township, Salem County  
N.J.A.C. 2:76-17 et seq.**

**DECEMBER 7, 2023**

WHEREAS, on February 10, 2023, the application for the sale of a development easement for the subject farm identified as Block 50, Lot 1.02, Upper Pittsgrove Township, Salem County, totaling approximately 34.4 gross acres hereinafter referred to as “the Property” (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant (“PIG”) criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owners received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is located in the County's Cohansey-Pole Tavern-Pine Tavern (1) Project Area; and

WHEREAS, the Property includes one (1), approximately 1.5acre non-severable exception area for future flexibility but with zero (0) single family residential opportunities resulting in approximately 32.9 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1.5-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to zero single family residential units
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,
- 2) Zero (0) housing opportunities
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in corn and hay production; and

WHEREAS, the Property has a quality score of 71.96, which exceeds 48, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11(d), on August 17, 2023, accordance with Resolution #FY2020R4(14), Executive Director Payne and Acting Chairman Atchison certified the Development Easement value of \$6,600 per acre based on zoning and environmental regulations in place as of the current valuation date July 11, 2023; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the County's offer of \$6,600 per acre for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), on October 10, 2023, the Pilesgrove Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on September 27, 2023, the Salem County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on October 4, 2023, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$2,400 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 33.89 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 33.89 acres):

	Total	Per/acre
SADC	\$142,338	(\$4,200/acre)
<u>Salem County</u>	<u>\$ 81,336</u>	<u>(\$2,400/acre)</u>
Total Easement Purchase	\$223,674	(\$6,600/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$142,338 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d);



NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 33.89 net easement acres, at a State cost share of \$4,200 per acre, (63.64% of certified easement value and purchase price), for a total grant of approximately \$142,338 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C.
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

12/7/2023

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

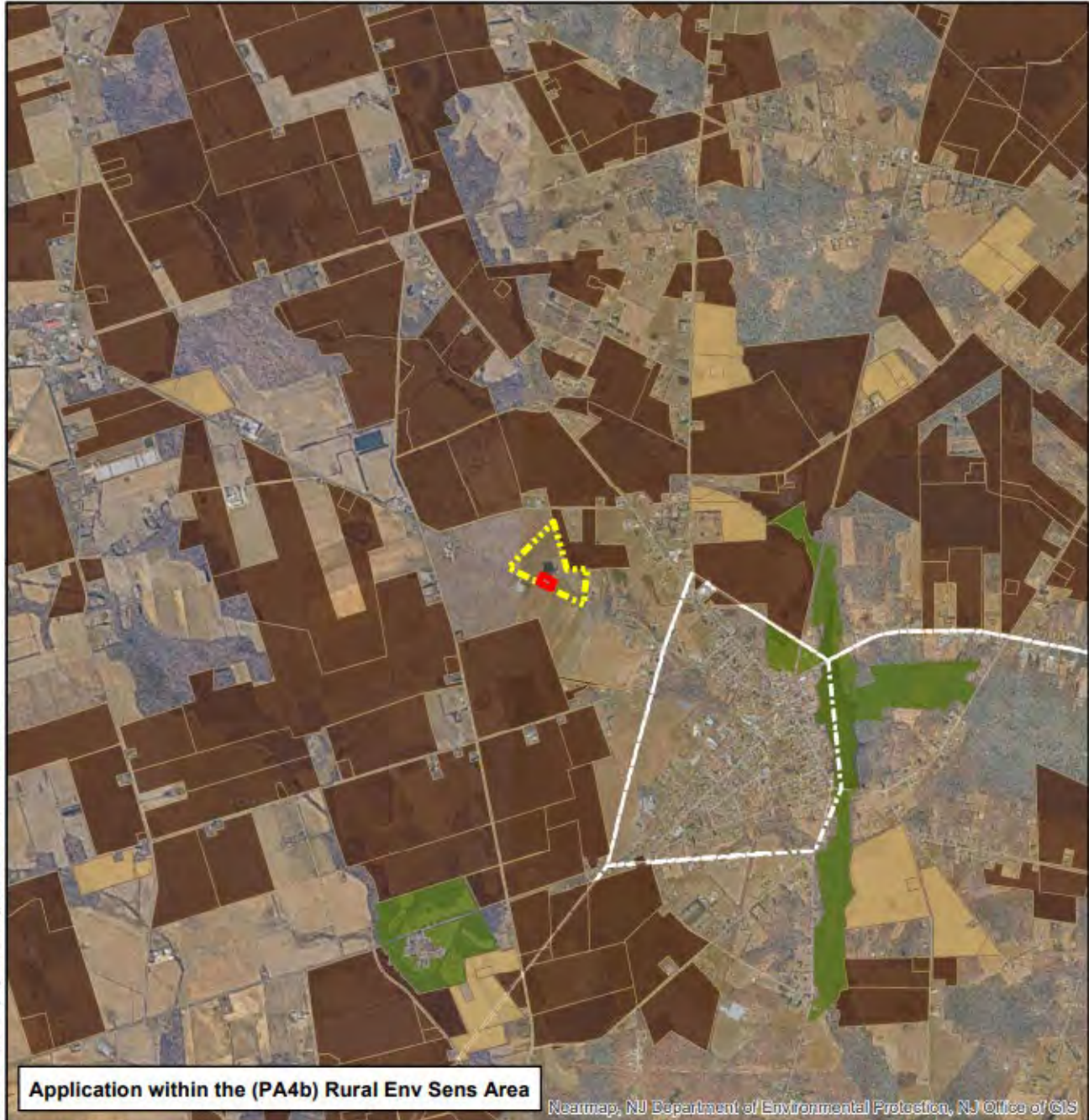
**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

[https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/17-0257-PG/Acquisition/Final Approval & Closing/SADC County PIG Final Approval\\_Mtg Date Name.docx](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/17-0257-PG/Acquisition/Final Approval & Closing/SADC County PIG Final Approval_Mtg Date Name.docx)

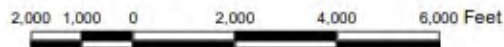
# Preserved Farms and Active Applications Within Two Miles

X:\counties\sa\col\projects\Bishop, Kevin & Jessica 2mile 3.mxd



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Bishop, Kevin & Jessica  
Block 50 Lots P/O 1.02 (32.9 ac) &  
P/O 1.02-EN (non-severable exception - 1.5 ac)  
Gross Total 34.4 ac  
Upper Pittsgrove Twp., Salem County



- Property In Question
- Exceptions
- Preserved Easements
- Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

Sources:  
NJ Farmland Preservation Program  
NJGIT Parcel data  
NJDEP Conservation/Open Space Easement Data  
NJGIT Nearmap 2021 Digital Aerial Image

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

# Wetlands



A:\courses\enr\enr\project\training\Kevin & Jessica 1/11/21

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Bishop, Kevin & Jessica  
Block 50 Lots P/O 1.02 (32.9 ac) &  
P/O 1.02-EN (non-severable exception - 1.5 ac)  
Gross Total 34.4 ac  
Upper Pittsgrove Twp., Salem County



Sources:  
NJ Farmland Preservation Program  
NJOIT Parcel data  
NJDEP 2015 LU/LC Data  
NJDOT Road Data  
NJOIT Nearmap 2021 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

	Property In Question
	EN - (Non-Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads



**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Bishop, Kevin & Jessica  
17-0257-PG  
County PIG Program  
33 Acres

Block 50	Lot 1.02	Upper Pittsgrove Twp. Salem County			
<b>SOILS:</b>		Other	1% * 0	=	.00
		Prime	64% * .15	=	9.60
		Statewide	35% * .1	=	3.50
				<b>SOIL SCORE:</b>	<b>13.10</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	97% * .15	=	14.55
		Wetlands/Water	.2% * 0	=	.00
		Woodlands	2.8% * 0	=	.00
				<b>TILLABLE SOILS SCORE:</b>	<b>14.55</b>
<b>FARM USE:</b>	Corn-Cash Grain		9 acres		
	Hay		24 acres		

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st (1.5) acres for Farm market  
Exception is not to be severed from Premises  
Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2024R12(6)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**PIESGROVE TOWNSHIP**  
**for the**  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of Reilly, Aileen Melissa & Chandler, Jeremy (Lot 3) (“Owners”)**  
**SADC ID# 17-0254-PG**  
**Pilesgrove Township, Salem County**  
**N.J.A.C. 2:76-17A.1, et seq.**

**DECEMBER 7, 2023**

WHEREAS, on November 11, 2022, the application for the sale of a development easement for the subject farm identified as Block 74, Lot 3, Pilesgrove Township, Salem County, totaling approximately 22.5 gross acres hereinafter referred to as “the Property” (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, the Township has met the Municipal Planning Incentive Grant (“PIG”) criteria set forth in N.J.A.C. 2:76-17A.6 and 7; and

WHEREAS, the Owners received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17A.5(a)1 and is located in the Township’s Woodstown Daretown Road Project Area; and

WHEREAS, the Property includes one (1), approximately 2 acre non-severable exception area for existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 20.5 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 2-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) agricultural labor units
- 3) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in soybean production; and

WHEREAS, the Green Light Approval and certification of easement value were conditioned upon the property being included as a targeted farm; and

WHEREAS, the SADC conditionally approved the Pilesgrove Township Comprehensive Plan update on May 25, 2023 which added the Property as a targeted farm; and

WHEREAS, the SADC Green Light Approval noted areas of concern in the 2020 aerial imagery and this final approval and SADC cost share grant to Pilesgrove is conditioned on remediation of the erosion and stabilization of the area to the SADC's satisfaction prior to closing; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11(d), on March 29, 2023, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Chairman Fisher certified the Development Easement value of \$5,700 per acre based on zoning and environmental regulations in place as of the current valuation date February 15, 2023; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.12(b), the Owner accepted the Township's offer of \$5,700 per acre for the purchase of the development easement on the Premises; and

WHEREAS, on August 23, 2023, the Township prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17A.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on August 22, 2023, the Pilesgrove Township Committee approved the application for the sale of development easement and a funding commitment of \$975 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on August 23, 2023, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on September 6, 2023, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$975 per acre to cover the local cost share; and

WHEREAS, the Municipality has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 21.12 acres will be utilized to calculate the grant need; and



WHEREAS, the estimated cost share breakdown is as follows (based on 21.12 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$79,200	(\$3,750/acre)
Pilesgrove Township	\$20,592	(\$975/acre)
<u>Salem County</u>	<u>\$20,592</u>	<u>(\$975/acre)</u>
Total Easement Purchase	\$120,384	(\$5,700/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), if there are insufficient funds available in a Municipality's base grant, it may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting \$79,200 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15(b), the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds, provided the Township's request for reimbursement is submitted within 120 days of the purchase of the development easement;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Premises, comprising approximately 21.12 net easement acres, at a State cost share of \$3,750 per acre, (65.79% of certified easement value and purchase price), for a total grant of approximately \$79,200 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C.
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.

5. The SADC will be providing its grant directly to the County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b).
6. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

\_\_\_12/7/2023\_\_\_  
Date



\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

# Wetlands



X:\counties\is\alco\projects\Reilly, Aileen Melissa & Chandler, Jeremy (Lot 3) fww.mxd

Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Reilly, Aileen Melissa & Chandler, Jeremy (Lot 3)  
Block 74 Lots P/O 3 (20.5 ac); &  
P/O 3-EN (non-severable exception - 2.0 ac)  
Gross Total = 22.5 ac  
Pilesgrove Twp., Salem County



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

**Sources:**  
NJ Farmland Preservation Program  
NJOT Parcel data  
Green Acres Conservation Easement Data  
NJDEP Open Space  
NJDOT Road Data  
NJOT/OGIS 2020 Digital Aerial Image

**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

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# Preserved Farms and Active Applications Within Two Miles

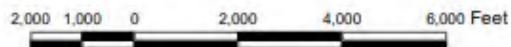
X:\counties\esab\projects\Reilly, Aileen Melissa & Chandler, Jeremy (Lot 3) 2mile.mxd



**Application within the (PA4) Rural Area**

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Reilly, Aileen Melissa & Chandler, Jeremy (Lot 3)  
Block 74 Lots P/O 3 (20.5 ac); &  
P/O 3-EN (non-severable exception - 2.0 ac)  
Gross Total = 22.5 ac  
Pilesgrove Twp., Salem County



**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors.



Sources:  
NJ Farmland Preservation Program  
NJGIT Parcel data  
NJDEP Conservation/Open Space Easement Data  
NJDOT Road Data  
NJGIT/OGIS 2020 Digital Aerial Image

