

**STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)
REGULAR MEETING**

May 25, 2023

Secretary Fisher called the meeting to order at 9:08 a.m.

Ms. Uttal 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

Chairman Fisher
Martin Bullock
Roger Kumpel
Richard Norz
Tiffany Bohlin
Julie Krause
Brian Schilling
Charles Rosen (arrived at 9:21 a.m.)
Gina Fischetti (arrived at 9:28 a.m.)
Brian Schilling

Members Absent

Scott Ellis
Renee Jones

Charles Roohr, Deputy Executive Director
Jason Stypinski, Esq., Deputy Attorney General

Minutes

SADC Regular Meeting of April 27, 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 April 27, 2023. A roll call was taken. Mr. Kumpel abstained from the vote. The motion was approved.

Report of the Chairman

Chairman Fisher advised that discussion is continuing on the Soil Protection Standards (SPS). There was a productive meeting between the State Board and the SADC. Chairman Fisher expressed confidence that things are moving in the right direction. He anticipated the SPS rule will be ready for the committee next month. Mr. Roohr commented that after the Governor's office review is completed, the rules will be presented to the committee.

Chairman Fisher stated that we have begun and will continue to see an increase in Special Occasion Events (SOEs) being held on farms. Many farms are beginning to take advantage of the increased opportunity afforded by the recent law.

Chairman Fisher noted that the Jersey Fresh growing season is starting off strong by providing the first round of locally grown crops to the general public.

Chairman Fisher announced that James Waltman is leaving the SADC after extraordinary service on the committee. Chairman Fisher expressed his appreciation for Mr. Waltman's hard work and dedication over the years. Chairman Fisher thanked him for all his contributions not only to the farmland preservation program, but also to the state's environmental community.

Mr. Waltman thanked Chairman Fisher and staff for all their great work and dedication. Mr. Waltman stated that there were times when his opinion differed from his fellow committee members, but he always felt that his voice was heard. Mr. Waltman stated that he appreciates everything the SADC has done.

Chairman Fisher introduced the newest member of the SADC, Ms. Tiffany Bohlin. Ms. Bohlin thanked the committee for welcoming her. Ms. Bohlin stated that she is excited to be a part of the SADC. She stated that she has 30 years of experience in transportation and logistics engineering, building large port-to-rail structures throughout the country. Ms. Bohlin lived for 12 years in South Africa where she learned amazing agricultural technology. She brought her knowledge back to New Jersey, where she has farmed organic blueberries for the last 7 years. Ms. Bohlin said that she enjoys the process of being in a new industry. Ms. Bohlin stated that she has worked in New Jersey for her entire career. Ms. Bohlin is excited and honored to be a part of the SADC.

Report of the Executive Director

NOTE: Mr. Rosen arrived during this discussion.

Mr. Roohr welcomed Ms. Bohlin and stated that he is looking forward to working with her. Mr. Roohr thanked Mr. Waltman, complimenting his long service, passion, and professionalism. Mr. Roohr commented that while Mr. Waltman's positions in some instances were not the most popular, Mr. Waltman was always willing to listen and work with staff and SADC members. Mr. Roohr added that Mr. Waltman took his role as a public member seriously and contributed a wealth of knowledge to each meeting. Mr. Roohr expressed his sincere appreciation for the time and effort that Mr. Waltman put into his years of service on the SADC.

Mr. Roohr reported that he met with the Rutgers University Agriculture Extension agents to

update them on the new SOE law. Mr. Roohr noted that on June 5, there will be a webinar targeted at the agricultural community. On June 14, SADC staff will make an SOE presentation at the Somerset CADB office to its CADB members and to members of surrounding counties.

Mr. Roohr reported that he attended a presentation at the Rutgers University Edward J. Boustein School of Planning and Public Policy titled "One Million or More Acres or Bust", which is a compilation of the past 25 years of preservation data from all the major conservation partners in the state. The presentation provided information as to what each program has done, where their monies come from, how the money is spent, and what agencies are doing now.

Public Comment

No Public Comment

New Business

A. Stewardship

NOTE: Ms. Fischetti arrived during this discussion.

1. Resolution: House Replacement

Larry Scott Ambruster, Jr.

Block 10, Lot 10

Upper Pittsgrove, Salem County

25.11 Acres

Mr. Pizzio referred to the committee a request for a house replacement under the Stewardship Program. He reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval for the replacement of the existing residence with the proposed three-bedroom, three-bath, 2,400-square-foot single-family home.

Mr. Norz asked if the deed language allowed the replacement house to be built anywhere on the property. Mr. Roohr confirmed that the standard deed language states that an existing residence can be replaced anywhere on the preserved premises, conditioned upon the approval of the easement holder and the SADC. Mr. Roohr confirmed that SADC has discouraged house replacement locations in other cases based on the impacts on the farm.

It was moved by Mr. Kumpel and seconded by Mr. Schilling to approve Resolution FY2023R5(1) granting approval under the Stewardship Program, as presented, subject to any condition of said resolution.

Larry Scott Ambruster, Jr., SADC ID# 17-0167-PG, FY2023R5(1), Block 10, Lot 10 Upper Pittsgrove Township, Salem County, 25.11 Acres

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2023R5(1) is attached to and a part of these minutes.

Mr. Norz questioned the house replacement language in farmland preservation deeds. Mr. Roohr stated that this language is the standard DOE language. Mr. Norz stated that the deed

language should restrict where a new house is located.. Mr. Schilling stated that in the past a CADB or the SADC has placed conditions on replacement approvals. Mr. Norz suggested the DOE language be revised in the future.

Mr. Norz made a motion to form a subcommittee to investigate this further. Chairman Fisher asked for a second to the motion. There was no second, and the motion was not carried.

Ms. Fischetti stated the excessive sizes of houses being built on preserved farms were concerning. She suggested that discussions about house size, location and replacement are well suited for a subcommittee. Mr. Bullock commented that the CADB and the SADC still had review and approval authority over replacement requests. Chairman Fisher suggested after the Soil Protection Standards and Special Occasion Events rules were officially adopted, the SADC staff could investigate forming the suggested subcommittee. Mr. Schilling agreed with Chairman Fisher.

B. Resolution: Final Approval - FY2024 County PIG Program

C. Resolution: Final Approval - FY2024 Municipal PIG Program including Comprehensive Farmland Preservation Plan Updates

Mr. Allen referred the committee to three comprehensive farmland preservation plans. Mr. Allen explained the plans are strategic documents to aid SADC partners in creating a general outline for their future farmland preservation programs. These plans allow partners to evaluate trends that have affected the farmland preservation program. The plans also formulate benchmarks and other objectives to help SADC partners attain their future farmland preservation goals. Partners that wish to participate in the planning incentive grant programs are required to update their comprehensive farmland preservation plan at least once every 10 years.

Mr. Allen first referred the committee to the comprehensive plan for Alloway Township in Salem County. The town has a little over 4,700 acres of farmland already preserved. The new plan targets an approximate 5,400 acres for the future. Alloway Township hopes to preserve an extra 1,500 acres in the next 10 years.

Mr. Allen referred next reviewed the plan for Frankford Township in Sussex County. Sussex County has currently 23 farms already preserved, at over 1,600 acres. The township's new plan has targeted approximately 1,700 acres going into the future. Of those approximately 1,700 acres, the town is hoping to preserve an extra 1,000 acres over the next decade.

Mr. Allen welcomed Washington Township in Warren County into the program. Washington Township has submitted its first plan to the SADC. Mr. Allen explained that Washington Township is a municipality in the Highlands region. The Highlands Council offers grants and other financial incentives for towns to further their regional preservation plan's goals and policies. With a Highlands grant, Washington Township has preserved almost 1,400 acres. The township's plan has now targeted an additional 2,000 acres. Of that land, there will be 415 new acres added to the Municipal PIG program. Over the next ten years, the town hopes to preserve approximately 1,000 acres. Mr. Allen stated that Washington Township is going to

be a great partner in the Municipal PIG program. Mr. Allen observed that the township has quality farmland.

Mr. Allen reviewed the approvals for the FY2024 Planning Incentive Grant. The planning incentive grant review takes a comprehensive look at farmland preservation throughout the state. The goal of the program is to identify large tracks of reasonably contiguous farmland for preservation. The counties have identified about 195,000 acres of targeted acres.

Municipalities have identified a little over 105,000 acres. Currently there is a 70% overlap between the municipal partner targets and the county partner targets. The total targeted acreage for preservation is 221,386 total acres.

Mr. Allen stated that of the 18 counties in the County PIG program, 13 applied for grants this year and, of the 13 that applied, 12 were approved, resulting in a total of 167,000 targeted acres.

Mr. Allen stated that, as Sussex County did not have an updated preservation plan, the county is not eligible this round. However, Sussex County is working on a plan for the next funding round. There were 32 municipalities in the Municipal PIG program that applied this year. Mr. Allen stated that the hope is to approve 20 of those municipalities which totals 48,000 acres of targeted land. Twelve municipalities will have conditional approval. Those conditionally approved towns who currently do not have updated farmland preservation plans are actively working towards coming into compliance.

It was moved by Mr. Rosen and seconded by Mr. Kumpel to approve Resolutions FY2023R5(2) and FY2023R5(3) for the FY 2024 County PIG Program and the FY 2024 Municipal PIG program including comprehensive Farmland Preservation Plan Updates, as presented, subject to any condition of said resolutions.

A vote was taken. The motion was unanimously approved. A copy of the Resolutions FY2023R5(2) and FY2023R5(3) is attached to and a part of these minutes.