July 22, 2022

SADC Municipal Pig Financial Status  
Pilesgrove Township, Salem County

Schedule B

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant				
						Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	
														Fiscal Year 09
														5,250,000.00
17-0094-PG	Williams Lot 1	29.7190	29.7190	9,800.00	5,880.00	291,246.20	174,747.72	145,139.28	28,640.80	146,106.92	146,106.92	146,106.92	5,103,893.08	
17-0092-PG	Lippincott	152.8340	152.8340	8,200.00	5,000.00	1,253,238.80	764,170.00	643,538.12	154,469.32	609,700.68	609,700.68	609,700.68	4,494,192.40	
17-0126-PG	Robbins	72.6190	72.1060	9,050.00	5,430.00	652,559.30	391,535.58	331,687.59	70,663.88	320,871.70	320,871.70	320,871.70	4,173,320.70	
	Lippincott ancillary											13,607.00	4,159,713.70	
	Williams ancillary											9,127.50	4,150,586.20	
17-0054-PG	Fitton	50.0610	50.0610	9,700.00	5,820.00	485,591.70	291,355.02			291,355.02	291,355.02	291,355.02	3,859,231.18	
17-0143-PG	Peters	37.0200	37.0200	9,300.00	5,580.00	344,286.00	206,571.60			206,571.60	206,571.60	206,571.60	3,652,659.58	
	Fitton and Peters ancillary											13,972.00	3,638,687.58	
17-0144-PG	Ostrum, Gordon J. Jr.	31.6400	31.4840	8,000.00	3,938.68	253,120.00	124,005.55	128,475.64	18,459.55	124,977.97	124,005.55	124,005.55	3,514,682.03	
	Robbins ancillary											8,433.50	3,506,248.53	
17-0153-PG	Wentzell, Wayne & Marlene	33.8070	33.8070	6,930.00	2,310.00	234,282.51	78,094.17	156,188.34	78,094.17	75,741.43	78,094.17	78,094.17	3,428,154.36	
17-0154-PG	Stoms, William K. (Revocable Trust)	16.0180	16.0180	7,500.00	2,500.00	120,135.00	40,045.00	80,090.00	34,438.70	38,042.75	40,045.00	40,045.00	3,388,109.36	
17-0155-PG	Atanasio, Philip R.	39.0840	39.0840	7,040.00	2,399.40	275,151.36	93,777.96	181,373.40	66,466.44	94,305.63	93,777.96	93,777.96	3,294,331.40	
17-0175-PG	Byrnes, Edward & Barbara (Lot 2)	46.8320	46.8320	7,000.00	3,502.24	327,824.00	164,016.90	163,807.10	30,335.90	163,912.00	164,016.90	164,016.90	3,130,314.50	
17-0214-PG	Maccarone, Venerando M.	41.5940	41.5940	8,000.00	3,636.04	332,752.00	151,237.50	128,941.40	52,573.10	151,237.50	151,237.50	151,237.50	2,979,077.00	
17-0183-PG	Leone, Joseph & Nancy	58.6950	58.6950	8,500.00	4,690.64	498,907.50	283,907.50	233,371.75	18,371.75	264,740.00	283,907.50	283,907.50	2,695,169.50	
17-0232-PG	Williams, Christen M. & Melissa A.	12.9000	13.2870	6,200.00	4,000.00	82,379.40	53,148.00			53,148.00			2,642,021.50	
17-0255-PG	Reilly, Aileen Melissa & Chandler, Jeremy (L12)	19.1000	19.6700	6,800.00	3,800.00	133,756.00	74,746.00			74,746.00			2,567,275.50	
17-0254-PG	Reilly, Aileen Melissa & Chandler, Jeremy (L3)	20.5000	21.1200	5,700.00	3,750.00	120,384.00	79,200.00			79,200.00			2,488,075.50	
<b>Closed</b>	<b>12</b>	<b>609.9230</b>	<b>609.2540</b>			<b>5,069,094.37</b>	<b>2,763,464.50</b>	<b>2,192,612.62</b>	<b>552,513.61</b>					
<b>Encumbered</b>	<b>3</b>	<b>52.5000</b>	<b>54.0770</b>			<b>336,519.40</b>	<b>207,094.00</b>							
										<b>Encumber/Expended FY09</b>	-	-	<b>750,000.00</b>	-
										<b>Encumber/Expended FY11</b>	-	-	<b>500,000.00</b>	-
										<b>Encumber/Expended FY13</b>	-	-	<b>500,000.00</b>	-
										<b>Encumber/Expended FY17</b>	-	-	<b>500,000.00</b>	-
										<b>Encumber/Expended FY19</b>	<b>207,094.00</b>	-	<b>304,830.50</b>	<b>488,075.50</b>
										<b>Encumber/Expended FY20</b>				
										<b>Encumber/Expended FY21</b>	-	-	-	<b>1,000,000.00</b>
										<b>Encumber/Expended FY22</b>	-	-	-	<b>1,000,000.00</b>
										<b>Total</b>				<b>2,488,075.50</b>

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Reilly, Aileen Melissa & Chandler, Jeremy (Lot 3)  
17-0254-PG  
PIG EP - Municipal 2007 Rule  
21 Acres

Block 74	Lot 3	Pilesgrove Twp.	Salem County		
<b>SOILS:</b>		Prime	65% * .15	=	9.75
		Statewide	35% * .1	=	3.50
					<b>SOIL SCORE: 13.25</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	92% * .15	=	13.80
		Wetlands/Water	1% * 0	=	.00
		Woodlands	7% * 0	=	.00
					<b>TILLABLE SOILS SCORE: 13.80</b>
<b>FARM USE:</b>					

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st two (2) acres for Single family residence and other bldgs
    - Exception is not to be severed from Premises
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2024R12(7)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**PILESGROVE TOWNSHIP**  
**for the**  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of Reilly, Aileen Melissa & Chandler, Jeremy (Lot 12) (“Owners”)**  
**SADC ID# 17-0255-PG**  
**Pilesgrove Township, Salem County**  
**N.J.A.C. 2:76-17A.1, et seq.**

**DECEMBER 7, 2023**

WHEREAS, on August 31, 2022, the application for the sale of a development easement for the subject farm identified as Block 79, Lot 12, Pilesgrove Township, Salem County, totaling approximately 21.1 gross acres hereinafter referred to as “the Property” (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, the Township has met the Municipal Planning Incentive Grant (“PIG”) criteria set forth in N.J.A.C. 2:76-17A.6 and 7; and

WHEREAS, the Owners received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, The Property is a targeted farm pursuant to N.J.A.C. 2:76-17A.5(a)1 and is located in the Township's Woodstown Daretown Road Project Area; and

WHEREAS, the Property includes one (1), approximately 2 acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 19.1 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 2-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one (1) single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) agricultural labor units
- 3) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in soybean production; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11(d), March 29, 2023, and in accordance with Resolution #FY2020R4(14), Executive Director Payne and Chairman Fisher certified the Development Easement value of \$5,800 per acre based on zoning and environmental regulations in place as of the current valuation date February 15, 2023; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.12(b), the Owner accepted the Township's offer of \$5,800 per acre for the purchase of the development easement on the Premises; and

WHEREAS, on August 23, 2023, the Township prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17A.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on August 22, 2023, the Pilesgrove Township Committee approved the application for the sale of development easement and a funding commitment of \$1,000 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on August 23, 2023, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on September 6, 2023, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$1,000 per acre to cover the local cost share; and

WHEREAS, the Municipality has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 19.67 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 19.67 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$ 75,746	(\$3,800/acre)
Pilesgrove Township	\$ 19,670	(\$1,000/acre)
<u>Salem County</u>	<u>\$ 19,670</u>	<u>(\$1,000/acre)</u>
Total Easement Purchase	\$114,086	(\$5,800/acre)

WHEREAS, pursuant to N.J.A.C. 2:76 17A.14(c), if there are insufficient funds available in a Municipality's base grant, it may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting \$75,746 in base grant funding which is available at this time (Schedule B); and



WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15(b), the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds, provided the Township's request for reimbursement is submitted within 120 days of the purchase of the development easement;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Premises, comprising approximately 19.67 net easement acres, at a State cost share of \$5,800 per acre, (65.52% of certified easement value and purchase price), for a total grant of approximately \$75,746 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C.
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC will be providing its grant directly to the County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b).
6. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area

such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

12/7/2023  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

# Wetlands



X:\counties\salco\projects\Reilly, Aileen Melissa & Chandler, Jeremy (Lot 12) fww.mxd

Application within the (PA 4) Rural Area

**FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee**

Reilly, Aileen Melissa & Chandler, Jeremy (Lot 12)  
Block 79 Lots P/O 12 (19.1 ac); &  
P/O 12-EN (non-severable exception - 2.0 ac)  
Gross Total = 21.1 ac  
Pilesgrove Twp., Salem County



**Sources:**  
NJ Farmland Preservation Program  
NJOTI Parcel data edit to adjacent Open Space data  
Green Acres Conservation Easement Data  
NJDEP Tidelands Claim Line  
NJDEP Open Space  
NJDOT Road Data  
NJOTI/GIS 2020 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

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



**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Total Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

# Preserved Farms and Active Applications Within Two Miles

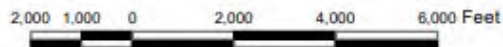


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**Application within the (PA4) Rural Area**

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Reilly, Aileen Melissa & Chandler, Jeremy (Lot 12)  
Block 79 Lots P/O 12 (19.1 ac); &  
P/O 12-EN (non-severable exception - 2.0 ac)  
Gross Total = 21.1 ac  
Pilesgrove Twp., Salem County



**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

- Property In Question
- Exceptions
- Preserved Easements
- Transfer Development Rights (TDR)
- Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



Sources:  
NJ Farmland Preservation Program  
NJOT Parcel data edited to adjacent Open Space data  
NJDEP Conservation/Open Space Easement Data  
NJDOT Road Data  
NJOT/OGIS 2020 Digital Aerial Image



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Reilly, Aileen Melissa & Chandler, Jeremy (Lot 12)  
17-0255-PG  
PIG EP - Municipal 2007 Rule  
19 Acres

Block 79	Lot 12	Pilesgrove Twp.	Salem County		
<b>SOILS:</b>		Other	1% * 0	=	.00
		Prime	89% * .15	=	13.35
		Statewide	10% * .1	=	1.00
					<b>SOIL SCORE: 14.35</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	98% * .15	=	14.70
		Wetlands/Water	1% * 0	=	.00
		Woodlands	1% * 0	=	.00
					<b>TILLABLE SOILS SCORE: 14.70</b>

**FARM USE:**

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st two (2) acres for Future SFR
    - Exception is not to be severed from Premises
    - Exception is to be limited to one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2024R12(8)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
BOROUGH of PEAPACK and GLADSTONE  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Smith, John Charles (“Owners”)  
SADC ID# 18-0233-PG  
Peapack & Gladstone Township, Somerset County  
N.J.A.C. 2:76-17A.1, et seq.**

**DECEMBER 7, 2023**

WHEREAS, on February 22, 2021, the application for the sale of a development easement for the subject farm identified as Block 6, Lot 3, Peapack & Gladstone Township, Somerset County, totaling 43.278 gross survey acres hereinafter referred to as “the Property” (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, the Township has met the Municipal Planning Incentive Grant (“PIG”) criteria set forth in N.J.A.C. 2:76-17A.6 and 7; and

WHEREAS, the Owner received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, The Property is a targeted farm pursuant to N.J.A.C. 2:76-17A.5(a)1 and is located in the Township's Upper Raritan Project Area and in the Highlands Planning Area; and

WHEREAS, the Property includes no exception areas, resulting in 43.278 net survey acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,
- 2) Zero (0) housing opportunities
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in hay production; and

WHEREAS, the Property is in the Highlands Planning Area and, pursuant to N.J.S.A. 13:8C-38j., as amended by P.L. 2016, Chapter 136, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the Owner provided a deed showing that the property has been owned by John Charles Smith since at least 1991; therefore the property is eligible for, and must be appraised under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, on July 13, 2022, and in accordance with Resolution #FY2020R4(14), Executive Director Payne and Chairman Fisher certified the Development Easement value of \$37,000 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$31,000 per acre based on zoning and environmental regulations in place as of the current valuation date January 12, 2022; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.12(b), the Owner accepted the Township's offer of \$37,000 per acre for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on September 26, 2023, the Peapack & Gladstone Township Committee approved the application for the sale of development easement and a funding commitment of \$3,700 per acre, and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on October 23, 2023, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on November 28, 2023, the Board of County Commissioners introduced a resolution, which is anticipated for adoption on December 19, 2023, granting final approval and a commitment of funding for \$11,100 per acre to cover the local cost share; and

WHEREAS, since the County is exercising due diligence for the purchase of the easement and is utilizing SADC base grant funding, the SADC is issuing this final approval conditioned on the adoption of a final approval resolution by the Board of County Commissioners; and

WHEREAS, the Municipality has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 44.576 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 44.576 acres):

	Total	Per/acre
SADC	\$ 989,587.20	(\$22,200/acre)
Somerset County	\$ 494,793.60	(\$11,100/acre)
Peapack & Gladstone Township	\$ 164,932.20	(\$ 3,700/acre)
Total Easement Purchase	\$1,649,313.00	(\$37,000/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14(c), the Township is requesting \$989,587.20 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15(b), the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.16 and N.J.A.C. 2:76-6.11(d)3, the SADC shall provide



a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds, provided the Township's request for reimbursement is submitted within 120 days of the purchase of the development easement;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Premises, comprising approximately 44.756 net easement acres, at a State cost share of \$22,200 per acre, (60% of certified easement value and purchase price), for a total grant of approximately \$989,587.20 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C.
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC will be providing its grant directly to the County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b).
6. The SADC's cost share grant to the County shall be conditioned upon the Board of County Commissioners adoption of a resolution of final approval as required by N.J.A.C. 2:76-6.10 and 17A.13.
7. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

12/7/2023 \_\_\_\_\_  
Date

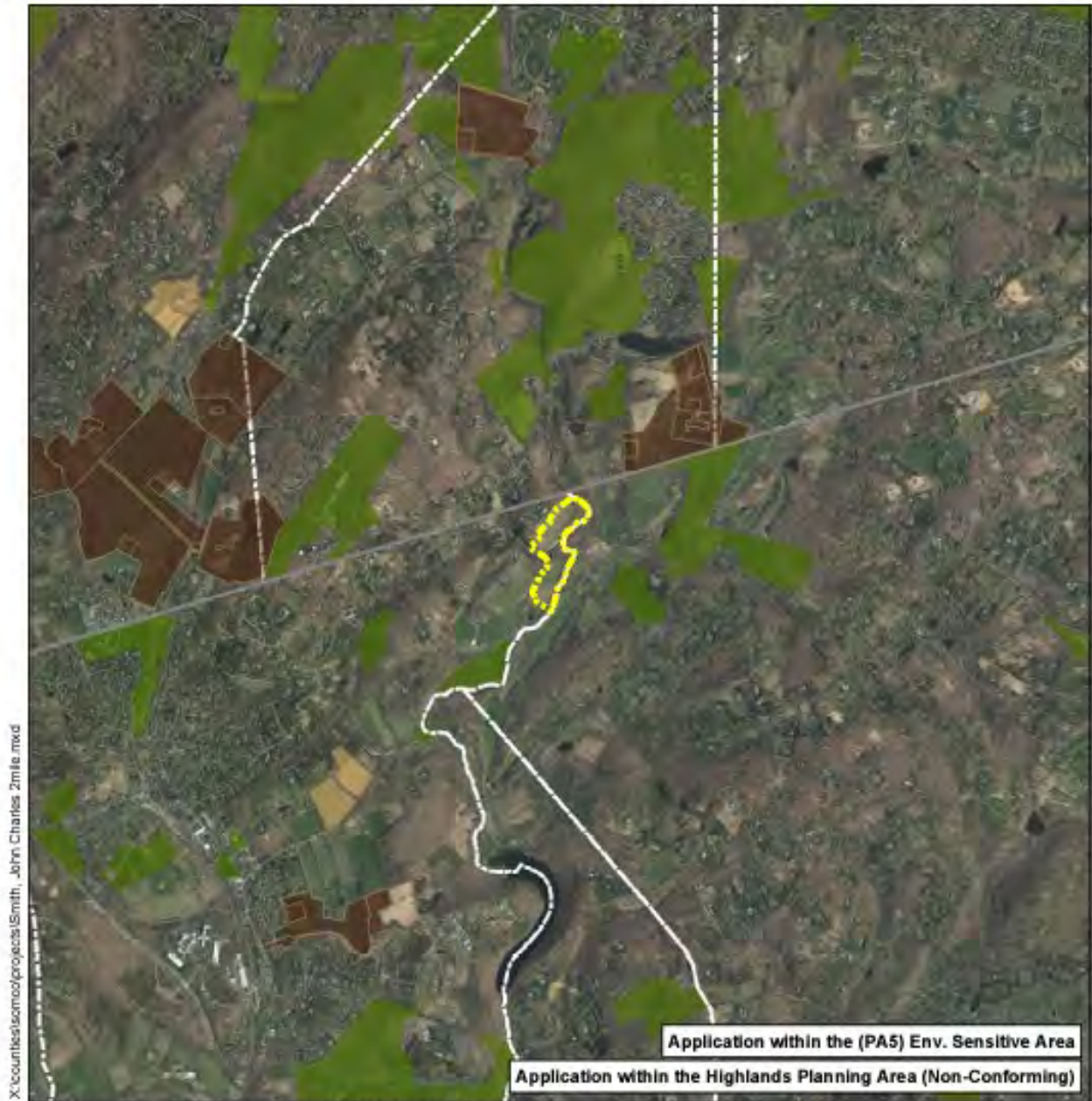


\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	RECUSED
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

## Preserved Farms and Active Applications Within Two Miles



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### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Smith, John Charles  
Block 6 Lot 3 (36.7 ac)  
Gross total = 36.7 ac  
Peapack Gladstone Borough, Somerset County

2,000 1,000 0 2,000 4,000 6,000 Feet



- Property In Question
- Preserved Easements
- Transfer Development Rights (TDR)
- Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

Source:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NHDOTGIS 2010 Digital Aerial Image

**NOTE:**  
The parcel location, and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors.

January 10, 2021

# Wetlands



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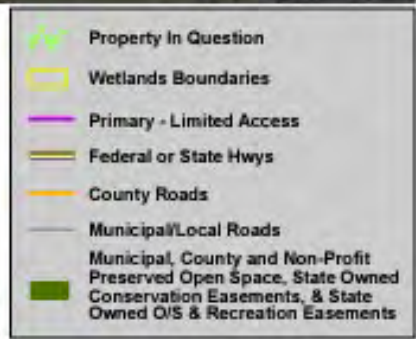
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Smith, John Charles  
Block 6 Lot 3 (36.7 ac)  
Gross total = 36.7 ac  
Peapack Gladstone Borough, Somerset County

250 125 0 250 500 Feet

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJ Highlands Council Data  
NJOT/OGI 2015 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate as it was developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring definition and location of true ground (horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

January 10, 2021

## SADC Municipal Pig Financial Status Borough of Peapack Gladstone, Somerset County

## Schedule B

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Grant				
						Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 09	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	
										Fiscal Year 19	Fiscal Year 21	Encumbered	PV	Expended
										1,500,000.00				
18-0233-PG	Smith, John Charles	43.2780	44.5760	37,000.00	22,200.00	1,649,312.00	989,587.20			989,587.20				510,412.80
<b>Closed</b>	<b>0</b>													
<b>Encumbered</b>	<b>1</b>	<b>43.2780</b>	<b>44.5760</b>			<b>1,649,312.00</b>	<b>989,587.20</b>	<b>-</b>	<b>-</b>					
										Encumber/Expended FY09	-	-	-	-
										Encumber/Expended FY11	750,000.00	-	-	-
										Encumber/Expended FY13	239,587.20	-	-	260,412.80
										Encumber/Expended FY17	-	-	-	250,000.00
										Encumber/Expended FY19	-	-	-	-
										Encumber/Expended FY20	-	-	-	-
										Encumber/Expended FY21	-	-	-	-
										<b>Total</b>				<b>510,412.80</b>

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Smith, John Charles  
18-0233-PG  
PIG EP - Municipal 2007 Rule  
37 Acres

Block 6	Lot 3	Peapack Gladstone Bor Somerset County			
<b>SOILS:</b>		Other	74% + 0	=	.00
		Statewide	26% + .1	=	2.60
				<b>SOIL SCORE:</b>	<b>2.60</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	64% + .15	=	9.60
		Wetlands/Water	13% + 0	=	.00
		Woodlands	23% + 0	=	.00
				<b>TILLABLE SOILS SCORE:</b>	<b>9.60</b>
<b>FARM USE:</b>	Hay				36 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R12(9)**

**FINAL REVIEW AND APPROVAL OF AN SADC FEE SIMPLE PURCHASE**

**On the Property of Jaindl Land Company, Inc.**

**DECEMBER 7, 2023**

Subject Property: **Jaindl Land Company, Inc.**  
White Township, Warren County  
SADC ID#: 21-0057-FS

WHEREAS, on June 5, 2023, the State Agriculture Development Committee (“SADC”) received written consent from Jaindl Land Company, Inc., hereinafter “Owner,” to appraise the value of the fee simple title to the parcels identified below in White Township, Warren County, hereinafter “the Property,” totaling approximately 571 gross acres, identified in (Schedule A); and

<b>Block</b>	<b>Lots</b>		<b>Block</b>	<b>Lots</b>		<b>Block</b>	<b>Lots</b>
1	1 and 2		5	1		7	11 - minus residence on +/- 2 acres
2	2 and 3		6	1		21	10
3	1 and 2		7	3 - minus solar field		22	1
4	1		7	4 5, 14 and 16			

WHEREAS, the SADC is authorized by N.J.S.A. 4:1C-31.1 of the Agriculture Retention and Development Act and N.J.S.A. 13:8C-37a.(4) of the Garden State Preservation Trust Act to purchase real property directly from landowners; and

WHEREAS, the Property appraised includes three (3) existing residences

- One existing single family on Block 2, Lot 1
- One existing single family on Block 7, Lot 11
- One uninhabitable single family on Block 7, Lot 4; and

WHEREAS, the Property includes an historic family cemetery on Block 7, Lot 5 that the Owner and SADC will address as a condition of closing on the purchase of the Property; and

WHEREAS, at the time of application, the Property was in soybean production; and

WHEREAS, staff evaluated this application for the purchase of farmland in accordance with N.J.A.C. 2:76-8.5 and the State Acquisition Selection Criteria approved by the SADC on September 14, 2022, which categorizes applications as “Priority”, “Alternate” and “Other”; and

WHEREAS, SADC staff determined that the Property meets the SADC’s “Priority” category for Warren County (minimum acreage of 60 and minimum quality score of 61)

because it is approximately 571 acres and has a quality score of 76.79; and

WHEREAS, on July 27, 2023, the SADC authorized the appraisal of the fee simple title to the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on September 28, 2023, the SADC reviewed the appraisals and authorized negotiations for purchase of the Property based on zoning and environmental regulations in place as of the current valuation date of July 13, 2023; and

WHEREAS, the Owner has requested that Block 2, Lot 1 and an approximately 2-acre area around the residence on Block 7, Lot 11 be excluded from the purchase; and

WHEREAS, it is the opinion of the SADC real estate appraiser that the exclusion of those areas of the Property from the purchase does not impact the SADC fee simple certified offer made to the Owner; and

WHEREAS, the Owner accepted the SADC's offer of \$48,000 per acre for the purchase of the Property, which is lower than the SADC certified value of \$50,000 per acre; and

WHEREAS, to proceed with the SADC's purchase of the Property, it is recognized that various professional services will be necessary including, but not limited to, contracts, survey, title search and insurance, environmental audits, liability insurance, and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the Property will be prepared and shall be subject to review by the SADC, the Office of the Attorney General, and the Office of the State Comptroller;

NOW THEREFORE BE IT RESOLVED:


1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for the acquisition of the Property at a value of \$48,000 per acre on an estimated 571 acres for a total of approximately \$27,408,000 and subject to the conditions in Schedule B.
3. The SADC's purchase price of the Property set forth in the approved application shall be based on the final surveyed acreage of the Property.
4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General and Office of the State Comptroller.
5. The SADC authorizes Acting Chairman Joseph A. Atchison, III or Executive Director Susan E. Payne to execute an Agreement for Purchase of Real Property and all necessary documents to contract for the professional services necessary to acquire said Property including, but not limited to, a survey, title search and insurance, environmental audits, liability insurance, and to execute all necessary documents



required to acquire the Property.

6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
7. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

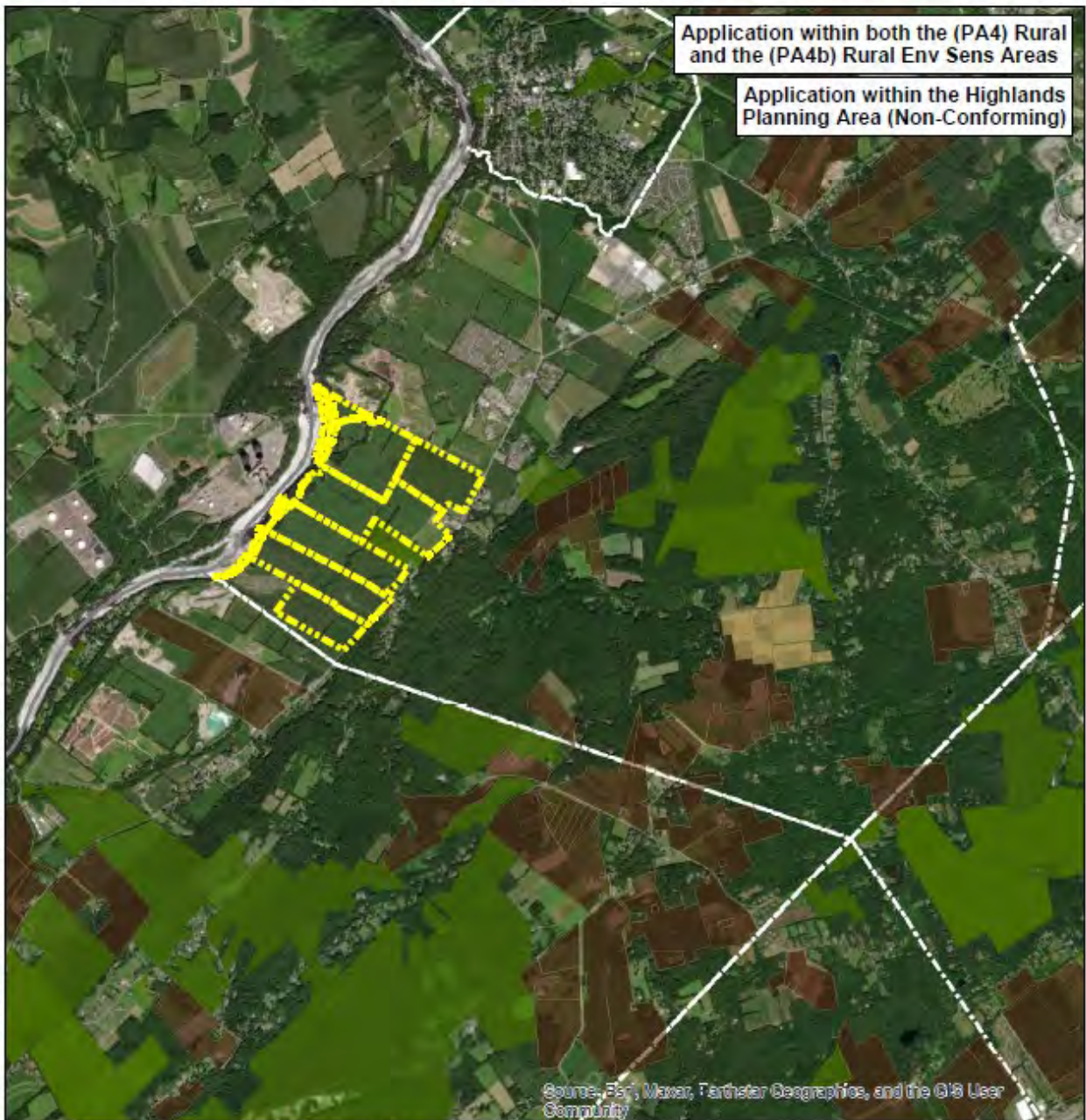
12/7/2023  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

# Preserved Farms and Active Applications Within Two Miles



X:\counties\warco\projects\landl Land Company Inc 2mile.mxd

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Jaindl Land Company Inc.  
 Block 1 Lots 1 (2.0 ac); & 2 (1.4 ac);  
 Block 2 Lots 2 (0.2 ac); & 3 (0.8 ac);  
 Block 3 Lots 1 (8.0 ac); & 2 (0.4 ac);  
 Block 4 Lot 1 (0.2 ac); Block 5 Lot 1 (0.2 ac); Block 6 Lot 1 (1.3 ac)  
 Block 7 Lots P/O 3 (56.8 ac); 4 (92.6 ac); 5 (95.5 ac);  
 11 (131.9 ac); 14 (70.9 ac); & 16 (96.1 ac)  
 Block 21 Lot 10 (9.6 ac) & Block 22 Lot 1 (2.1 ac)  
 Gross Total = 570.0 ac  
 White Twp., Warren County

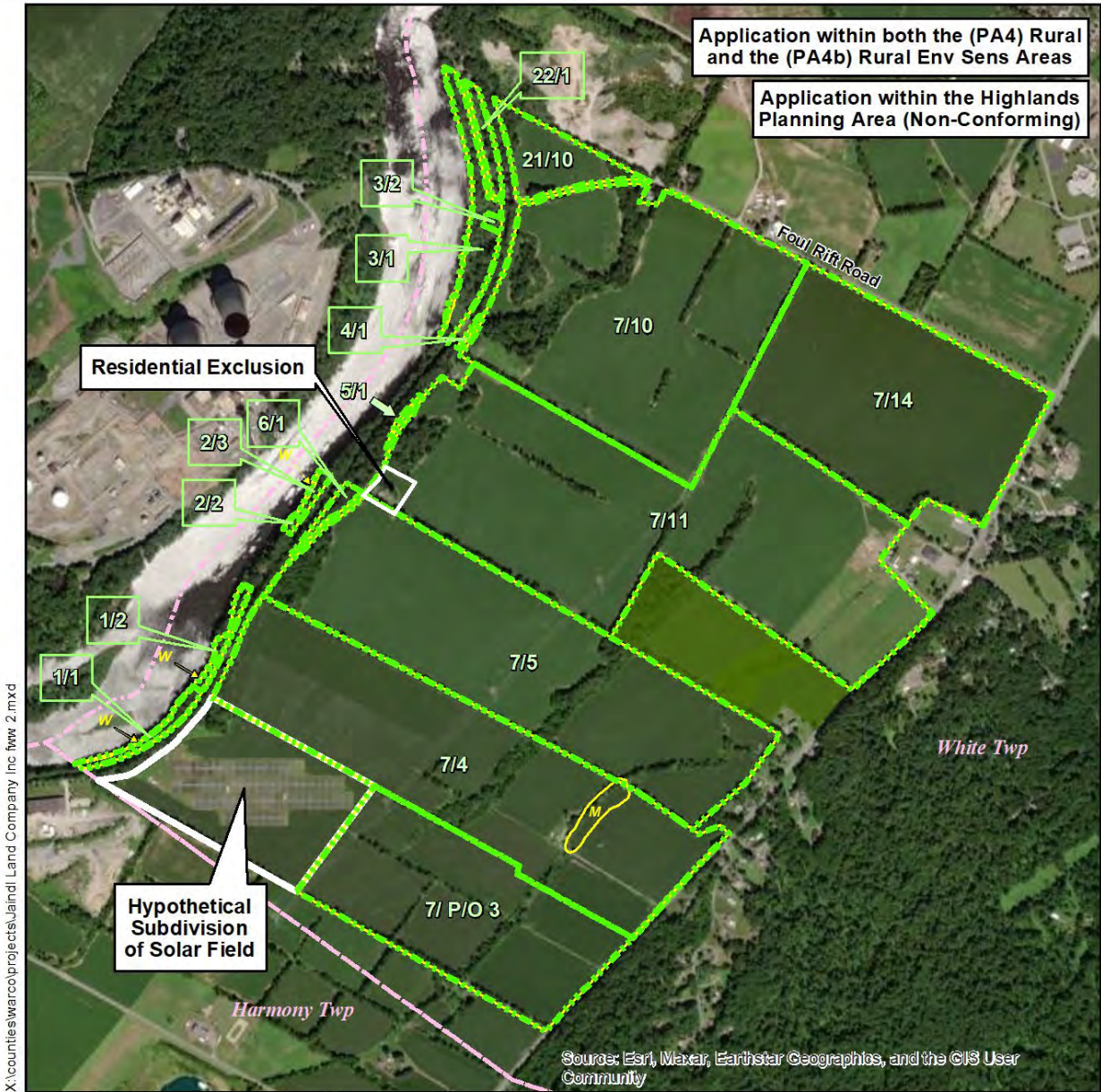
	Property in Question
	Preserved Easements
	Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County, Pinelands & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