2. Resolutions: Preliminary Approval- State Acquisition Program

Ms. Mazzella referred the committee to two requests for preliminary 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.

It was moved by Mr. Schilling and seconded by Mr. Kumpel to approve Resolutions FY2023R5(4) and FY2023R5(5) and granting preliminary approval under the State Acquisition Program, as presented, subject to any condition of said resolution.

1. LISAR, LLC, SADC ID #17-0384-DE, FY2023R5(4), Block 2701, Lot 137, Pittsgrove Township, Salem County, and Block 13, Lot 3, Deerfield Township, Cumberland County, 49.6 gross acres.
2. Steven English, SADC ID#17-0386-DE, FY2023R5(5), Block 54, Lot 1, Upper Pittsgrove Township, Salem County, 37.7 gross acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolutions FY2023R5(4) and FY2023R5(5) is attached to and a part of these minutes.

3. Resolutions: Final Approval- State Acquisition Program: Direct Easements

Ms. Mazzella and Ms. Miller referred the committee to three requests for final approval under the state acquisition program for direct easements. 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 Resolution FY2023R5(6) granting final approval under the State Acquisition Program for direct easements, as presented, subject to any condition of said resolution.

1. Van Meter, Alfred C., Jr. & Margaret Ann, SADC ID#17-0377-DE, FY2023R5(5), Alloway Township, Salem County, and Block 1, Lot 2, Stow Creek Township, Cumberland County, 58.5 gross acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2023R5(6) is attached to and a part of these minutes.

It was moved by Mr. Kumpel and seconded by Mr. Bullock to approve Resolutions FY2023R5(7) and FY2023R5(8) granting final approval under the State Acquisition Program for direct easements, as presented, subject to any condition of said resolution.

2. John Joseph and Francis Susan Pascale, SADC ID#: 10-0290-DE, FY2023R5(7), Readington Township, Hunterdon County, Block 48, Lot 22.03, 48.2 gross acres.

3. Alan Hunt and Elizabeth Drew, SADC ID# 10-0289-DE, FY2023R5(8), Bethlehem Township, Hunterdon County, Block 41, Lot 2 and Block 42, Lots 19.01 & 20, 28.7 gross acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolutions FY2023R5(7) and FY2023R5(8) is attached to and a part of these minutes.

Mr. Norz questioned to whom the SADC's executive director reports. Secretary Fisher responded that Ms. Payne reports to him and that he reviews Ms. Payne's performance. Secretary Fisher referred Mr. Norz to counsel for further detail.

Public Comment

No Public Comment

CLOSED SESSION

At 9:55 a.m. Ms. Uttal 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 acquisition

May 25, 2023

of fee simple title of farmland in Holland Township, Hunterdon County, pending or anticipated litigation including updates from the Attorney General's office on SADC vs Quaker Valley Farms; 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. Norz and seconded by Mr. Kumpel to go into Closed Session. The motion was unanimously approved.

ACTION AS A RESULT OF CLOSED SESSION

A. Real Estate Matters - Certifications of Values

It was moved by Mr. Kumpel and seconded by Mr. Rosen to approve the Certification of Values as a result of closed session. The motion was approved.

SADC Fee Simple Program

1. Wayne Schmied, Holland Township, Hunterdon County, SADC #10-0088-FS,
Block 11, Lots 2 & 2.06, 117.4 Gross Acres
Development Easement Value of \$14,259 per acre.

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 A.M., June 22, 2023

Location: 200 Riverview Plaza, Trenton, NJ

ADJOURNMENT

The meeting was adjourned at 10:15 p.m.

Respectfully Submitted,



Charles Roohr, Deputy Executive Director
State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2023R5(1)
Request to Replace a Single-Family Residence
Larry Scott Ambruster, Jr.**

May 25, 2023

Subject Property:

**Block 10, Lot 10
Upper Pittsgrove Township, Salem County
25.11 Acres
SADC ID# 17-0167-PG**

WHEREAS, Larry Scott Ambruster Jr., hereinafter "Owner", is the owner of Block 10, Lot 10, in the Township of Upper Pittsgrove, Salem County, by deed dated and recorded on May 11, 2023, in the Salem County Clerk's Office in Deed Book 4664, Page 1952, totaling 25.11 easement acres, hereinafter referred to as the "Premises" (as shown in Schedule "A"); and

WHEREAS, the development easement on the Premises was conveyed to the County of Salem by Monroeville Farm, LLC on May 29, 2018, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq., as a Deed of Easement recorded on June 7, 2018 in the Salem County Clerk's Office in Deed Book 4428, Page 476; and

WHEREAS, the Deed of Easement identifies one (1) single-family residence, no agricultural labor units, no Residual Dwelling Site Opportunity (RDSO), and one 3-acre non-severable exception area with no (0) housing opportunities; and

WHEREAS, the Owner farms the Premises which currently consists of hay, with future plans to raise cattle and dairy cows; and

WHEREAS, on March 30, 2023, the SADC received an application from the Salem County Agriculture Development Board (SCADB), on behalf of the Owner, to construct a single-family residence on the Premises for Owner and his family, as shown in Schedule "B"; and

WHEREAS, the Owner proposes to demolish the approximately 1,800 sq./ft., two-story, existing single-family residence built in 1920 on the Premises, as shown in Schedules "B" and "C" because, according to the Owner, the residence is in a state of disrepair with water and termite damage; and

WHEREAS, paragraph 14ii. of the Deed of Easement allows for the replacement of any existing residential building anywhere on the Premises with the approval of the SCADB and the Committee; and

WHEREAS, the existing residence is uninhabited; and

WHEREAS, SADC staff received confirmation from the State Historic Preservation

Office that the residence is not listed on the New Jersey or National Register of Historic Places; and

WHEREAS, the residence is not located in a local historic district; and

WHEREAS, the Owner is proposing to construct, approximately 75 feet behind the current dwelling, a new, one (1) story, three (3) bedroom, 3-bathroom, single family residence consisting of 2,400 sq./ft. of heated living space and no basement, hereinafter referred to as the "Proposed Residence", to be used as the Owner's and his family's residence, as shown on Schedule "C"; and

WHEREAS, the Proposed Residence will have an attached 800 sq./ft., two-car garage; and

WHEREAS, the Proposed Residence will require installation of a new septic system, as shown in Schedule "C"; and

WHEREAS, the Proposed Residence will require the extension of the existing utility service lines and driveway approximately 125 feet as shown in Schedules "B and C"; and

WHEREAS, the location of the Proposed Residence was chosen to minimize impacts to the agricultural operation; and

WHEREAS, at its March 22, 2023, meeting, the SCADB approved the Owner's request to replace the residence on the Premises.

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC, pursuant to the restrictions contained in the Deed of Easement, finds that the construction of a single-family residence on the Premises as proposed by the Owner will have a positive impact on the continued agricultural operations of this farm by replacing the existing deteriorated residence with a new home which shall serve as the primary residence for the Owner/Operator of the farm.
3. The Committee approves construction, approximately 75 feet behind the current dwelling, of a new, one (1) story, three (3) bedroom, 3-bathroom, single family residence with no basement, consisting of 2,400 sq./ft. of heated living space, an attached 800 sq./ft., two-car garage, a new septic system, and extension of existing utility service lines and driveway approximately 125 feet, to replace the existing single-family residence on the Premises and to be used as the Owner's and his family's residence, as shown on Schedules "B" and "C" .
4. The existing single-family residence shall be removed prior to beginning construction of the new residence.
5. This approval is valid for a period of three years from the date of this resolution,

during which the Owner shall initiate the requested action; for the purpose of this provision "initiate" means applying for applicable local, state, or federal approvals necessary to effectuate the approved SADC action.

6. This action is non-transferable.
7. The construction of the new residence and any other structures as described in the application, as appropriate, is subject to all applicable local, State and Federal regulations.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/25/2023

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

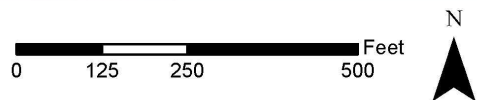
Martin Bullock	YES
Roger Kumpel	YES
Scott Ellis	ABSENT
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Renee Jones (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Douglas Fisher, Chairperson	YES

Schedule A

Ambruster Farm 17-0167-PG BI 10 Lot 10 Upper Pittsgrove Twp. - Salem County New Jersey Farmland Preservation Program



For Planning Purposes Only
Date: 4/25/2023

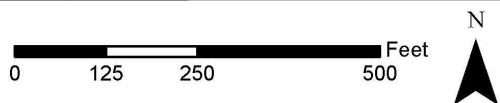


Schedule B

Ambruster Farm 17-0167-PG BI 10 Lot 10 Upper Pittsgrove Twp. - Salem County New Jersey Farmland Preservation Program



For Planning Purposes Only
Date: 4/25/2023



Schedule C

Ambruster Farm 17-0167-PG BI 10 Lot 10 Upper Pittsgrove Twp. - Salem County New Jersey Farmland Preservation Program



For Planning Purposes Only
Date: 4/25/2023

0 50 100 200 Feet



Existing Residence



Proposed Area of New Residence



**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2023R5(2)**

**APPROVAL
Of
COUNTY PLANNING INCENTIVE GRANT ("PIG")
APPLICATIONS**

FY 2024 PIG PROGRAM

May 25, 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 identified project areas provide 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 county shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agriculture development area authorized pursuant to the "Agriculture Retention and Development Act," P.L. 1983, c.32 (C.4:1C-11 et seq.); and
2. Establish a county agriculture development board (CADB), pursuant to N.J.S.A. 4:1C-14, to serve as the agricultural advisory committee; and
3. Prepare a comprehensive farmland preservation plan; and
4. 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, including, but not limited to, a dedicated tax, repeated annual appropriations or repeated issuance of bonded indebtedness; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17 (N.J.A.C. 2:76-17) 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 county farmland preservation planning incentive grant program; and