**NOTE:**  
 The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Source:  
 NJ Farmland Preservation Program  
 NJOIT Parcel data  
 NJDEP Conservation/Open Space Assessment Data  
 NJ Highlands Council Data  
 NJOIT/News Map 2021 Digital Aerial Image and  
 ESRI World Map Imagery

# Wetlands



X:\counties\warco\projects\land\land Company Inc fww 2.mxd

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

Application within the Highlands Planning Area (Non-Conforming)

**Residential Exclusion**

**Hypothetical Subdivision of Solar Field**

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Jaindl Land Company Inc.  
 Block 1 Lots 1 (2.0 ac); & 2 (1.4 ac);  
 Block 2 Lots 2 (0.2 ac); & 3 (0.8 ac);  
 Block 3 Lots 1 (8.0 ac); & 2 (0.4 ac);  
 Block 4 Lot 1 (0.2 ac); Block 5 Lot 1 (0.2 ac); Block 6 Lot 1 (1.3 ac)  
 Block 7 Lots P/O 3 (56.8 ac); 4 (92.6 ac); 5 (95.5 ac);  
 11 (131.9 ac); 14 (70.9 ac); & 16 (96.1 ac)  
 Block 21 Lot 10 (9.6 ac) & Block 22 Lot 1 (2.1 ac)  
 Gross Total = 570.0 ac  
 White Twp., Warren County



**Sources:**  
 NJ Farmland Preservation Program  
 NJOIT Parcel data  
 Green Acres Conservation Easement Data  
 NJDEP 2015 Landuse/Landcover Data  
 NJDEP Open Space  
 NJDOT Road Data  
 ESRI World Imagery

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

	Property In Question
	Wetlands Boundaries
	Hypothetical Subdivision for Solar Field
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Municipal Boundaries
<b>Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, State Owned O/S &amp; Recreation Easements, &amp; Pinelands PDCs and Preserved Lands</b>	



**Wetlands Legend:**  
 F - Freshwater Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Tidal Wetlands  
 N - Non-Wetlands  
 B - 300' Buffer  
 W - Water

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Jaindl Land Company Inc.  
Fee Simple - SADC  
570 Acres

Block 22	Lot 1	White Twp.	Warren County
Block 1	Lot 1	White Twp.	Warren County
Block 7	Lot 16	White Twp.	Warren County
Block 7	Lot 14	White Twp.	Warren County
Block 7	Lot 11	White Twp.	Warren County
Block 7	Lot 5	White Twp.	Warren County
Block 7	Lot 4	White Twp.	Warren County
Block 7	Lot P/O 3	White Twp.	Warren County
Block 6	Lot 1	White Twp.	Warren County
Block 5	Lot 1	White Twp.	Warren County
Block 4	Lot 1	White Twp.	Warren County
Block 3	Lot 2	White Twp.	Warren County
Block 3	Lot 1	White Twp.	Warren County
Block 2	Lot 3	White Twp.	Warren County
Block 2	Lot 2	White Twp.	Warren County
Block 1	Lot 2	White Twp.	Warren County
Block 21	Lot 10	White Twp.	Warren County
<b>SOILS:</b>			
		Other	14.5% * 0 = .00
		Prime	77% * .15 = 11.55
		Statewide	8.5% * .1 = .85
			<b>SOIL SCORE: 12.40</b>
<b>TILLABLE SOILS:</b>			
		Cropland Harvested	86% * .15 = 12.90
		Wetlands/Water	.1% * 0 = .00
		Woodlands	13.9% * 0 = .00
			<b>TILLABLE SOILS SCORE: 12.90</b>
<b>FARM USE:</b>			

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
Standard Single Family
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R12(10)**

**FINAL REVIEW AND APPROVAL OF AN SADC FEE SIMPLE PURCHASE**

**On the Property of Schmied, Wayne R.**

**DECEMBER 7, 2023**

Subject Property: **Schmied, Wayne R.**  
Block 11, Lots 2 & 2.06 – Holland Township, Hunterdon County  
SADC ID#: 10-0088-FS

WHEREAS, on October 3, 2022, the State Agriculture Development Committee (“SADC”) received an application from Schmied, Wayne R., hereinafter “Owner,” to sell the fee simple title to property identified as Block 11, Lots 2 & 2.06 – Holland Township, Hunterdon County, hereinafter “the Property,” totaling approximately 117.4 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized by N.J.S.A. 4:1C-31.1 of the Agriculture Retention and Development and N.J.S.A. 13:8C-37a.(4) of the Garden State Preservation Trust Act to purchase real property directly from landowners; and

WHEREAS, the Property includes two (2) existing residences and no pre-existing non-agricultural uses; and

WHEREAS, the Property includes the remnants of two (2) former dairy barns destroyed by fire in May 2022, the debris from which the landowner will be responsible to remove and properly dispose of to the SADC’s satisfaction prior to and as a condition of closing; and

WHEREAS, the SADC will obtain, at a minimum, a Phase II environmental review of the barn area, together with a Phase I environmental review of the entire Property and such other environmental investigations which may be found necessary; and

WHEREAS, at the time of application, the Property was in hay production; and

WHEREAS, staff evaluated this application for the purchase of farmland in accordance with N.J.A.C. 2:76-8.5 and the State Acquisition Selection Criteria approved by the SADC on September 2, 2021, which categorizes applications as “Priority”, “Alternate” and “Other” ; and

WHEREAS, SADC staff determined that the Property meets the SADC’s “Priority” category for Hunterdon County (minimum acreage of 47 and minimum quality score of 57) because it is approximately 117.4 acres and has a quality score of 66.09; and

WHEREAS, on October 27, 2022, the SADC granted preliminary approval (Resolution #FY2023R10(6)) to proceed with the fee purchase of the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on May 25, 2023, the SADC certified a “before” value of \$10,000 per acre plus an improvement value of \$500,000 based on zoning and environmental regulations in place as of the current valuation date of February 24, 2023; and

WHEREAS, the Owner accepted the SADC’s offer of \$10,000 per acre plus an improvement value of \$500,000 for the purchase of the real property; and

WHEREAS, to proceed with the SADC’s purchase of the Property, it is recognized that various professional services will be necessary including, but not limited to, contracts, survey, title search and insurance, environmental audits, liability insurance, and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the Property will be prepared and shall be subject to review by the SADC and the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the real property at a value of \$10,000 per acre plus an improvement value of \$500,000 for a total of approximately \$1,675,000 and subject to the conditions in Schedule B.
3. This final approval is conditioned upon the landowner’s removal and disposal of all debris and rubbish from the fire damage. Debris removal shall be completed in a manner satisfactory to the SADC prior to, and as a condition of, closing.
4. The SADC's purchase price of the Property set forth in the approved application shall be based on the final surveyed acreage of the Property.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Acting Chairman Joseph A. Atchison, III or Executive Director Susan E. Payne, to execute an Agreement to Sell and all necessary documents to contract for the professional services necessary to acquire said property including, but not limited to, a survey, title search and insurance, environmental audits, liability insurance, and to execute all necessary documents required to acquire the property.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor’s review period expires pursuant to N.J.S.A. 4:1C-4f.

\_12/7/2023\_\_\_\_\_  
Date



\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

# Preserved Farms and Active Applications Within Two Miles



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Application in the Highlands Planning Area (Conforming)

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Schmied, Wayne R.  
Block 11 Lots 2 (111.5 ac) & 2.06 (5.9 ac)  
Gross Total = 117.4 ac  
Holland Twp., Hunterdon County



- Property In Question
- Preserved Easements
- Transfer Development Rights (TDR)  
Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



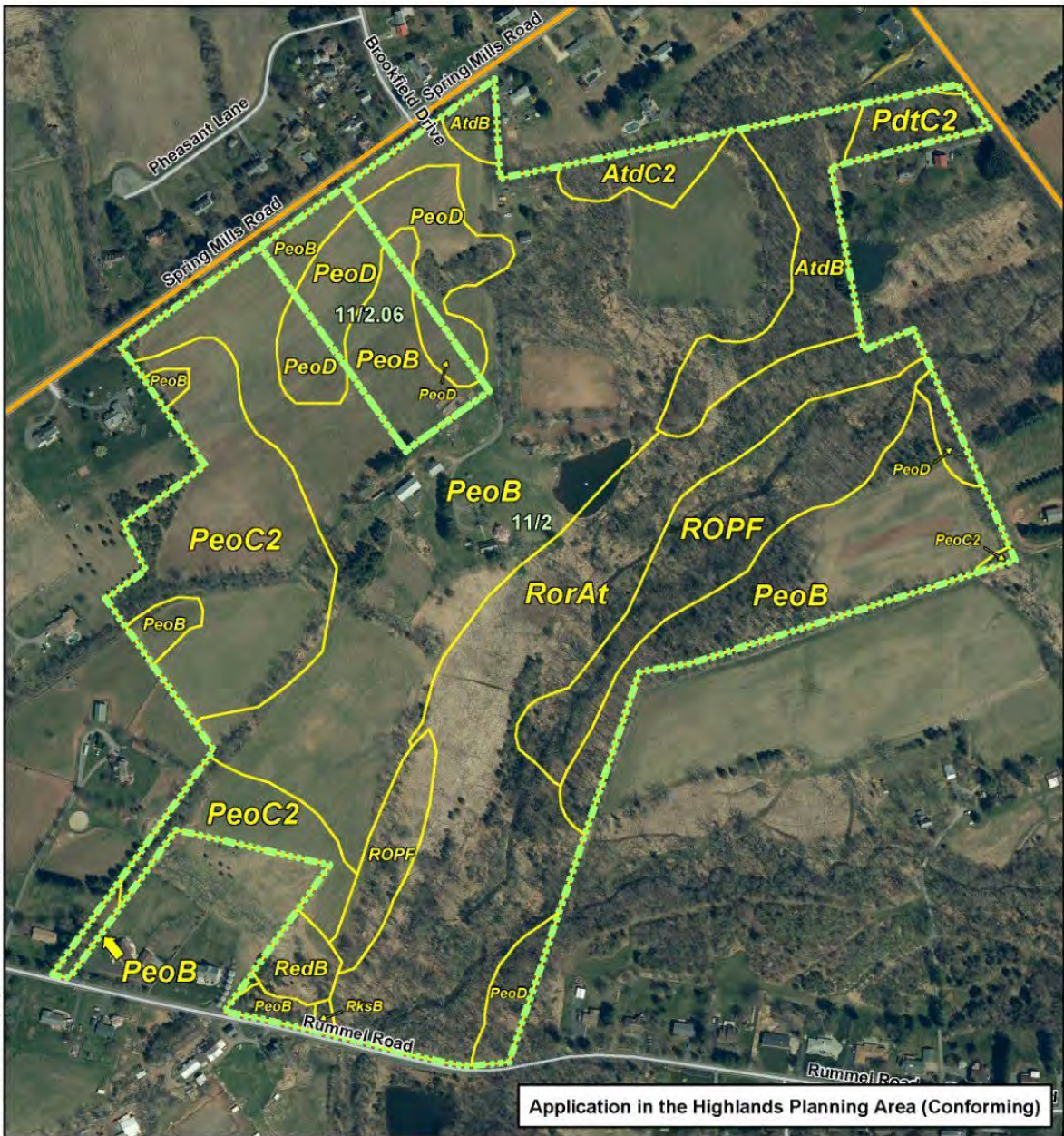
Sources:  
NJ Farmland Preservation Program  
NJDOT Parcel data  
NJDEP Conservation/Open Space Easement Data  
NJDOT Road Data  
NJ Highlands Council Data  
NJOT/OGIS 2020 Digital Aerial Image

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

October 11, 2022



# Soils



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Schmied, Wayne R.  
Block 11 Lots 2 (111.5 ac) & 2.06 (5.9 ac)  
Gross Total = 117.4 ac  
Holland Twp., Hunterdon County

	Property In Question
	Soils Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads



**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Sources:  
NJ Farmland Preservation Program  
NJOT Parcel data  
NRCS - SSURGO 2021 Soil Data  
NJ Highlands Council Data  
NJDOT Road Data  
NJOT/OGIS 2020 Digital Aerial Image

October 11, 2022

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Schmied, Wayne R.  
Fee Simple - SADC  
117 Acres

Block 11	Lot 2.06	Holland Twp.	Hunterdon County		
Block 11	Lot 2	Holland Twp.	Hunterdon County		
<b>SOILS:</b>		Other	33% +	0	= .00
		Prime	52% +	.15	= 7.80
		Statewide	15% +	.1	= 1.50
					<b>SOIL SCORE: 9.30</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	57% +	.15	= 8.55
		Wetlands/Water	43% +	0	= .00
					<b>TILLABLE SOILS SCORE: 8.55</b>
<b>FARM USE:</b>		Hay	46 acres		
		General Livestock NEC	acres		Goats and chickens

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    1. The SADC's final approval and as a condition of closing the landowner be will the removal and disposal of all debris including, but not limited to, debris and rubbish from fire damage.
  - e. Dwelling Units on Premises:  
Standard Single Family - 2
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R12(11)  
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Slate, Jane**

**DECEMBER 7, 2023**

Subject Property: **Slate, Jane**  
Block 24, Lot 6 - Holland Township, Hunterdon County  
SADC ID#: 10-0292-DE

WHEREAS, on April 7, 2023, the State Agriculture Development Committee ("SADC") received a development easement sale application from Jane Slate, hereinafter "Owner," identified as Block 24, Lot 6, Holland Township, Hunterdon County, hereinafter "the Property," totaling approximately 66.9 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Owner has received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, at the time of application the Property included one, 0.5 acre nonseverable exception for future flexibility and one (1) existing single family residence on the premises; and