WHEREAS, recent amendments to Subchapter 17 (N.J.A.C. 2:76-17), effective August 3, 2020, were made to enhance the planning incentive grant program; and

WHEREAS, as a condition of eligibility for a grant, a county's comprehensive farmland preservation plan must now be reviewed and readopted at least every 10 years pursuant to N.J.A.C. 2:76-17.4(c); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.6, a county, in submitting an application to the SADC shall include a copy of the comprehensive farmland preservation plan; a project area inventory for each project area designated within the plan in accordance with N.J.A.C. 2:76-17.5; and a report summarizing the status of the purchase of development easements on farms identified in prior

year's applications and expenditure of Committee funds previously allocated ; and

WHEREAS, to date, Atlantic, Bergen, Burlington, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Salem, Somerset, Sussex and Warren Counties have submitted comprehensive farmland preservation plans and planning incentive grant applications; and

WHEREAS, the 18 total participants in the County Planning Incentive Grant Program identified 134 project areas targeted 4,831 farms and 195,334 acres at an estimated total cost of \$1,984,835,134, with a ten-year preservation goal of 86,782 acres, as summarized in the attached Schedule A; and

WHEREAS, of the 18 counties listed above, 13 counties, excluding Atlantic, Bergen, Camden, Ocean and Passaic County, applied for funding under the 2024 County Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.6(b)1 and N.J.A.C. 2:76-17.6(b), in order to improve county and municipal farmland preservation coordination, the counties notified all municipalities in which targeted farms are located within a project area and provided evidence of municipal review and comment and, if appropriate, the level of funding the municipality is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, SADC staff reviewed and evaluated the counties' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area inventories are complete and technically accurate, and that the application is 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, 12 of the 13 counties that applied for funding under the 2024 County Planning Incentive Grant round, including Burlington, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset and Warren Counties, have comprehensive farmland preservation plans adopted within the last 10 years pursuant to N.J.A.C. 2:76-17.4(c); and

WHEREAS, Sussex County applied for funding under the 2024 County Planning Incentive Grant round but is currently not eligible for additional grant funding pursuant to N.J.A.C. 2:76-17.3(a)2 as its comprehensive farmland preservation plan is greater than 10 years old; and

WHEREAS, the 12 eligible applicants for the 2024 County Planning Incentive Grant round identified project areas targeting 3,661 farms and 168,112 acres at an estimated total cost of \$1,769,044,167, with a ten-year preservation goal of 71,512 acres, as summarized in the attached Schedule B.

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval to Burlington, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset and Warren Counties' Planning Incentive Grant applications for the FY 2024 funding round as summarized in the attached Schedule B; and

BE IT FURTHER RESOLVED, that Atlantic, Bergen, Camden, Ocean, and Passaic Counties' decisions to not apply to the 2024 County Planning Incentive Grant Program, and Sussex County's ineligibility, does not preclude their use of previously appropriated funds in a manner

consistent with their existing Planning Incentive Grant plans; and

BE IT FURTHER RESOLVED, that the SADC will monitor each county's funding plan and adjust the eligibility of funds based on the county's progress in implementing the proposed funding plan. Pursuant to N.J.A.C. 2:76-17.8(a)3 each county with an approved Planning Incentive Grant shall expend its grant funds within three years of the date the funds are appropriated. These funds will be considered expended upon the SADC's issuance of a grant containing the final remaining funds. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the county; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; 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.



5/23/2023
Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Roger Kumpel	YES
Scott Ellis	ABSENT
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Renee Jones (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Douglas Fisher, Chairperson	YES

Schedule A

**COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY**

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_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	609	9,753	\$43,816,368	\$4,493	150	450	700	0.13	\$0.400	No Set Amount
Bergen	8	40	525	\$7,045,400	\$13,421	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	187	11,929	\$90,004,305	\$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
Cape May	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
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

Schedule A

**COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY**

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_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
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
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
Mercer	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
Middlesex	5	86	2,783	\$173,533,965	\$62,355	225	1,125	2,250	3.00	\$37.715	No Set Amount
Monmouth	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	16	634	\$22,824,000	\$36,000	45	216	452	1.00	\$0.730	\$0.730
Millstone	4	29	2,456	\$71,224,000	\$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
Morris	3	69	3,775	\$128,717,270	\$34,100	100	520	1,080	0.62	\$7.200	No Set Amount
Ocean	7	155	3,529	\$84,286,636	\$23,884	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	10	191	\$597,745	\$3,133	100	500	1,000	1.0	\$4.525	\$0.750

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

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_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Salem	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
Pilesgrove	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	192	8,208	\$61,560,000	\$7,500	700	3,500	7,000	2.00	\$0.067	\$0.068
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	\$23,131,006	\$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
Sussex	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	49	1,674	\$10,881,000	\$6,500	150	675	1,300	0.015	\$0.064	No Set Amount
Warren	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
Franklin	2	38	1,203	\$6,074,140	\$5,050	100	500	1,000	5.00	\$5.306	No Set Amount
Freylinghuysen	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

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

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_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
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
County Totals (18)	134	4,831	195,334	\$1,984,835,134		8,881	43,892	86,782		\$191.564	
Municipal Totals (45)	96	2,184	105,539	\$1,174,706,167		8,612	36,103	65,404		\$814.190	
<p>Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.</p>											
<p>Date: 5/5/23</p>											

Schedule B

2024 COUNTY PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS

County	# of Project Areas	# of Target Farms	Targeted Farm Acreage	Estimated Total Cost	Estimated 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
Burlington	4	187	11,929	\$90,004,305	\$7,545	1,000	5,000	10,000	1.50	\$19.00	No Set Amount
Cape May	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	\$0.88	No Set Amount
Gloucester	11	845	17,091	\$205,092,000	\$12,000	1,000	4,000	8,000	4.00	\$10.51	\$5.15
Hunterdon	5	543	22,090	\$195,452,320	\$8,848	1,000	5,000	10,000	3.00	\$6.90	\$2.10
Mercer	7	30	2,468	\$25,791,917	\$10,450	100	500	1,000	2.50	\$11.00	No Set Amount
Middlesex	5	86	2,783	\$173,533,965	\$62,355	225	1,125	2,250	0.00	\$37.72	\$0.00
Monmouth	6	88	8,043	\$173,575,983	\$21,581	541	2,599	4,075	2.50	\$36.38	\$1.10
Morris	3	69	3,775	\$128,717,270		100	520	1,080	0.62	\$7.20	No Set Amount
Salem	3	497	39,972	\$226,746,296	\$5,600	650	3,250	6,500	2.00	\$1.00	\$1.00
Somerset	10	280	12,497	\$315,061,867	\$25,211	446	2,850	6,300	3.00	\$18.30	No Set Amount
Warren	7	636	30,139	\$158,832,530	\$5,270	1,000	5,000	10,000	2.00	\$2.40	\$0.83
Final Approval Totals											
Total	86	3,661	168,112	\$1,769,044,167	\$15,097	7,293	35,998	71,512		\$157	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2023R5(3)**

**APPROVAL OF
MUNICIPAL PLANNING INCENTIVE GRANT (“PIG”) APPLICATIONS INCLUDING
NEW AND UPDATED COMPREHENSIVE FARMLAND PRESERVATION PLANS**

FY 2024 PIG PROGRAM

May 25, 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 identified project areas provide 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.); and
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; and
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 amended rules, effective July 2, 2007, 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, recent amendments to Subchapter 17A (N.J.A.C. 2:76-17A), effective August 3, 2020, were made to enhance the planning incentive grant program; and

WHEREAS, as a condition of eligibility for a grant, a municipality's comprehensive farmland preservation plan must now be reviewed and readopted at least every 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland plan element, a project area inventory for each project area designated within the plan in accordance with N.J.A.C. 2:76-17A.5; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously allocated; and

WHEREAS, to date, the SADC has received 45 comprehensive farmland preservation plans and municipal planning incentive grant applications pursuant to N.J.A.C. 2:76-17A.6(a); and

WHEREAS, in total, the 45 municipal planning incentive grant participants identified 96 project areas in 9 counties and targeted 2,184 farms and 105,539 acres at an estimated total cost of, \$1,174,706,167, with a ten-year preservation goal of 65,404 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, 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 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 municipalities' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is 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, 20 municipalities that applied for funding under the 2024 Municipal Planning Incentive Grant Program have comprehensive farmland preservation plans adopted within the last 10 years pursuant to N.J.A.C. 2:76-17A.4(b); and

WHEREAS, 12 municipalities that applied for funding under the 2024 Municipal Planning Incentive Grant Program have comprehensive farmland preservation plans greater than 10 years old, are actively revising these plans and anticipate re-adoption in advance of

the SADC's approval of the FY2024 appropriation request; and

WHEREAS, as part of its application for the 2024 Municipal Planning Incentive Grant round Alloway Township, Salem County and Frankford Township, Sussex County included an amended comprehensive farmland preservation plan developed consistent with the SADC's adopted *Guidelines*; and

WHEREAS, the 2024 funding cycle is Washington Township's first planning incentive grant application, including its first comprehensive farmland preservation plan submission; 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, Alloway, Frankford and Washington Townships have executed grant agreements with the SADC for funding comprehensive farmland preservation plan updates; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the following Municipal Planning Incentive Grant applications submitted under the FY24 program funding round, as summarized in the attached Schedule B:

- | | |
|---|---|
| 1. Franklin Township, Gloucester County | County |
| 2. Holland Township, Hunterdon County | 11. Pittsgrove Township, Salem County |
| 3. Raritan Township, Hunterdon County | 12. Franklin Township, Somerset County |
| 4. Union Township, Hunterdon County | 13. Green Township, Sussex County |
| 5. West Amwell Township, Hunterdon County | 14. Frankford Township, Sussex County |
| 6. Readington Township, Hunterdon County | 15. Frelinghuysen Township, Sussex County |
| 7. Colts Neck Township, Monmouth County | 16. Harmony Township, Warren County |
| 8. Millstone Township, Monmouth County | 17. Hope Township, Warren County |
| 9. Alloway Township, Salem County | 18. Knowlton Township, Warren County |
| 10. Mannington Township, Salem County | 19. Washington Township, Warren County |
| | 20. White Township, Warren County; and |

BE IT FURTHER RESOLVED, that the SADC grants approval of the following Municipal Planning Incentive Grant applications conditioned upon readoption of their comprehensive farmland preservation plans prior to SADC's approval of its FY24 appropriation request, as summarized in the attached Schedule B:

- | | |
|---|--|
| 1. Delaware Township, Hunterdon County | 7. Marlboro Township, Monmouth County |
| 2. East Amwell Township, Hunterdon County | 8. Pilesgrove Township, Salem County |
| 3. Kingwood Township, Hunterdon County | 9. Upper Pittsgrove Township, Salem County |
| 4. Hopewell Township, Mercer County | 10. Montgomery Township, Somerset County |
| 5. Holmdel Township, Monmouth County | 11. Peapack & Gladstone Borough, Somerset County |
| 6. Manalapan Township, Monmouth County | 12. Franklin Township, Warren County; and |

BE IT FURTHER RESOLVED, that the SADC grants approval of the Alloway Township, Frankford Township and Washington Township comprehensive farmland preservation plans; and

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

BE IT FURTHER RESOLVED, a municipalities' decision to not apply to the 2024 Municipal Planning Incentive Grant Program does not preclude its use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plan; 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 municipality's funding plan and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan pursuant to N.J.A.C 2:76-17A.8(a)2. Each Planning Incentive Grant municipality shall expend its grant funds within three years of the date the funds are appropriated. These funds will be considered expended upon the SADC's issuance of a grant containing the final remaining funds. 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 this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; 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.

5/25/2023

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Roger Kumpel	YES
Scott Ellis	ABSENT
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Renee Jones (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Douglas Fisher, Chairperson	YES

Schedule A

**COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY**

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_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	17	609	9,753	\$43,816,368	\$4,493	150	450	700	0.13	\$0.400	No Set Amount
Bergen	8	40	525	\$7,045,400	\$13,421	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	187	11,929	\$90,004,305	\$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
Cape May	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
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

Schedule A

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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
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
Mercer	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
Middlesex	5	86	2,783	\$173,533,965	\$62,355	225	1,125	2,250	3.00	\$37.715	No Set Amount
Monmouth	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
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Manalapan	1	12	577	\$11,540,000	\$20,000	131	659	1,318	2.00	\$1.699	No Set Amount
Marlboro	3	16	634	\$22,824,000	\$36,000	45	216	452	1.00	\$0.730	\$0.730
Millstone	4	29	2,456	\$71,224,000	\$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
Morris	3	69	3,775	\$128,717,270	\$34,100	100	520	1,080	0.62	\$7.200	No Set Amount
Ocean	7	155	3,529	\$84,286,636	\$23,884	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	10	191	\$597,745	\$3,133	100	500	1,000	1.0	\$4.525	\$0.750

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

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_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Salem	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
Pilesgrove	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	192	8,208	\$61,560,000	\$7,500	700	3,500	7,000	2.00	\$0.067	\$0.068
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	\$23,131,006	\$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
Sussex	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	49	1,674	\$10,881,000	\$6,500	150	675	1,300	0.015	\$0.064	No Set Amount
Warren	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
Franklin	2	38	1,203	\$6,074,140	\$5,050	100	500	1,000	5.00	\$5.306	No Set Amount
Freylinghuysen	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

Schedule A

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

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_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
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
County Totals (18)	134	4,831	195,334	\$1,984,835,134		8,881	43,892	86,782		\$191.564	
Municipal Totals (45)	96	2,184	105,539	\$1,174,706,167		8,612	36,103	65,404		\$814.190	
<p>Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.</p>											
<p>Date: 5/5/23</p>											

Schedule B

2024 MUNICIPAL PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS

County	Municipality	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/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Gloucester	Franklin	6	230	4,108	\$30,812,175	\$7,500	100	750	1,500	1.00	\$0.123	\$0.655
Hunterdon	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
	Holland	4	42	1,561	\$15,610,000	\$10,000	703	1,700	2,222	0.00	\$0.000	\$0.000
	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	0.00	\$0.665	No Set Amount
	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
Mercer	Hopewell	1	18	1,282	\$25,640,000	\$20,000	150	500	854	3.00	\$1.165	No Set Amount
Monmouth	Colts Neck	1	11	809	\$28,315,000	\$35,000	26	280	400	1.20	\$0.396	\$0.000
	Holmdel	1	11	299	\$11,643,160	\$39,000	11	25	85	2.50	\$1.076	No Set Amount
	Manalapan	3	12	577	\$11,540,000	\$20,000	300	1,000	5	0.68	\$1.699	\$0.000
	Marlboro	3	558	634	\$22,824,000	\$36,000	45	216	452	0.14	\$0.730	\$0.730
	Millstone	4	29	2,456	\$71,224,000	\$29,000	200	600	1,000	6.00	\$1.155	No Set Amount
Salem	Alloway	1	60	5,040	\$30,744,000	\$6,100	500	1,000	1,500	0.05	\$0.014	\$0.000
	Mannington	1	35	6,441	\$38,646,000	\$6,000	25	125	250	2.00	\$0.035	\$0.035
	Piles Grove	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	\$0.000
	Upper Pittsgrove	1	192	8,208	\$61,560,000	\$7,500	700	3,500	7,000	2.00	\$0.067	\$0.068
Somerset	Franklin	2	42	1,373	\$27,469,800	\$20,000	146	731	1,462	5.00	\$6.285	No Set Amount
	Montgomery	1	14	672	\$23,131,006	\$34,436	200	400	6	1.11	\$1.600	\$0.000

Schedule B

2024 MUNICIPAL PLANNING INCENTIVE GRANT
APPROVAL APPLICATIONS

County	Municipality	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/\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
	Peapack & Gladstone	2	14	675	\$23,620,800	\$35,000	20	80	160	3.00	\$0.221	\$0.222
Sussex	Frankford	48	86	3,156	\$14,097,852	\$4,467	100	500	1,000	0.04	\$0.036	\$0.036
	Green	3	49	1,674	\$10,881,000	\$6,500	150	675	1,300	0.015	\$0.064	No Set Amount
Warren	Franklin	2	38	1,203	\$6,074,140	\$5,050	100	500	1,000	5.00	\$5.306	No Set Amount
	Freylinghuysen	7	62	2,149	\$13,968,500	\$6,500	45	220	430	2.00	\$0.000	\$0.000
	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	\$0.000	\$0.000
	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
	Approval Totals	45	992	47,606	456,416,763		2,455	10,449	20,033		10	
	Conditional Approval Totals	25	1,115	30,211	301,857,978		3,184	13,129	22,367		13	
	Total	70	2,107	77,817	\$758,274,741		5,639	23,579	42,400		\$23	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2023R5(4)**

**Preliminary Approval of SADC Easement Purchase on an "ALTERNATE" FARM
On the Property of LISAR, LLC**

MAY 25, 2023

Subject Property: **LISAR, LLC**
Block 2701, Lot 137, Pittsgrove Township, Salem County
Block 13, Lot 3, Deerfield Township, Cumberland County
SADC ID#17-0384-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 April 6, 2023, the SADC received a development easement sale application from LISAR, LLC, hereinafter "Owner," for the property identified as Block 2701, Lot 137, Pittsgrove Township, Salem County, and Block 13, Lot 3, Deerfield Township, Cumberland County, hereinafter "the Property," totaling approximately 49.6 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 2 acre non-severable exception area for and limited to one future single family residential unit and to afford future flexibility of uses resulting in approximately 47.6 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes 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 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 62.54 and contains approximately 49.6 gross acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Salem County minimum score criteria for the "Priority" category which requires a quality score of at least 61, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 94 and 69 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 62.54, which is above minimum ranking criteria for a “Priority” farm in Salem County; and
 - b. has approximately 53% Prime soils and 46% Statewide Important soils; and
 - c. is within the County Agriculture Development 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.

5/25/2023
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Roger Kumpel	YES
Scott Ellis	ABSENT
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Renee Jones (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Douglas Fisher, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



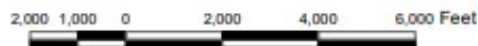
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Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

LISAR, LLC
Deerfield Twp., Cumberland County - Block 13 Lot 3 (3.5 ac) &
Pittsgrove Twp., Salem County - Block 2701 Lots P/O 137 (44.1 ac) &
P/O 137-EN (non-severable exception - 2.0 ac)
Gross Total = 49.6 ac

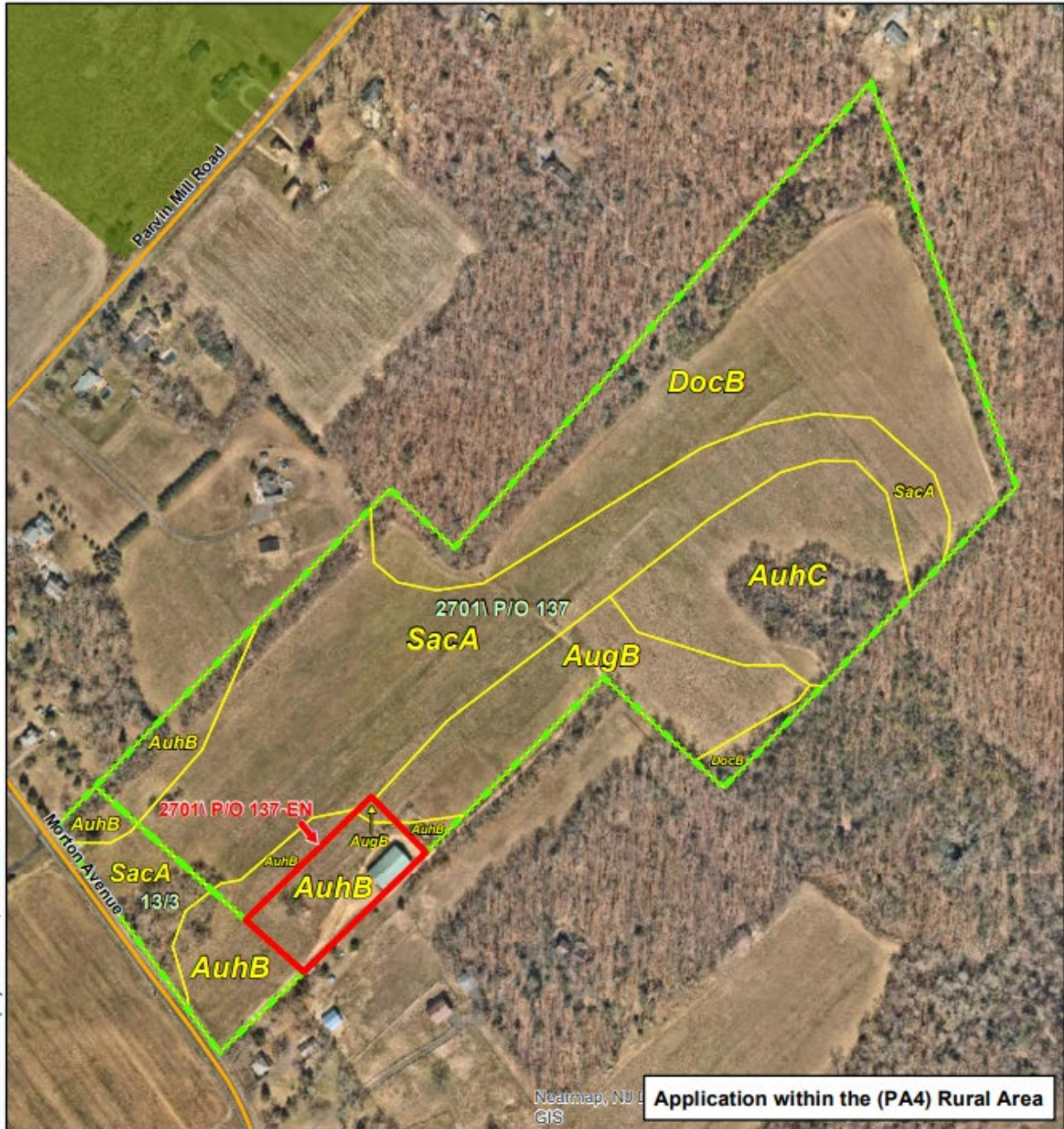
	Property In Question
	Exceptions
	Preserved Easements
	Transfer Development Rights (TOR) Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County, Pinelands & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State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



Sources:
NJ Farmland Preservation Program
NJDEP Parcel data
NJDEP Conservation/Open Space Easement Data
Pinelands Commission Data & Preserved Lands
NJOTI/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

Soils



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Neatmap, NJ L
GIS

Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

LISAR, LLC
Deerfield Twp., Cumberland County - Block 13 Lot 3 (3.5 ac) &
Pittsgrove Twp., Salem County - Block 2701 Lots P/O 137 (44.1 ac) &
P/O 137-EN (non-severable exception - 2.0 ac)
Gross Total = 49.6 ac



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 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

Legend

- Property In Question
- ★ EN - (Non-Severable) Exception
- Soils Boundaries
- Primary - Limited Access
- Federal or State Highways
- County Roads
- Municipal/Local Roads
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, State Owned GIS & Recreation Easements, & Pinelands PDC's and Preserved Lands



Sources:
NJ Farmland Preservation Program
NJDOT Parcel data
NRCS - SSURGO 2021 Soil Data
NJDEP Conservation/Open Space Data
NJDOT Road Data
NJDOT Near Map 2021 Digital Aerial Image

April 13, 2023

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

GENERAL INFORMATION

COUNTY OF Salem Pittsgrove Twp. 1710
 APPLICANT LISAR, LLC

PRIORITIZATION SCORE

SOILS:	Prime	53% *	.15	=	7.95	
	Statewide	47% *	.1	=	4.70	
						SOIL SCORE: 12.65
TILLABLE SOILS:	Cropland Harvested	83% *	.15	=	12.45	
	Woodlands	17% *	0	=	.00	
						TILLABLE SOILS SCORE: 12.45
BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)	25% *	.06	=	1.50	
	Residential Development	21% *	0	=	.00	
	Woodlands	54% *	.06	=	3.24	
						BOUNDARIES AND BUFFERS SCORE: 4.74
CONTIGUOUS PROPERTIES / DENSITY:	LISAR, LLC	Restricted Farm or Current Application			2	
	Sparacio	Restricted Farm or Current Application			2	
	Parvin	Restricted Farm or Current Application			2	
	CITI Solutions	Restricted Farm or Current Application			2	
	Speracio	Restricted Farm or Current Application			2	
						DENSITY SCORE: 10.00
LOCAL COMMITMENT:		100% *	19	=	19.00	
						LOCAL COMMITMENT SCORE: 19.00
SIZE:						SIZE SCORE: 1.90
IMMIMENCE OF CHANGE:	SADC Impact factor = 1.8					
						IMMINENCE OF CHANGE SCORE: 1.80
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00
						TOTAL SCORE: 62.54

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2023R5(5)**

**Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM
On the Property of English, Steven A.**

MAY 25, 2023

Subject Property: **English, Steven A. (lot 1)**
Block 54, Lot 1- Upper Pittsgrove Township, Salem County
SADC ID#:17-0386-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 April 13, 2023, the SADC received a development easement sale application from Steve A. English, hereinafter "Owner," for the property identified as Block 54, Lot 1, Upper Pittsgrove Township, Salem County, hereinafter "the Property," totaling approximately 37.7 gross acres, identified in (Schedule A); and

WHEREAS, the Property 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 soy and corn 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 19, 2022, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 70.49 and contains approximately 37.7 net acres (Schedule B); and

WHEREAS, the Property does meet the SADC's Salem County minimum score criteria for the "Priority" category which requires a quality score of at least 61, but the property does not meet the minimum size criteria for "Priority" or "Alternate" farm designation, which requires a minimum size of 94 and 69 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 70.31, which is above minimum ranking criteria for a "Priority" farm in Salem County; and
 - b. has approximately 62% Prime soils and 20% Statewide Important soils; and
 - c. is within the County Agriculture Development Area; and
 - d. is located immediately adjacent to another preserved farm.
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; and
 - 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.