WHEREAS, in consideration of the SADC's easement purchase offer, the landowner requested to expand the exception area to include the single family residence; and

WHEREAS, the SADC review appraiser concluded that this change does not impact the SADC's certified value and easement offer; and

WHEREAS, the Property now includes one (1), approximately 3 acre non-severable exception area for and restricted to one (1) existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 63.9 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 3-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one (1) single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in hay production; and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on September 14, 2022, which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Hunterdon County (minimum acreage of 47 and minimum quality score of 59) because it is approximately 63.9 acres and has a quality score of 59; and

WHEREAS, the Property is in the Highlands Planning Area and, pursuant to N.J.S.A. 13:8C-38j., as amended by P.L. 2016, Chapter 136, applications are eligible to be appraised based on zoning and environmental conditions in place as of 01/01/2004 if the landowners, or an immediate family member, owned the property on 01/01/2004 and continuously thereafter; and

WHEREAS, the landowner provided deeds that evidence the property has been in the immediate family since 1942, making the Property eligible for appraisal under zoning and environmental conditions in place as of 01/01/2004; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on August 17, 2023, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Acting Chairman Atchison certified a development easement value of \$4,400 per acre based on zoning and environmental regulations in place as of January 1, 2004 and \$3,100 per acre based on zoning and environmental regulations in place as of the current valuation date July 12, 2023; and

WHEREAS, the Owners accepted the SADC's offer of \$4,400 per acre for the purchase of the development easement on the Premises; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$4,400 per acre for a total of approximately \$281,160 subject to the conditions contained in (Schedule B).
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
4. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Acting Chairman Joseph A. Atchison, III or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

12/7/2023

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

[https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/10-0292-DE/Acquisition/Approvals & Agreements/Slate\\_SADC Direct Final Approval\\_12.07.2023.docx](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/10-0292-DE/Acquisition/Approvals & Agreements/Slate_SADC Direct Final Approval_12.07.2023.docx)

# Project Map



U:\Stefanie\Slate, Jane L. 3.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Slate, Jane L.  
 Block 24 Lot 6 (66.9 ac)  
 3 ac non-severable exception  
 Net easement Total = 63.9 ac  
 Holland Twp., Hunterdon County



	Property In Question
	EN - (Non-Severable) Exception
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads



**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Sources:  
 NJ Farmland Preservation Program  
 NJDOT Parcel Data  
 NJDOT Road Data  
 NJDOT Near Map 2021 Digital Aerial Image

# Preserved Farms and Active Applications Within Two Miles

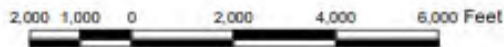
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Application in the Highlands Planning Area (Conforming)

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Slate, Jane L.  
Block 24 Lots P/O 6 (66.4 ac)  
& P/O 6-EN (non-severable exception - 0.5 ac)  
Gross Total = 66.9 ac  
Holland Twp., Hunterdon County



- Property in Question
- Exceptions
- Preserved Easements
- Transfer Development Rights (TDR)  
Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County, Pinelands & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned QIS & Recreation Easements



Sources:  
NJ Farmland Preservation Program  
NJDOT Parcel data  
USDOT National Pipeline Mapping System  
NJDEP Conservation/Open Space Easement Data  
NJDOT Road Data  
NJ Highlands Council Data  
NJDOT/Neer Map 2021 Digital Aerial Image

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

		Slate, Jane				
		Easement Purchase - SADC				
		64 Acres				
Block 24	Lot 6	Holland Twp.	Hunterdon County			
<b>SOILS:</b>		Other	49% *	0	=	.00
		Prime	22% *	.15	=	3.30
		Statewide	29% *	.1	=	2.90
					<b>SOIL SCORE:</b>	<b>6.20</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	39% *	.15	=	5.85
		Wetlands/Water	1% *	0	=	.00
		Woodlands	60% *	0	=	.00
					<b>TILLABLE SOILS SCORE:</b>	<b>5.85</b>
<b>FARM USE:</b>	Hay			40 acres		

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st three (3) acres for Existing residence and improvements  
Exception is not to be severable from Premises  
Right to Farm language is to be included in Deed of Easement  
Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R12(12)**

**Preliminary Approval of SADC Fee Simple Purchase**

**On the Property of  
Bradley Family, LP**

**DECEMBER 7, 2023**

Subject Property: Bradley Family, LP  
Block 25, Lot 1 and Block 30, Lot 3 - Mansfield Township,  
Burlington County  
SADC ID#: 03-0044-FS

WHEREAS, pursuant to N.J.A.C. 2:76-8.1, an owner of farmland may offer to sell their farmland in fee simple to the State Agriculture Development Committee ("SADC"); and

WHEREAS, on October 11, 2023, the SADC received a fee simple application from Bradley Family LP, hereinafter "Owner," identified as Block 25, Lot 1 and Block 30, Lot 3, Mansfield Township, Burlington County, hereinafter "the Property," totaling approximately 85.5 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes zero (0) existing residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in corn & soybean production; and

WHEREAS, the application has been evaluated for the sale of development easement pursuant to N.J.A.C. 2:76-8.5 and the State Acquisition Selection Criteria approved by the SADC on September 14, 2022, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, is within the County Agriculture Development Area (ADA) and has a quality score of 66.68 and contains approximately 85.5 gross acres (Schedule B); and

WHEREAS, the Property meets the SADC's Burlington County minimum criteria for the "Priority" category which requires a quality score of at least 60 combined with at least 78 acres, however, because the landowners are requesting a fee simple acquisition, staff is requesting SADC preliminary approval; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and pursuant to N.J.A.C. 2:76-8.5, the Committee can determine to proceed with the application; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.

2. The SADC grants preliminary approval to the Property for a fee simple purchase pursuant to N.J.A.C. 2:76-8.5 and N.J.A.C. 2:76-6.16 because the Property:
  - a. is above average size and quality for Burlington County and meets the criteria to be considered a "Priority" farm pursuant to N.J.A.C. 2:76-8.5(c); and
  - b. contains approximately 77.89% Prime soils and 11.13% Statewide Important soils; and
  - c. contains over 63 acres (74%) of tillable land; and
  - d. is located within the North project area as identified in Burlington County's Farmland Preservation Plan and is a targeted farm in the county's planning incentive grant programs; and
  - e. the SADC believes that the conversion of the farm to non-agricultural use would likely cause a substantial negative impact on the public investment made in farmland preservation within the project area.
  
3. The SADC authorizes staff to proceed with the following:
  - a. Enter into a 120-day option agreement with the Landowner.
  - b. Secure two independent appraisals to estimate the fair market value of the Property.
  - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC.
  
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
  
5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

12/7/2023

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

# Preserved Farms and Active Applications Within Two Miles



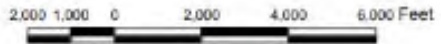
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Application within the (PA4) Rural Area

Nearmap, NJ Department of Environmental Protection, NJ Office of GIS

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Bradley Family, LP  
Block 25 Lot 1 (74.2 ac) & Block 30 Lot 3 (11.3 ac)  
Gross Total = 85.5 ac  
Mansfield Twp., Burlington County



	Property In Question
	Preserved Easements
	Transfer Development Rights (TDR) Preserved Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County, Pinelands & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

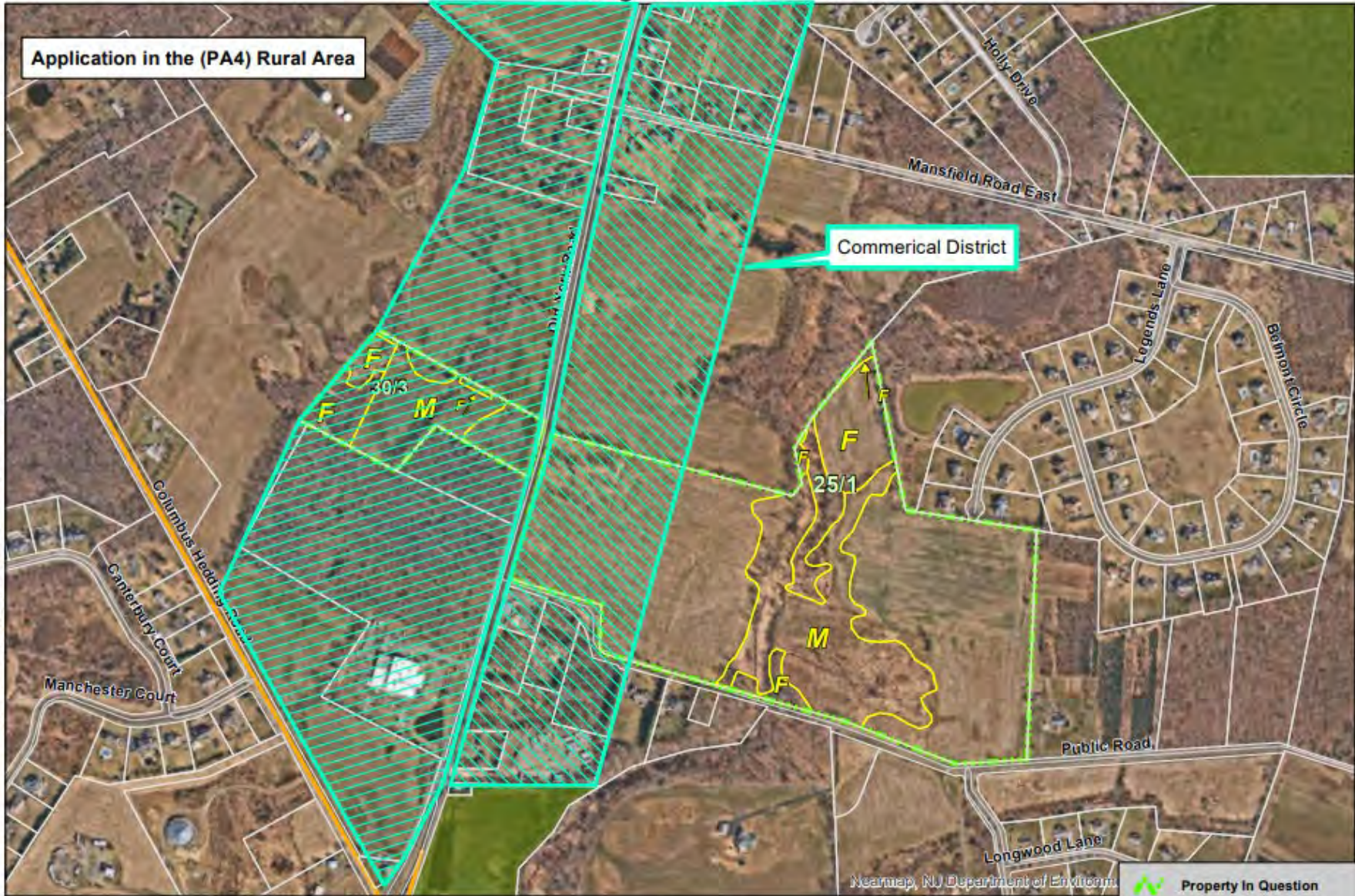


Sources:  
NJ Farmland Preservation Program  
NJOT Parcel Data  
NJ DEP Conservation/Open Space Easement Data  
NJOT River Map 2022 Digital Aerial Image

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

October 10, 2023

# Zoning and Wetlands



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Application in the (PA4) Rural Area

Commerical District

**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**  
 Bradley Family, LP  
 Block 25 Lot 1 (74.2 ac) & Block 30 Lot 3 (11.3 ac)  
 Gross Total = 85.5 ac  
 Mansfield Twp., Burlington County



- Property In Question
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads



Mapdata, NJ Department of Environmental Protection

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Burlington Mansfield Twp. 0318  
APPLICANT Bradley Family, LP

**PRIORITIZATION SCORE**

<b>SOILS:</b>		Other	22% * 0	=	.00	
		Prime	78% * .15	=	11.70	
					<b>SOIL SCORE:</b>	<b>11.70</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	74% * .15	=	11.10	
		Woodlands	26% * 0	=	.00	
					<b>TILLABLE SOILS SCORE:</b>	<b>11.10</b>
<b>BOUNDARIES AND BUFFERS:</b>		Commercial	2% * 0	=	.00	
		Farmland (Unrestricted)	34% * .06	=	2.04	
		Residential Development	12% * 0	=	.00	
		Streams and Wetlands	42% * .18	=	7.56	
		Woodlands	10% * .06	=	.60	
					<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>10.20</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>		Bradley Family	Restricted Farm or Current Application		2	
		Plunto	Restricted Farm or Current Application		2	
		Case	Restricted Farm or Current Application		2	
		Probasco-Bishop	Restricted Farm or Current Application		2	
		Preidel/Roagland	Restricted Farm or Current Application		2	
					<b>DENSITY SCORE:</b>	<b>10.00</b>
<b>LOCAL COMMITMENT:</b>			100% * 17	=	17.00	
					<b>LOCAL COMMITMENT SCORE:</b>	<b>17.00</b>
<b>SIZE:</b>					<b>SIZE SCORE:</b>	<b>4.10</b>
<b>IMMIMENCE OF CHANGE:</b>		SADC Impact factor =	2.58			
					<b>IMMINENCE OF CHANGE SCORE:</b>	<b>2.58</b>
<b>COUNTY RANKING:</b>						
<b>EXCEPTIONS:</b>					<b>EXCEPTION SCORE:</b>	<b>.00</b>
					<b>TOTAL SCORE:</b>	<b>66.68</b>

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R12(13)**

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM  
On the Property of Katz, Elma Danch**

**DECEMBER 7, 2023**

Subject Property: **Katz, Elma Danch**  
Block 2739, Lot 4.02 – Hamilton Township, Mercer County  
SADC ID#: 11-0054-DE

WHEREAS, pursuant to N.J.A.C. 2:76-11.3(a), an owner of farmland may offer to sell to the State Agriculture Development Committee ("SADC") a development easement on the farmland; and

WHEREAS, on November 1, 2023 the SADC received a development easement sale application from Elma Danch Katz, hereinafter "Owner," for the property identified as Block 2739, Lot 4.02, Hamilton Township, Mercer County, hereinafter "the Property," totaling approximately 18.49 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1) approximately 1.49-acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 17 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) exceptions, zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in soybean production; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on September 14, 2022, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 68.51 and contains approximately 17 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Mercer County minimum score criteria for the "Priority" category which requires a quality score of at least 58, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 58 and 42 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:
  - a. has a quality score of 68.51, which is above minimum quality score criteria for a "Priority" farm in Mercer County;
  - b. has approximately 92% Prime soils and 7% Statewide Important soils;
  - c. is within the County Agriculture Development Area;
  - d. is located immediately adjacent to another preserved farm and a community with a significant investment in farmland preservation;
  - e. is targeted in the Hamilton Township Department of Community and Economic Development Open Space and Recreation for farmland preservation.
3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
  - a. Enter into a 120-day option agreement with the Landowner;
  - b. Secure two independent appraisals to estimate the fair market value of the Property; and
  - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC.
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey .
5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.



12/7/2023  
Date

Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES



# Preserved Farms and Active Applications Within Two Miles



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Katz, Elma Danch  
Block 2739 Lots P/O 4.02 (16.99 ac) &  
P/O 2-EN (non-severable exception - 1.49 ac)  
Gross Total = 18.49 ac  
Hamilton Twp., Mercer County



	Property In Question
	Exceptions
	Preserved Easements
	Transfer Development Rights (TDR) Preserved Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County, Pinelands & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned GIS & Recreation Easements



Source:  
NJ Farmland Preservation Program  
NJDOT Parcel data  
NJDEP Conservation Open Space Easement Data  
NJDOT Near Map 2022 Digital Aerial Image

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

# Soils



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**FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee**

Katz, Elma Danch  
Block 2739 Lots P/O 4.02 (16.99 ac) &  
P/O 2-EN (non-severable exception - 1.49 ac)  
Gross Total = 18.49 ac  
Hamilton Twp., Mercer County



	Property In Question
	EN - (Non-Severable) Exception
	Soils Boundaries
	Limited Access Hwys
	Federal or State Hwys
	County Roads
	Municipal/Local Roads



Source:  
NJ Farmland Preservation Program  
NJDOT Parcel data  
NRCS - SSURGO 2021 Soil Data  
NJDOT Road Data  
NJDOT Near Map 2022 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

November 16, 2023

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF	Mercer	Hamilton Twp. 1103
APPLICANT	Katz, Elma Danch	SADC ID # 11-0054-DE
Address	51 North Hill Rd., Ringoes, NJ 08551	

**Blocks and Lots**

Hamilton Twp.	1103	Block	2739	Lot	4.02	Gross Acres on Application	18.49
						18.49 ACRES	

**Exceptions**

Exception Acres on Application 1.49

Acres	Reason	CADE Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1.49	Future SFR				0	0
Location: Mer - Hamilton Twp. Block:2739 Lot:4.02 - Southeast edge of lot						
The Exception will be limited to 1 single family residential unit(s).						
The Exception is Nonseverable.						

**NET ACRES**

Net Acres on Application 17

**HOUSING AND OTHER STRUCTURES ON PREMISES**

**\*\* NONE LOGGED \*\***

**SUMMARY OF HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	
Future Single Family Residential Unit(s) on Exception	1
Eligible RDSOs	
Approved RDSOs	

**Additional Conditions or Restrictions:** **NONE**

**TYPE OF AGRICULTURAL OPERATION**

Soybeans-Cash Grain

**SOILS:**

Other	1.00%	*	0	=	0
Prime	92.00%	*	.15	=	13.8
Statewide	7.00%	*	.1	=	.7
					<b>SOILS SCORE: 14.5</b>

**TILLABLE SOILS:**

Cropland Harvested	95.00%	*	.15	=	14.25
Wetlands/Water	2.00%	*	0	=	0
Woodlands	3.00%	*	0	=	0
					<b>TILLABLE SOILS SCORE: 14.25</b>

**SEPTIC:**

Not Limited	98.00%
Very Limited	2.00%

**WETLANDS:**

Freshwater Wetlands	2.00%
Uplands/Non-Wetlands	98.00%

**C1-Stream: No**



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R12(14)**

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM  
On the Property of Leake, Bridget D.**

**DECEMBER 7, 2023**

Subject Property: **Leake, Bridget D.**  
Block 2739, Lot 4.01 – Hamilton Township, Mercer County  
SADC ID#: 11-0053-DE

WHEREAS, pursuant to N.J.A.C. 2:76-11.3(a), an owner of farmland may offer to sell to the State Agriculture Development Committee ("SADC") a development easement on the farmland; and

WHEREAS, on November 1, 2023, the SADC received a development easement sale application from Bridget Leake, hereinafter "Owner," for the property identified as Block 2739, Lot 4.01, Hamilton Township, Mercer County, hereinafter "the Property," totaling approximately 9.1 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes zero (0) exceptions, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in soybean production; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on September 14, 2022, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 74.51 and contains approximately 9.1 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Mercer County minimum score criteria for the "Priority" category which requires a quality score of at least 58, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 58 and 42 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.

2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:
  - a. has a quality score of 74.51, which is above minimum ranking criteria for a "Priority" farm in Mercer County;
  - b. has approximately 81% Prime soils and 3% Statewide Important soils;
  - c. is within the County Agriculture Development Area;
  - d. is located immediately adjacent to another preserved farm and a community with a significant investment in farmland preservation;
  - e. is targeted in the Hamilton Township Department of Community and Economic Development Open Space and Recreation plan as a parcel strategic for farmland preservation.
  
3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
  - a. Enter into a 120-day option agreement with the Landowner;
  - b. Secure two independent appraisals to estimate the fair market value of the Property;
  - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC.
  
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey .
  
5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

12/7/2023



Date

Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

## Preserved Farms and Active Applications Within Two Miles



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### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Leake, Bridget D.  
Block 2739 Lot 4.01 (9.1 ac)  
Gross Total = 9.1 ac  
Hamilton Twp., Mercer County

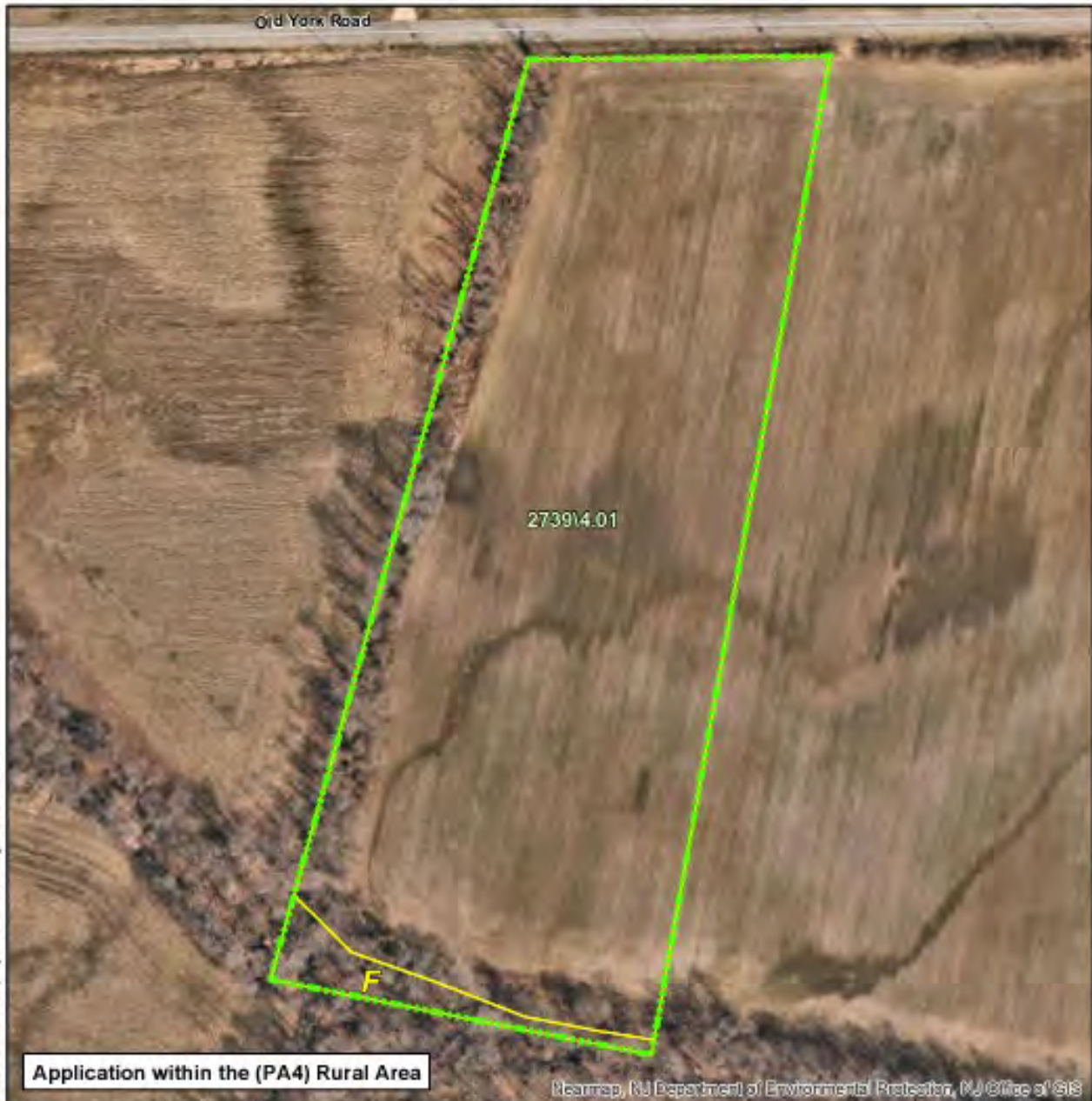


	Property In Question
	Preserved Easements
	Transfer Development Rights (TDR)
	Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County, Pinelands & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

Source:  
NJ Farmland Preservation Program  
NJDOT Parcel data  
NJDEP Conservation/Open Space Easement Data  
NJDOT/Year Map 2022 Digital Aerial Image

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

# Wetlands



X:\counties\micro\projects\Leake, Bridget D\hw.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Leake, Bridget D.  
Block 2739 Lot 4.01 (9.1 ac)  
Gross Total = 9.1 ac  
Hamilton Twp., Mercer County



Sources:  
NJ Farmland Preservation Program  
NJGIT Parcel data  
Green Acres Conservation Easement Data  
NJODP 2015 Landuse/Landcover Data  
NJODP Open Space  
NJGIT Road Data  
NJGIT Near Map 2002 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground boundaries and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

	Property In Question
	Wetlands Boundaries
	Limited Access Hwys
	Federal or State Hwys
	County Roads
	Municipal/Local Roads



Wetlands Legend:  
C - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF	Mercer	Hamilton Twp. 1103
APPLICANT	Leake, Bridget D.	SADC ID # 11-0053-DE
Address	324 Old York Rd., Hamilton, NJ 08620	
<b><u>Blocks and Lots</u></b>		Gross Acres on Application 9.1
Hamilton Twp.	1103 Block 2739	Lot 4.01 9.1 ACRES
<b><u>Exceptions</u></b>		Exception Acres on Application 0
<b><u>NET ACRES</u></b>		Net Acres on Application 9

**HOUSING AND OTHER STRUCTURES ON PREMISES**

**\*\* NONE LOGGED \*\***

**SUMMARY OF HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

**Additional Conditions or Restrictions:** NONE

**TYPE OF AGRICULTURAL OPERATION**

Soybeans-Cash Grain

<b>SOILS:</b>	Other	16.00%	* 0	- 0
	Prime	81.00%	* .15	- 12.15
	Statewide	3.00%	* .1	- .3
			<b>SOILS SCORE: 12.45</b>	
<b>TILLABLE SOILS:</b>	Cropland Harvested	86.00%	* .15	- 12.9
	Wetlands/Water	3.50%	* 0	- 0
	Woodlands	10.50%	* 0	- 0
			<b>TILLABLE SOILS SCORE: 12.9</b>	
<b>SEPTIC:</b>	Not Limited	85.00%		
	Very Limited	15.00%		
<b>WETLANDS:</b>	Freshwater Wetlands	3.50%	<b>C1-Stream:</b>	No
	Uplands/Non-Wetlands	96.50%		

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>
No Value Selected			

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review  
 \*\* NONE LOGGED \*\*

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review  
 \*\* NONE LOGGED \*\*

ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA  
 (PA4) Rural

HIGHLANDS REGION  YES  NO ELIGIBLE FOR 04 ZONING  YES  NO

PINELANDS REGION  YES  NO

MINIMUM ELIGIBILITY CRITERIA  YES  NO

- |  |   |                             |   |  |
|--|---|-----------------------------|---|--|
| <input type="checkbox"/> \$2,500 of Agricultural/Horticultural Products? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| <input type="checkbox"/> 86 % Tillable 8 acres Tillable                  | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| <input type="checkbox"/> 86 % Soils Supporting Ag 8 acres Supporting Ag  | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| <input type="checkbox"/> Development Potential?                          |   |                             |   |  |
| ■ Additional Development Possible  |   |                             | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| ■ Sufficient Legal Access to Property                                    |   |                             | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| ■ Less Than 80% wetlands   |   |                             | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| ■ Less Than 80% slopes of 15% or more                                    |   |                             | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| ■ Additional Development via Development Credits                         |   |                             | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |

MINIMUM RANK SCORE  YES  NO

Quality Score of Application as determined by SADC	74.51
County's Average Score on Record	
Based on a comparison of the Quality Score and the Census Acres, this farm has been determined to be a:	FAILED DET farm.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2024R12(15)**

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM  
On the Property of Becker, Lynn S. and Walter R.  
DECEMBER 7, 2023**

Subject Property: **Becker, Lynn S. and Walter R.**  
Block 1, Lot 6.03 – Raritan Township, Hunterdon County  
SADC ID#: 10-0295-DE

WHEREAS, pursuant to N.J.A.C. 2:76-11.3(a), an owner of farmland may offer to sell to the State Agriculture Development Committee ("SADC") a development easement on the farmland; and

WHEREAS, on September 6, 2023, the SADC received a development easement sale application from Lynn and Walter Becker, hereinafter "Owner," for the property identified as Block 1, Lot 6.03, Raritan Township, Hunterdon County, hereinafter "the Property," totaling approximately 32.3 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 2.5-acre non-severable exception area for and limited to one (1) existing single family residential unit and to afford future flexibility of uses, resulting in approximately 29.8 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) exceptions, zero (0) housing opportunities, zero (0) Residual Dwelling Site Opportunities (RDS0), zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in hay production; and

WHEREAS, the Owners' application has been evaluated in accordance with N.J.A.C. 2:76-6.16, SADC Policy P-14-E, Prioritization criteria, and the State Acquisition Selection Criteria approved by the SADC on September 14, 2022, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 59 and contains approximately 29.8 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Hunterdon County minimum score criteria for the "Priority" category which requires a quality score of at least 59, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 47 and 34 respectively; therefore, this farm is categorized as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5(c)3, requiring SADC preliminary approval in accordance with N.J.A.C. 2:76-11.6(c)1i. through iii; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and, pursuant to N.J.A.C. 2:76-11.5(b), (c)1 and (c)2, there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC approves selecting the Property for processing as an "Other" farm, pursuant to N.J.A.C. 2:76-11.5 (b) and (c)2 because the farm:
  - a. has a quality score of 59, which is above minimum ranking criteria for a "Priority" farm in Hunterdon County;
  - b. has approximately 86% tillable ground with 27% Prime soils and 6% Statewide Important soils;
  - c. is within the County Agriculture Development Area; and
  - d. is located immediately adjacent to preserved open space and the Highlands Planning Area.
3. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
  - a. Enter into a 120-day option agreement with the Landowner;
  - b. Secure two independent appraisals to estimate the fair market value of the Property; and
  - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey .
5. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