5/25/2023
Date

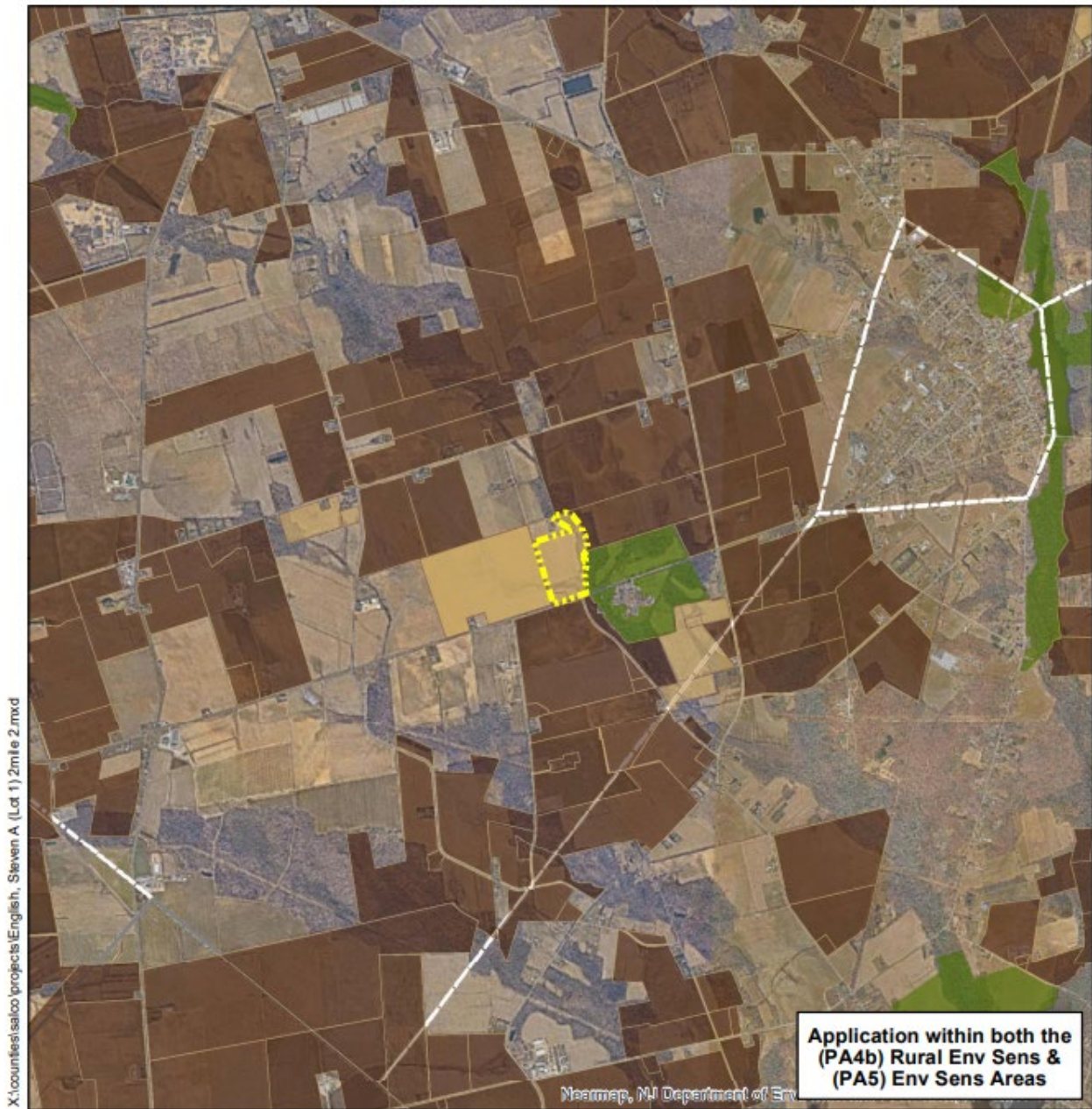


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Roger Kumpel	YES
Scott Ellis	ABSENT
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Renee Jones (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Douglas Fisher, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



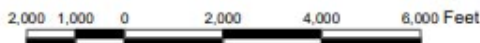
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Mapmap, NJ Department of Env

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

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

English, Steven A. (Lot 1)
Block 54 Lot 1 (37.7 ac)
Gross Total = 37.7 ac
Upper Pittsgrove Twp., Salem County



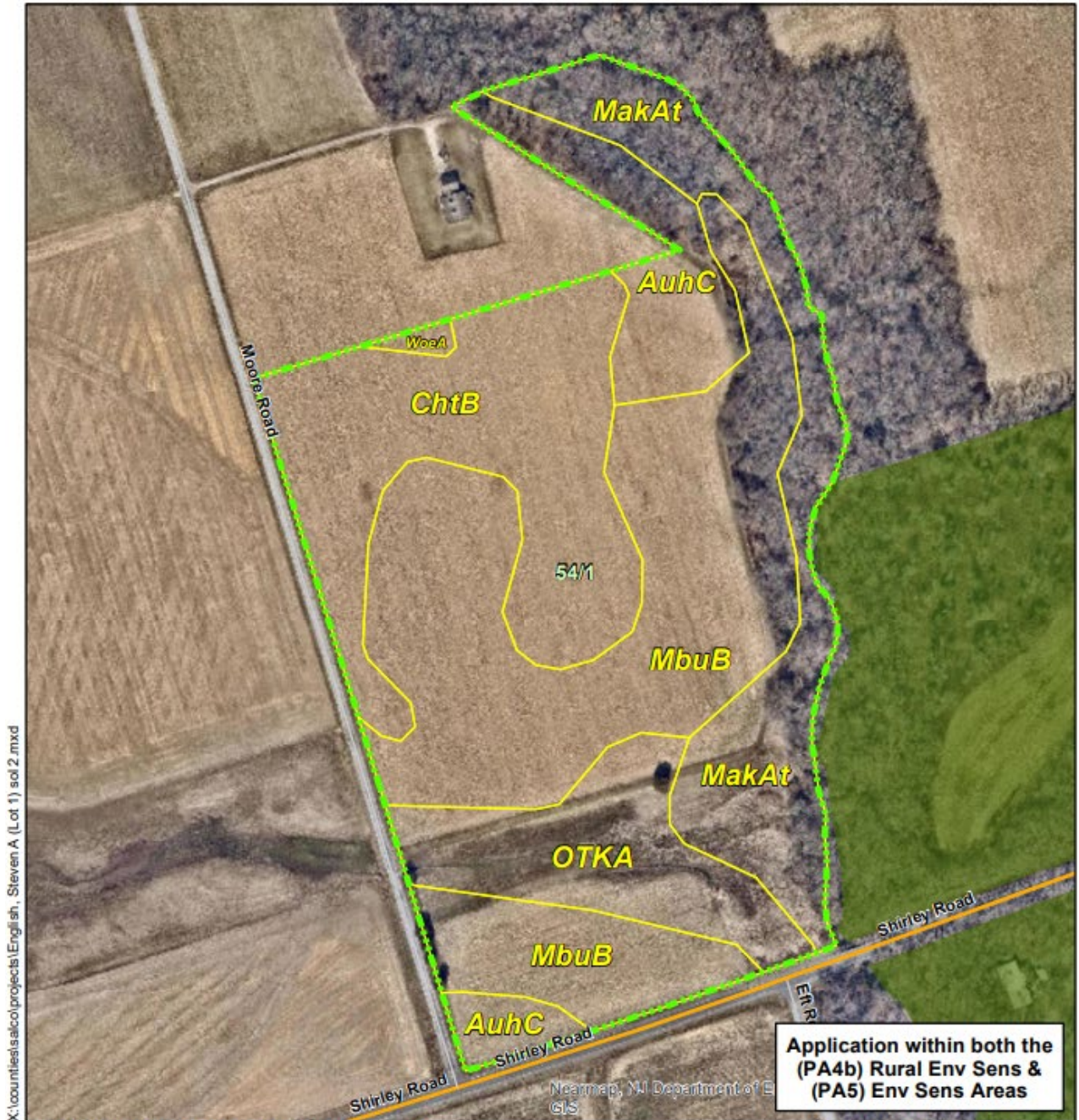
- Property in Question
- Preserved Easements
- Transfer Development Rights (TDR)
Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County, Pinelands & Non-Profit Preserved Open Space, State Owned Conservation Easements, & State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



Sources:
NJ Farmland Preservation Program
NJGIT Parcel edited to adjacent survey data
NJDEP Conservation/Open Space Easement Data
Data & Preserved Lands
NJGIT/Near 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

Soils



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

English, Steven A. (Lot 1)
Block 54 Lot 1 (37.7 ac)
Gross Total = 37.7 ac
Upper Pittsgrove Twp., Salem County



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.

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

- Property In Question
- Soils 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, & Pinelands PDCs and Preserved Lands



Sources:
NJ Farmland Preservation Program
NJDOT Parcel edited to adjacent survey data
NRCS - SSURGO 2021 Soil Data
NJDEP Conservation/Open Space Data
NJDOT Road Data
NJDOT/Near Map 2021 Digital Aerial Image

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

GENERAL INFORMATION

COUNTY OF Salem Upper Pittsgrove Twp. 1714
APPLICANT English, Steven A. (Lot 1)

PRIORITIZATION SCORE

SOILS:	Prime	63% *	.15	=	9.45
	Statewide	21% *	.1	=	2.10
	Unique zero	16% *	0	=	.00
				SOIL SCORE:	11.55
TILLABLE SOILS:	Cropland Harvested	72% *	.15	=	10.80
	Wetlands/Water	10% *	0	=	.00
	Woodlands	18% *	0	=	.00
				TILLABLE SOILS SCORE:	10.80
BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	36% *	.2	=	7.20
	EP Applications	21% *	.13	=	2.73
	Farmland (Unrestricted)	23% *	.06	=	1.38
	Streams and Wetlands	19% *	.18	=	3.42
	Woodlands	1% *	.06	=	.06
				BOUNDARIES AND BUFFERS SCORE:	14.79
CONTIGUOUS PROPERTIES / DENSITY:	English (Lot 1)	Restricted Farm or Current Application			2
	Brooks	Restricted Farm or Current Application			2
	Newkirk	Restricted Farm or Current Application			2
	Poole	Restricted Farm or Current Application			2
	Gardner	Restricted Farm or Current Application			2
				DENSITY SCORE:	10.00
LOCAL COMMITMENT:		100% *	20	=	20.00
				LOCAL COMMITMENT SCORE:	20.00
SIZE:				SIZE SCORE:	1.51
IMMIMENCE OF CHANGE:	SADC Impact factor = 1.84				
				IMMINENCE OF CHANGE SCORE:	1.84
COUNTY RANKING:				EXCEPTION SCORE:	.00
EXCEPTIONS:					
				TOTAL SCORE:	70.49

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2023R5(6)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Van Meter, Alfred C., Jr. & Margaret Ann

MAY 25, 2023

Subject Property: **Van Meter, Alfred C., Jr. & Margaret Ann**
Block 114, Lot 6, Block 116, Lot 1, Alloway Township, Salem County
Block 1, Lot 2, Stow Creek Township, Cumberland County
SADC ID#:17-0377-DE

WHEREAS, on September 1, 2022, the State Agriculture Development Committee (“SADC”) received a development easement sale application from Alfred and Margaret Van Meter, hereinafter “Owners,” identified as Block 114, Lot 6, and Block 116, Lot 1, Alloway Township, Salem County, and Block 1, Lot 2, Stow Creek Township, Cumberland County, hereinafter “the Property,” totaling approximately 58.5 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 Owners read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes no exception areas resulting in approximately 58.5 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 Opportunity (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 nursery 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 2, 2021, which categorized applications into “Priority”, “Alternate” and “Other”; and

WHEREAS, on December 1, 2022, the SADC granted Preliminary Approval to this Application (Schedule C); and

WHEREAS, at the time of application SADC staff identified areas of concern on the Premises related to sheet and rill erosion; and

WHEREAS, this final approval and closing on the easement purchase are conditioned on the landowner remediating the sheet and rill erosion concerns as generally noted on Schedule A and stabilizing the area to the SADC's satisfaction; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on April 14, 2023, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$4,000 per acre based on zoning and environmental regulations in place as of the current valuation date March 10, 2023; and

WHEREAS, the Owners accepted the SADC's offer of \$4,000 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 \$4,000 per acre for a total of approximately \$234,000 subject to the conditions contained in (Schedule B).
3. This final approval and closing on the easement purchase are conditioned on the landowner remediating the sheet and rill erosion concerns as generally noted on Schedule A and stabilizing the area to the SADC's satisfaction.
4. 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.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC 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.

____ 5/25/2023 _____
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Roger Kumpel	YES
Scott Ellis	ABSENT
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Renee Jones (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Douglas Fisher, Chairperson	YES

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

Van Meter, Alfred C, Jr & Margaret Ann
 Alloway Twp., Salem County - Block 114 Lot 6 (54.9 ac);
 Block 116 Lot 1 (1.0 ac) &
 Stow Creek Twp., Cumberland County - Block 1 Lot 2 (2.6 ac)
 Gross Total = 58.5 acres
 Salem County

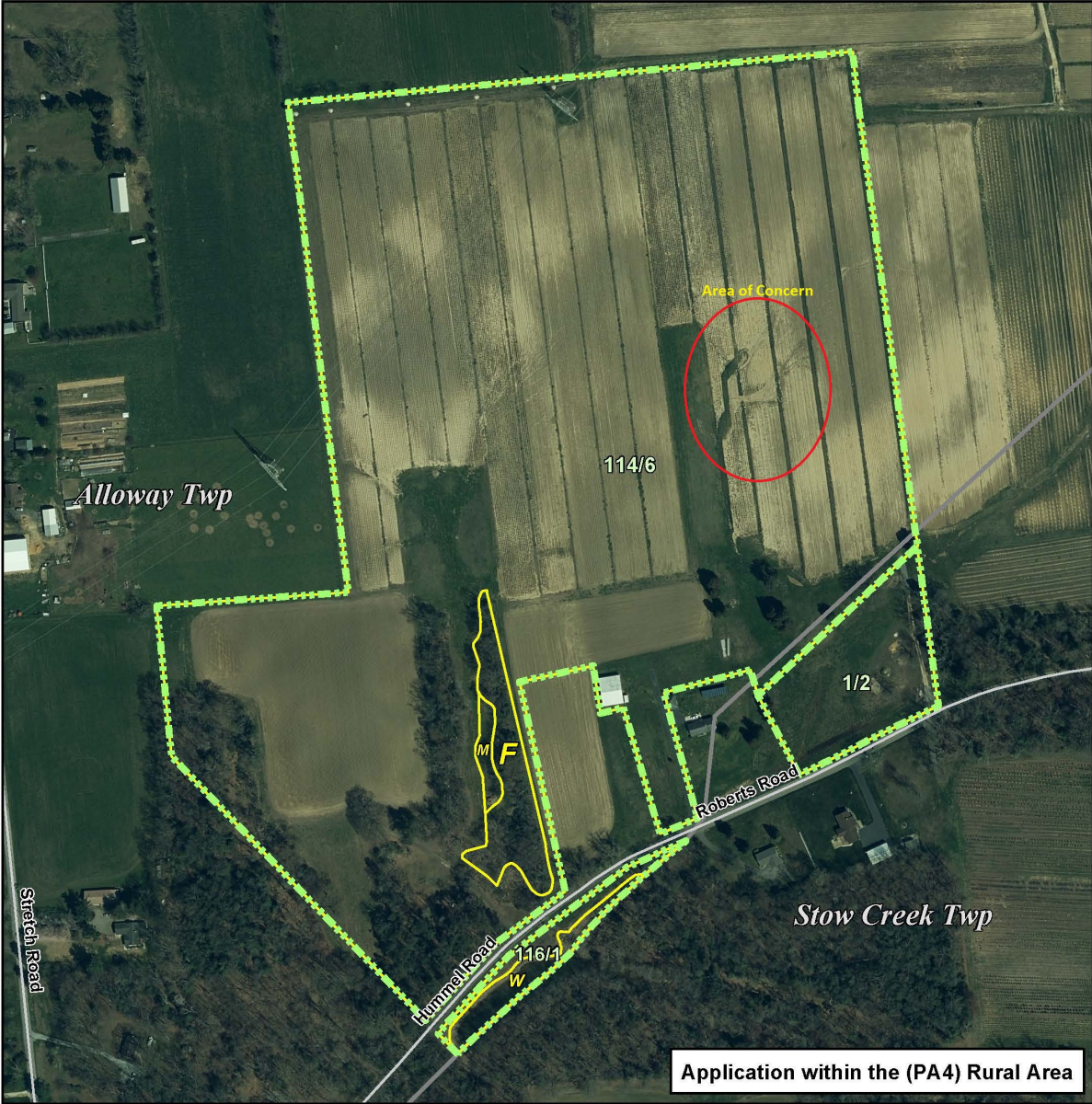
- ▭ Property in Question
- ▭ Preserved Easements
- ▭ Transfer Development Rights (TDR)
Preserved: Highlands, Pinelands and Municipal
- ▭ Active Applications
- County Boundaries
- Municipal Boundaries
- ▭ Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State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



Sources:
 NJ Farmland Preservation Program
 NJDOT Parcel data edited from Seed
 NJDEP Conservation/Open Space Easement Data
 NJDOT Road Data
 NJDOTGIS 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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Application within the (PA4) Rural Area

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

Van Meter, Alfred C, Jr & Margaret Ann
 Alloway Twp., Salem County - Block 114 Lot 6 (54.9 ac);
 Block 116 Lot 1 (1.0 ac) &
 Stow Creek Twp., Cumberland County - Block 1 Lot 2 (2.6 ac)
 Gross Total = 58.5 acres
 Salem County



Sources:
 NJ Farmland Preservation Program
 NJDOT Parcel data edited from deed
 NJDEP 2015 Landuse/Landcover Data
 NJDOT Road Data
 NJOTIS 2020 Digital Aerial Image

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	Property In Question
	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

Van Meter, Alfred C., Jr. & Margaret Ann
Easement Purchase - SADC
59 Acres

Block 114	Lot 6	Alloway Twp.	Salem County		
Block 1	Lot 2	Stow Creek Twp.	Cumberland County		
Block 116	Lot 1	Alloway Twp.	Salem County		
SOILS:		Other	1.5% *	0	= .00
		Prime	87.5% *	.15	= 13.13
		Statewide	10% *	.1	= 1.00
		Unique zero	1% *	0	= .00
					SOIL SCORE: 14.13
TILLABLE SOILS:		Cropland Harvested	84% *	.15	= 12.60
		Wetlands/Water	3% *	0	= .00
		Woodlands	13% *	0	= .00
					TILLABLE SOILS SCORE: 12.60
FARM USE:	Ornamental Shrub & Tree Services		39 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: 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
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2023R5(7)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Pascale, John Joseph and Francis Susan

MAY 25, 2023

Subject Property: **Pascale, John Joseph and Francis Susan**
Block 48, Lot 22.03 – Readington Township, Hunterdon County
SADC ID#: 10-0290-DE

WHEREAS, on October 24, 2022, the State Agriculture Development Committee (“SADC”) received a development easement sale application from John Joseph and Francis Susan Pascale, hereinafter “Owners,” identified as Block 48, Lot 22.03, Readington Township, Hunterdon County, hereinafter “the Property,” totaling approximately 48.2 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 Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes one (1), approximately 3.5 acre non-severable exception area for a future apartment and to afford future flexibility for nonagricultural uses resulting in approximately 44.7 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 3.5-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 one apartment and zero (0) single family residential units
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) One (1) single family residential unit

- 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 equine production with approximately 27.6 acres in equine production as pasture; and

WHEREAS, a specialized "Equine Schedule B" (Schedule B) and an equine map (Schedule C) will be recorded with the Deed of Easement; 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 2, 2021 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 57) because it is approximately 48.2 acres and has a quality score of 64.97; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on April 18, 2023, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$8,100 per acre based on zoning and environmental regulations in place as of the current valuation date March 2, 2023; and

WHEREAS, the Owners accepted the SADC's offer of \$8,100 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 \$8,100 per acre for a total of approximately \$362,070 subject to the conditions contained in (Schedule D).
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 Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC 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.