12/7/2023

\_\_\_\_\_  
Date

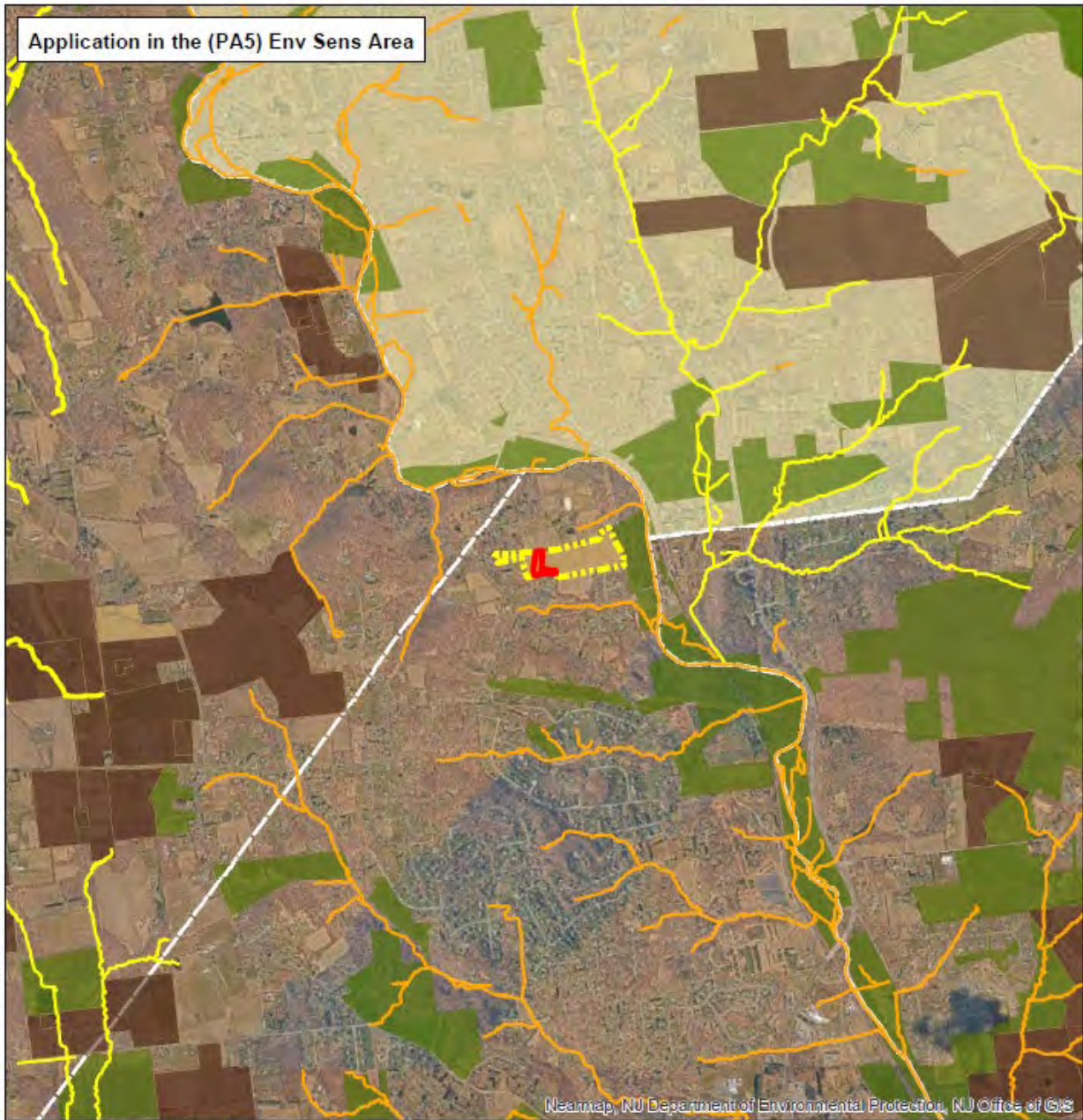


\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	YES
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

# Preserved Farms and Active Applications Within Two Miles

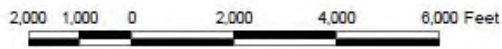


X:\count\esh\unco\projects\Becker, Lynn S & Walter R. 2mile.mxd

Nearmap, NJ Department of Environmental Protection, NJ Office of GIS

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Becker, Lynn S. & Walter R.  
Block 1 Lots P/O 6.03 (25.2 & 4.6 ac)  
& P/O 6.06-EN (non-severable exception - 2.5 ac)  
Gross Total = 32.3 ac  
Raritan Twp., Hunterdon County



	Property In Question
	Exceptions
	Preserved Easements
	Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
	Active Applications
	Highlands Planning Area
	County Boundaries
	Municipal Boundaries
	Municipal, County, Pinelands & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:  
NJ Farmland Preservation Program  
NJGIT Parcel Data  
NJDEP Conservation/Open Space Easement Data  
NJGIT Near Map 2022 Digital Aerial Image  
September 29, 2023

# Wetlands



Application in the (PA5) Env Sens Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Becker, Lynn S. & Walter R.  
Block 1 Lots P/O 6.03 (25.2 & 4.6 ac)  
& P/O 6.06-EN (non-severable exception - 2.5 ac)  
Gross Total = 32.3 ac  
Raritan Twp., Hunterdon County



	Property in Question
	EN - (Non-Severable) Exception
	Wellands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space, State Owned OS & Recreation Easements, State Owned OS & Recreation Easements, & Pinelands POCs and Preserved Lands

Wellands Legend:  
F - Freshwater Wetlands  
M - Marine Wetlands  
N - Non-Tidal Wetlands  
S - Salt Marsh  
V - Vernal Pools

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geographic accuracy and precision of the GIS data contained in this file and associated metadata are not guaranteed. The data were derived from aerial photography and ground truthing and horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF Hunterdon Raritan Twp. 1021  
 APPLICANT Becker, Lynn S. & Walter R. SADC ID # 10-0295-DE  
 Address 156 Old Clinton Rd., Flemington, NJ 08822

**Blocks and Lots**

Raritan Twp. 1021 Block 1 Lot 6.03 32.3 ACRES  
 Gross Acres on Application 32.3

**Exceptions**

Exception Acres on Application 2.5

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
2.5	Existing SFR and other buildings				0	0
Location: Hun - Raritan Twp. Block:1 Lot:6.03 - Western central area of lot						
The Exception will be limited to 1 single family residential unit(s).						
The Exception is Nonseverable.						

**NET ACRES**

Net Acres on Application 30

**HOUSING AND OTHER STRUCTURES ON PREMISES**

**\*\* NONE LOGGED \*\***

**SUMMARY OF HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement 0  
 Existing Single Family Residential Unit(s) on Exception 1  
 Future Single Family Residential Unit(s) on Exception 0  
 Eligible RDSOs  
 Approved RDSOs

**Additional Conditions or Restrictions:**

**NONE**

**TYPE OF AGRICULTURAL OPERATION**

Hay

**SOILS:**

Other	67.00%	*	0	=	0
Prime	27.00%	*	.15	=	4.05
Statewide	6.00%	*	.1	=	.6
<b>SOILS SCORE:</b>					<b>4.65</b>

**TILLABLE SOILS:**

Cropland Harvested	86.00%	*	.15	=	12.9
Wetlands/Water	4.00%	*	0	=	0
Woodlands	10.00%	*	0	=	0
<b>TILLABLE SOILS SCORE:</b>					<b>12.9</b>

**SEPTIC:**

Somewhat Limited	6.00%
Very Limited	70.00%
Not Rated	24.00%

**WETLANDS:**

Freshwater Wetlands	4.00%	<b>C1-Stream:</b>	No
Uplands/Non-Wetlands	96.00%		

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
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**SUBDIVISION OF THE PREMISES**

Status Preliminary Final Approval Scale  
 No Value Selected

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review  
 \*\* NONE LOGGED \*\*

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review  
 \*\* NONE LOGGED \*\*

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PA5) Environmentally Sensitive

HIGHLANDS REGION  YES  NO ELIGIBLE FOR 04 ZONING  YES  NO

PINELANDS REGION  YES  NO

**MINIMUM ELIGIBILITY CRITERIA**  YES  NO

- |   |                          |   |  |
|---|--------------------------|---|--|
| <input type="checkbox"/> 86 % Tillable            | 25.7 acres Tillable      | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| <input type="checkbox"/> 86 % Soils Supporting Ag | 25.7 acres Supporting Ag | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| <input type="checkbox"/> Development Potential?   |                          |   |  |
| ■ Additional Development Possible                 |                          | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| ■ Sufficient Legal Access to Property             |                          | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |
| ■ Additional Development via Development Credits  |                          | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |

**MINIMUM RANK SCORE**  YES  NO

Quality Score of Application as determined by SADC 59  
 County's Average Score on Record  
 Based on a comparison of the Quality Score and the Census Acres, this farm has been determined to be a: FAILED DET farm.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2024R12(16 )**

**FINAL APPROVAL**

**of the**

**FRANKLIN TOWNSHIP, WARREN COUNTY; GREEN TOWNSHIP, SUSSEX COUNTY;  
MARLBORO TOWNSHIP, MONMOUTH COUNTY; AND UPPER PITTSBORO TOWNSHIP,  
SALEM COUNTY**

**PLANNING INCENTIVE GRANT APPLICATIONS INCLUDING UPDATE TO THE  
COMPREHENSIVE FARMLAND PRESERVATION PLANS**

**2024 FUNDING CYCLE**

**December 7, 2023**

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a municipality shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agricultural development area ("ADA") authorized pursuant to the Agriculture Retention and Development Act, P.L. 1983, c.32 (C.4:1C-11 et seq.);
2. Establish an agricultural advisory committee composed of at least three, but not more than five, residents with a majority of the members actively engaged in farming and owning a portion of the land they farm;
3. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, such as, but not limited to, repeated annual appropriations or repeated issuance of bonded indebtedness, which the SADC deems to be, in effect, a dedicated source of funding; and
4. Prepare a farmland preservation plan element pursuant to paragraph (13) of section 19 of P.L. 1975, c.291 (C.40:55D-28) in consultation with the agricultural advisory committee; and
5. Prepare and adopt a right-to-farm ordinance that is consistent with, or provides greater protections to commercial farm operators and owners than, the Right to Farm Act, N.J.S.A. 4:1C-1 et seq., as determined by the Committee; and

WHEREAS, the SADC adopted rules under Subchapter 17A (N.J.A.C. 2:76-17A) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a municipal farmland preservation planning incentive grant program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6, a municipality applying for a grant to the SADC shall submit:

1. A copy of the municipal comprehensive farmland preservation plan, as amended, if appropriate;
2. An inventory for each project area showing the number of farms or properties, and their

individual and aggregate acreage, for targeted farms, farmland preservation applications with final approvals, preserved farms, lands enrolled in a term farmland preservation program and preserved open space compatible with agriculture;

3. A report summarizing the status of development easement purchases, the expenditure of Committee funds, updates to policies, funding availability, estimates of targeted farm easement costs and contact information;
4. Copies of agricultural advisory committee meeting minutes; and
5. A resolution of support from the governing body and documentation of the agricultural advisory committee's review of the proposed application; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.4, the SADC specified that a municipal comprehensive farmland preservation plan shall, at a minimum, include the following components:

1. The adopted farmland preservation plan element of the municipal master plan;
2. A map and description of the municipality's agricultural resource base including, at a minimum, the proposed farmland preservation project areas and the location and extent of important farmland soils;
3. A description of the land use planning context for the municipality's farmland preservation initiatives including identification and detailed map of the county's adopted Agricultural Development Area (ADA) within the municipality, consistency of the municipality's farmland preservation program with county and other farmland preservation program initiatives and consistency with municipal, regional and State land use planning and conservation efforts;
4. A description of the municipality's past and future farmland preservation program activities, including program goals and objectives, and a summary of available municipal funding and approved funding policies in relation to the municipality's one-, five- and ten-year preservation projections;
5. A discussion of the actions the municipality has taken, or plans to take, to promote agricultural economic development in order to sustain the agricultural industry;
6. Other farmland preservation techniques being utilized or considered by the municipality;
7. A description of the policies, guidelines or standards used by the municipality in conducting its farmland preservation efforts, including any minimum eligibility criteria or standards used by the municipality for solicitation and approval of farmland preservation program applications in relation to SADC minimum eligibility criteria as described at N.J.A.C. 2:76-6.20, adopted ranking criteria in relation to SADC ranking factors at N.J.A.C. 2:76-6.16, and any other policies, guidelines or standards that affect application evaluation or selection;
8. A description of municipal staff and/or consultants used to facilitate the preservation of farms; and
9. Any other information as deemed appropriate by the municipality; and

WHEREAS, on July 25, 2019 the SADC updated its 2007 adopted *Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans* which supplement N.J.A.C. 2:76-17A and provide uniform, detailed plan standards, update previous planning standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey and the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1); and

WHEREAS, the *Guidelines* emphasize that these municipal comprehensive farmland preservation plans should be developed in consultation with the agricultural community including the municipal agricultural advisory committee, municipal planning board, CADB, county planning board and the county board of agriculture, and where appropriate, in conjunction with surrounding municipalities and the county comprehensive farmland preservation plan, with at least two public meetings including a required public hearing prior to planning board adoption as an element of the municipal master plan; and

WHEREAS, to date, the SADC has received and granted final approval to 45 municipal planning incentive grant applications pursuant to N.J.A.C. 2:76-17A.6(a) and N.J.A.C. 2:76-17A.76(b); and

WHEREAS, in total, the 45 municipal planning incentive grant participants identified 96 project areas in 9 counties and targeted 2,250 farms and 107,362 acres at an estimated total cost of, \$1,159,504,879 with a ten-year preservation goal of 60,302 acres as summarized in the attached Schedule A; and

WHEREAS, of the 45 municipalities, 32 applied for funding under the 2024 Municipal Planning Incentive Grant Program; and

WHEREAS, Subchapter 17A (N.J.A.C. 2:76-17A) includes a requirement, at N.J.A.C. 2:76-17A.4(b), that comprehensive farmland preservation plans be reviewed and readopted by the municipal planning board, in consultation with the agricultural advisory committee, at least every 10 years; and

WHEREAS, the SADC established cost share grant funding for the preparation or update of comprehensive farmland preservation plans as detailed in SADC Policy #55, effective July 25, 2019; and

WHEREAS, Franklin Township, Warren County; Green Township, Sussex County; Marlboro Township, Monmouth County; and Upper Pittsgrove Township, Salem County have executed grant agreements with the SADC for funding the update of their comprehensive farmland preservation plans; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(b)1 and N.J.A.C. 2:76-17A.6(b)2, in order to improve municipal and county farmland preservation coordination, the municipalities forwarded their 2024 Municipal Planning Incentive Grant applications to the county for review and provided evidence of county review and comment and, if appropriate, the level of funding the county is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, SADC staff reviewed and evaluated the municipal applications to determine whether all the components of the comprehensive farmland preservation plans were fully addressed and complete and whether the project area inventories are complete and technically accurate, and that the applications are designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry; and

WHEREAS, on May 25, 2023, the SADC approved the 2024 Municipal Planning Incentive Grant application for Green Township, Sussex County due to its prior comprehensive farmland preservation plan being under 10 years old; and

WHEREAS, on May 25, 2023, the SADC approved the 2024 Municipal Planning Incentive Grant application for Franklin Township, Warren County; Marlboro Township, Monmouth County; and Upper Pittsgrove, Salem County conditioned upon reoption of their comprehensive farmland preservation plans; and

WHEREAS, Green Township, Sussex County; Franklin Township, Warren County; Marlboro Township, Monmouth County; and Upper Pittsgrove, Salem County have since updated and readopted their comprehensive farmland preservation plans consistent with the SADC's adopted *Guidelines*; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the Franklin Township, Warren County; Marlboro Township, Monmouth County; and Upper Pittsgrove, Salem County Planning Incentive Grant applications submitted under the FY2024 program planning round, including the recently amended comprehensive farmland preservation plans, as summarized in the attached Schedule B:

BE IT FURTHER RESOLVED, that the SADC grants final approval of the Green Township, Sussex County amended comprehensive farmland preservation plan, as summarized in the attached Schedule B:

BE IT FURTHER RESOLVED, that the SADC authorizes release of cost share funding for the update of this comprehensive farmland preservation plan upon completion of grant requirements pursuant to SADC Policy #55 and the executed agreements; and

BE IT FURTHER RESOLVED, that funding eligibility shall be established pursuant to N.J.A.C. 2:76-17A.8(a), and that the SADC's approval of State funding is subject to Legislative appropriation of funds and the Governor signing the respective appropriation bills; and

BE IT FURTHER RESOLVED, that the SADC will monitor the municipal funding plans pursuant to N.J.A.C. 2:76-17A.8(a) and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan. Each Planning Incentive Grant municipality should expend its grant funds within three years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the municipality; and

BE IT FURTHER RESOLVED, that the SADC will continue to assist municipalities with planning for agricultural retention, the promotion of natural resource conservation efforts, county and municipal coordination, and agricultural economic development and in strengthening of Right to Farm protections; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A 4:1C-4f.

12/7/2023  
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Roger Kumpel	YES
Martin Bullock	RECUSED
Scott Ellis	YES
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	ABSENT
Joseph A. Atchison, III, Acting Chairperson	YES

SCHEDULE A

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$10_0	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
<b>Atlantic</b>	17	609	9,753	\$43,816,368	\$4,493	150	450	700	0.13	\$0.400	No Set Amount
<b>Bergen</b>	8	40	525	\$7,045,400	\$13,421	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	187	11,929	\$90,043,305	\$7,545	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	5	122	2,688	\$22,065,210	\$8,209	258	1,393	3,147	2.00	\$7.600	No Set Amount
<b>Cape May</b>	6	73	2,951	\$7,082,400	\$2,400	100	500	1,000	1.00	\$5.700	No Set Amount
Cumberland	19	327	14,374	\$69,153,314	\$4,811	1,131	5,654	11,307	1.00	\$0.878	No Set Amount
Hopewell	1	26	771	\$3,424,927	\$4,440	158	788	1,231	0.00	\$0.072	\$0.072
Upper Deerfield	1	46	3,070	\$18,444,560	\$6,008	396	1,979	3,958	0.00	\$0.000	No Set Amount
Gloucester	11	845	17,091	\$205,092,000	\$12,000	1,000	4,000	8,000	4.00	\$10.512	\$5.149
Elk	2	25	971	\$10,678,910	\$11,000	75	377	754	1.00	\$0.038	\$0.038

SCHEDULE A

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$10_0	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Franklin	6	230	4,108	\$30,812,175	\$7,500	100	750	1,500	1.00	\$0.123	\$0.655
Woolwich	3	89	2,422	\$36,331,350	\$15,001	265	1,920	3,984	5.00	\$0.594	No Set Amount
Hunterdon	5	543	22,090	\$195,452,320	\$8,848	1,000	5,000	10,000	3.00	\$6.900	\$2.100
Alexandria	4	67	3,700	\$37,002,300	\$10,000	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	19	1,801	\$2,161,200	\$1,200	500	2,500	5,000	6.00	\$0.484	No Set Amount
East Amwell	1	16	1,231	\$17,234,000	\$14,000	185	925	1,848	4.00	\$0.268	\$0.268
Franklin	1	14	1,487	\$13,383,000	\$9,000	286	573	573	3.00	\$0.162	No Set Amount
Holland	4	42	1,561	\$15,610,000	\$10,000	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	1	34	2,382	\$23,820,000	\$10,000	170	679	849	3.00	\$0.187	No Set Amount
Raritan	4	22	2,351	\$58,773,750	\$25,000	100	300	600	8.00	\$0.328	No Set Amount
Readington	1	36	1,794	\$21,528,000	\$12,000	100	600	1,065	2.00	\$0.665	No Set Amount
Tewksbury	3	69	1,759	\$35,180,000	\$20,000	100	300	1,000	5.00	\$0.789	No Set Amount

SCHEDULE A

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$10.0	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Union	4	17	629	\$5,409,400	\$8,600	50	200	500	0.20	\$0.139	\$0.050
West Amwell	1	53	2,772	\$27,720,000	\$10,000	100	300	500	0.06	\$0.187	\$0.070
<b>Mercer</b>	7	30	2,468	\$25,791,917	\$10,450	100	500	1,000	2.50	\$11.000	No Set Amount
Hopewell	1	18	1,282	\$25,640,000	\$20,000	150	500	854	3.00	\$1.165	No Set Amount
<b>Middlesex</b>	5	86	2,783	\$173,533,965	\$62,355	225	1,125	2,250	3.00	\$37.715	No Set Amount
<b>Monmouth</b>	6	88	8,043	\$173,575,983	\$21,581	541	2,599	4,075	2.50	\$36.375	\$1.100
Colts Neck	1	11	809	\$28,315,000	\$35,000	26	280	400	1.20	\$0.396	No Set Amount
Holmdel	1	11	299	\$11,643,160	\$39,000	11	25	85	2.50	\$1.076	No Set Amount
Howell	4	14	353	\$7,060,000	\$20,000	127	370	452	2.00	\$1.509	No Set Amount
Manalapan	1	12	577	\$11,540,000	\$20,000	131	659	1,318	2.00	\$1.699	No Set Amount
Marlboro	3	10	432	\$15,552,000	\$36,000	20	100	150	1.00	\$0.730	\$0.730



SCHEDULE A

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$10.0	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Millstone	4	29	2,456	\$71,240,000	\$29,000	200	600	1,000	6.00	\$1.155	No Set Amount
Upper Freehold	1	106	4,431	\$66,465,000	\$15,000	550	1,000	1,500	6.00	\$785.000	No Set Amount
<b>Morris</b>	3	69	3,775	\$128,717,270	\$34,100	100	520	1,080	0.62	\$7.200	No Set Amount
<b>Ocean</b>	7	155	3,529	\$84,286,636	\$23,884	200	901	1,623	1.2	\$11.659	No Set Amount
<b>Passaic</b>	1	10	191	\$597,745	\$3,133	100	500	1,000	1.0	\$4.525	\$0.750
<b>Salem</b>	3	497	39,972	\$226,746,296	\$5,600	650	3,250	6,500	2.00	\$1.000	\$1.000
Alloway	1	60	5,040	\$30,744,000	\$6,100	500	1,000	1,500	0.05	\$0.014	No Set Amount
Mannington	1	35	6,441	\$38,646,000	\$6,000	25	125	250	2.00	\$0.035	\$0.035
<b>Pittsgrove</b>	4	43	3,052	\$27,767,821	\$9,099	203	1,304	2,608	3.00	\$0.139	\$0.139
Pittsgrove	1	196	4,102	\$22,149,720	\$5,400	255	1,018	3,054	1.00	\$0.060	No Set Amount
Upper Pittsgrove	1	227	7,051	\$40,190,700	\$5,700	250	1,500	3,000	2.00	\$0.067	\$0.068

SCHEDULE A

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$10_0	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Somerset	10	280	12,497	\$315,061,867	\$25,211	446	2,850	6,300	3.00	\$18.300	No Set Amount
Bedminster	1	115	5,350	\$160,500,000	\$30,000	500	2,706	2,706	1.50	\$0.409	No Set Amount
Franklin	2	42	1,373	\$27,469,800	\$20,000	146	731	1,462	5.00	\$6.285	No Set Amount
Hillsborough	3	7	296	\$5,927,291	\$20,000	100	500	1,000	2.80	\$1.844	No Set Amount
Montgomery	1	14	672	\$23,131,000	\$34,436	50	300	454	4.00	\$1.600	No Set Amount
Peapack & Gladstone	2	14	675	\$23,620,800	\$35,000	20	80	160	3.00	\$0.221	\$0.222
<b>Sussex</b>	10	234	10,536	\$57,979,608	\$5,503	850	4,500	8,500	0.23	\$0.400	\$0.200
Frankford	4	86	3,156	\$14,097,852	\$4,467	100	500	1,000	0.05	\$0.036	\$0.036
Green	3	34	1,391	\$7,055,152	\$5,072	50	250	500	1.500	\$0.064	No Set Amount
<b>Warren</b>	7	636	30,139	\$158,832,530	\$5,270	1,000	5,000	10,000	2.00	\$2.400	\$0.832
Blairstown	1	20	1,569	\$11,770,088	\$7,500	38	200	375	2.40	\$0.177	Undetermined

SCHEDULE A

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$10_0	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Freylinghusen	7	62	2,149	\$13,968,500	\$6,500	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,542	\$10,264,000	\$6,656	174	1,092	1,573	4.00	\$0.240	\$0.240
Harmony	1	29	3,724	\$16,586,696	\$5,248	75	400	750	2.00	\$0.096	\$0.239
Hope	1	29	3,724	\$16,586,696	\$4,454	80	650	1,000	1.25	\$0.027	\$0.027
Knowlton	2	22	2,362	\$11,810,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.218
White	1	48	3,592	\$23,443,026	\$6,527	100	900	2,000	2.00	\$0.111	\$0.111
Washington	1	40	1,985	\$15,483,000	\$7,800	100	500	1,000	2.00	\$0.137	No Set Amount
<b>County Totals (18)</b>	<b>134</b>	<b>4,831</b>	<b>195,334</b>	<b>\$1,984,835,134</b>		<b>8,881</b>	<b>43,892</b>	<b>86,782</b>		<b>\$191</b>	
<b>Municipal Totals (45)</b>	<b>96</b>	<b>2,250</b>	<b>107,362</b>	<b>\$1,159,504,879</b>		<b>8,037</b>	<b>33,562</b>	<b>60,302</b>		<b>\$1,218</b>	

12/7/23

SCHEDULE B

County	Municipality	Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Cost Per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
<b>Monmouth</b>	Marlboro	3	10	432	\$15,552,000	\$36,000	20	100	150	1.00	\$0.730	\$0.730
<b>Salem</b>	Upper Pittsgrove	1	227	7,051	\$40,190,700	\$5,700	250	1,500	3,000	2.00	\$0.067	\$0.067
<b>Sussex</b>	Green	3	34	1,391	\$7,055,152	\$5,072	50	250	500	1.50	\$0.064	No Set Amount
<b>Warren</b>	Franklin	2	90	4,668	\$23,340,000	\$5,000	100	500	1,000	2.00	\$0.410	No Set Amount
	<b>Total</b>	<b>9</b>	<b>361</b>	<b>13,542</b>	<b>86,137,852</b>		<b>420</b>	<b>2,350</b>	<b>4,650</b>		<b>1.271</b>	

**State Agriculture Development Committee  
FARMLAND PRESERVATION FY 2024 RECOMMENDED BUDGET**

**Exhibit A**

Purpose	FY22 Budget	FY22 Expended	FY23 Budget	FY23 Expended	FY24 Recommended Budget
SALARIES FOR SADC	2,550,000	2,409,877	2,850,000	2,650,199	3,100,000
FRINGE COST FOR SADC STAFF	1,300,000	1,395,887	1,850,000	1,698,678	2,200,000
SALARY REIMBURSEMENT TO OTHER AGENCIES	170,000	139,821	150,000	125,098	140,000
OFFICE SUPPLIES, PRINTING/COPYING, SUBSCRIPTIONS, ADVERTISING	97,000	104,026	130,000	176,098	132,500
TRAVEL	8,500	3,281	8,500	7,030	9,350
TELEPHONE	30,000	22,763	25,000	22,048	25,000
SOFTWARE	35,000	36,020	24,000	17,233	30,000
PROFESSIONAL SERVICES	1,040,000	926,551	285,000	293,780	300,000
STAFF TRAINING	3,500	1,079	3,500	913	3,500
MISCELLANEOUS COSTS/SHARED COSTS	50,000	34,314	36,000	63,988	65,000
LEGAL SERVICES/DAG'S	80,000	115,082	120,000	121,201	120,000
CENTRAL MOTOR POOL/HERTZ RENTAL	16,000	13,656	20,000	18,972	75,000
STEWARDSHIP MONITORING	50,000	44,538	50,000	44,663	50,000
COMPUTER EQUIPMENT AND OFFICE FURNITURE	20,000	21,223	20,000	109,146	20,000
<b>TOTAL:</b>	<b>5,450,000</b>	<b>5,268,118</b>	<b>5,572,000</b>	<b>5,349,047</b>	<b>6,270,350</b>

**State Agriculture Development Committee**  
**RIGHT TO FARM FY 2024 RECOMMENDED BUDGET**  
**Exhibit B**

Purpose	FY22 Budget	FY22 Expended	FY23 Budget	FY23 Expended	FY24 Recommended Budget
SALARIES FOR SADC	35,000	48,576	45,000	44,532	45,000
SALARY REIMBURSEMENT TO OTHER AGENCIES	20,000	18,167	20,000	18,393	20,000
PROFESSIONAL SERVICES	1,000	416	1,000	0	1,000
MISCELLANEOUS COSTS/SHARED COSTS	3,000	4,337	3,000	3,691	3,000
LEGAL SERVICES/DAG'S	24,000	6,221	14,000	1,064	14,000
<b>TOTAL:</b>	<b>83,000</b>	<b>77,717</b>	<b>83,000</b>	<b>67,680</b>	<b>83,000</b>