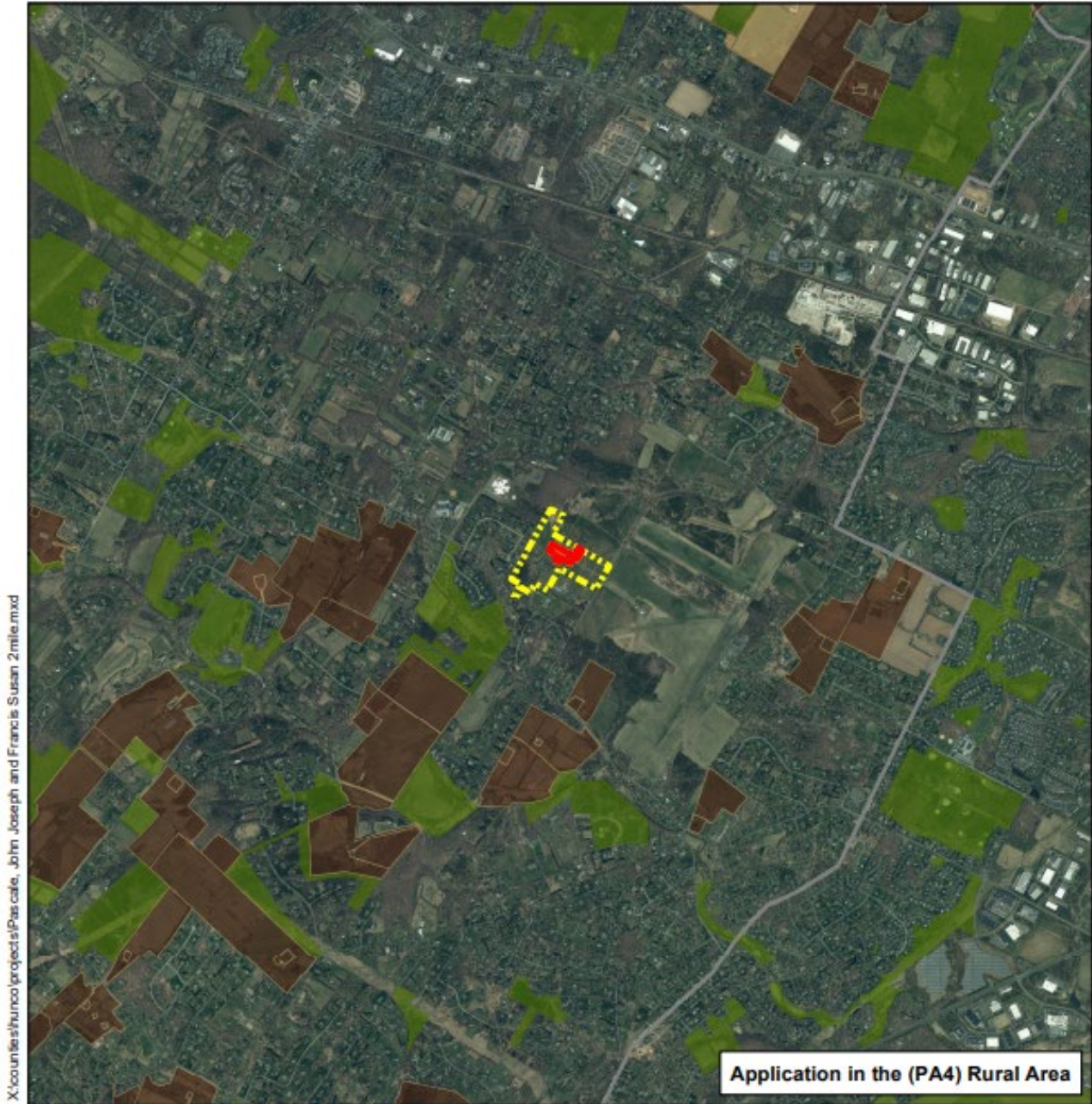
5/25/2023
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Roger Kumpel	YES
Scott Ellis	ABSENT
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Renee Jones (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Douglas Fisher, Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Pascale, John Joseph and Francis Susan
Block 48 Lots P/O 22.03 (44.7 ac)
& P/O 22.03-EN (non-severable exception - 3.5 ac)
Gross Total = 48.2 ac
Readington 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 and Non-Profit Preserved Open Spaces, State Owned Conservation Easements, & State Owned O/S & 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/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.

Wetlands



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Application in the (PA4) Rural Area

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

Pascale, John Joseph and Francis Susan
Block 48 Lots P/O 22.03 (44.7 ac)
& P/O 22.03-EN (non-severable exception - 3.5 ac)
Gross Total = 48.2 ac
Readington Twp., Hunterdon County



Sources:
NJ Farmland Preservation Program
NJOTI Parcel data
NJDEP 2015 LU/LC Data
NJ Highlands Council Data
NJOTI Road Data
NJOTI/GIS 2020 Digital Aerial Image

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	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 - Total Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

SCHEDULE B

Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the following nonagricultural use occurs on the Premises:

The Grantor currently boards horses and holds horseback riding lessons on the Premises.

Grantor understands that the above use is considered an "equine service activity" that would not be permitted on the Premises (i.e., the preserved area of the farm described in Schedule A) unless the activity was ancillary to equine-related production, including pasturing, horse breeding and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities. Grantor understands and agrees that if equine service activities (such as boarding horses, riding lessons and schooling horses) on the Premises were ancillary to equine-related production, then the said equine service activities would be deemed agricultural uses and not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor understands that none of these restrictions apply to the land within the Exception area.

Grantor also understands and agrees that if, in the future, equine service activities on the Premises are not "ancillary" as defined above, then the said activities would be deemed non-agricultural and would be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.

John Joseph Pascale

Francis Susan Pascale

Equine Areas



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

Pascalle, John Joseph and Francis Susan
Block 48 Lots P/O 22.03 (44.7 ac)
& P/O 22.03-EN (non-severable exception - 3.5 ac)
Gross Total = 48.2 ac
Readington Twp., Hunterdon County



	Property In Question
	EN - (Non-Severable) Exception
	Equine Production (Pasture/Hay) - 27.6 ac
	Equine Service (Riding) - 1.0 ac



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Sources:
NJ Farmland Preservation Program
NJGIT Parcel Data
NJDOT Road Data
NJGIT/OGIS 2020 Digital Aerial Image

November 29, 2022

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Pascale, John Joseph & Francis Susan
Easement Purchase - SADC
45 Acres

Block 48	Lot 22.03	Readington Twp.	Hunterdon County				
SOILS:		Prime	81% *	.15	=	12.15	
		Statewide	19% *	.1	=	1.90	
						SOIL SCORE:	14.05
TILLABLE SOILS:		Cropland Pastured	62% *	.15	=	9.30	
		Wetlands/Water	6% *	0	=	.00	
		Woodlands	32% *	0	=	.00	
						TILLABLE SOILS SCORE:	9.30
FARM USE:		Horse & Other Equine		acres			All pasture

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 (3.5) acres for For equine flexibility of use
Exception is not to be severable from Premises
Exception is to be limited to zero existing single family residential unit(s)
exception permits future apartment
 - 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 #FY2023R5(8)
FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

On the Property of Hunt, Alan and Drew, Elizabeth H.

MAY 25, 2023

Subject Property: **Hunt, Alan and Drew, Elizabeth H.**
Block 41, Lot 2 and Block 42, Lots 19.01 & 20
Bethlehem Township, Hunterdon County
SADC ID#: 10-0289-DE

WHEREAS, on October 25, 2022, the State Agriculture Development Committee ("SADC") received a development easement sale application from Alan Hunt and Elizabeth Drew, hereinafter "Owners," identified as Block 41, Lot 2 and Block 42, Lots 19.01 and 20, hereinafter "the Property," totaling approximately 28.7 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(s) has read and signed SADC Guidance Documents regarding ALE Grants, Exceptions, Division of the Premises, Division of the Premises for Non-Contiguous Parcels, and Non-Agricultural Uses; and

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

WHEREAS, the Property includes one (1), approximately 2.5 acre non-severable exception area for one (1) existing single family residential unit and to afford future flexibility of uses resulting in approximately 26.2 net acres to be preserved; and

WHEREAS, the 2.5-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 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, 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, 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 2, 2021, which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, the Property has a quality score of 64.3, which is higher than the minimum quality score of 57 needed for a "Priority" farm designation in Hunterdon County, however at approximately 26.2 acres, it does not meet the minimum acreage criteria for the "Priority" or "Alternate" categories which require at least 47 or 34 acres respectively, therefore, this farm is categorized as an "Other" farm, requiring SADC preliminary approval; and

WHEREAS, on December 1, 2022, the SADC granted Preliminary Approval to this Application (Schedule B); and

WHEREAS, the Property is in the Highlands Planning and Preservation Areas and the Owner provided recorded documents showing that the property has been in the immediate family since 1967; therefore, subject to a full review of the documentation and title, the property appears to be eligible for, and must be appraised under, zoning and environmental conditions in place as of 01/01/2004 for farms in the Highlands region pursuant to N.J.S.A. 13:8B, as amended by the "Preserve New Jersey Act," P.L.2015, c.5; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on April 13, 2023, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$6,600 per acre based on zoning and environmental regulations in place as of January 1, 2004 and \$3,000 per acre based on zoning and environmental regulations in place as of the current valuation date March 14, 2023; and

WHEREAS, the Owners accepted the SADC's offer of \$6,600 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 \$6,600 per acre for a total of approximately \$172,920 subject to the conditions contained in (Schedule C).
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 Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC 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.

5/25/2023

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Roger Kumpel	YES
Scott Ellis	ABSENT
Richard Norz	YES
Charles Rosen	YES
Tiffany Bohlin	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Renee Jones (rep. DEP Commissioner LaTourette)	ABSENT
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Douglas Fisher, Chairperson	YES

https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/10-0289-DE/Acquisition/Approvals & Agreements/Hunt Drew_SADC Direct Final Approval_05.25.23.docx

Preserved Farms and Active Applications Within Two Miles



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Application in both the Highlands Preservation & the Highlands Planning (Conforming) Areas

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

Hunt, Alan & Drew, Elizabeth H.
Block 41 Lots P/O 2 (2.5 ac) &
P/O 2-EN (non-severable exception - 2.5 ac);
Block 42 Lots 19.01 (4.8 ac) & 20 (18.9 ac)
Gross Total = 28.7 ac
Bethlehem Twp., Hunterdon County

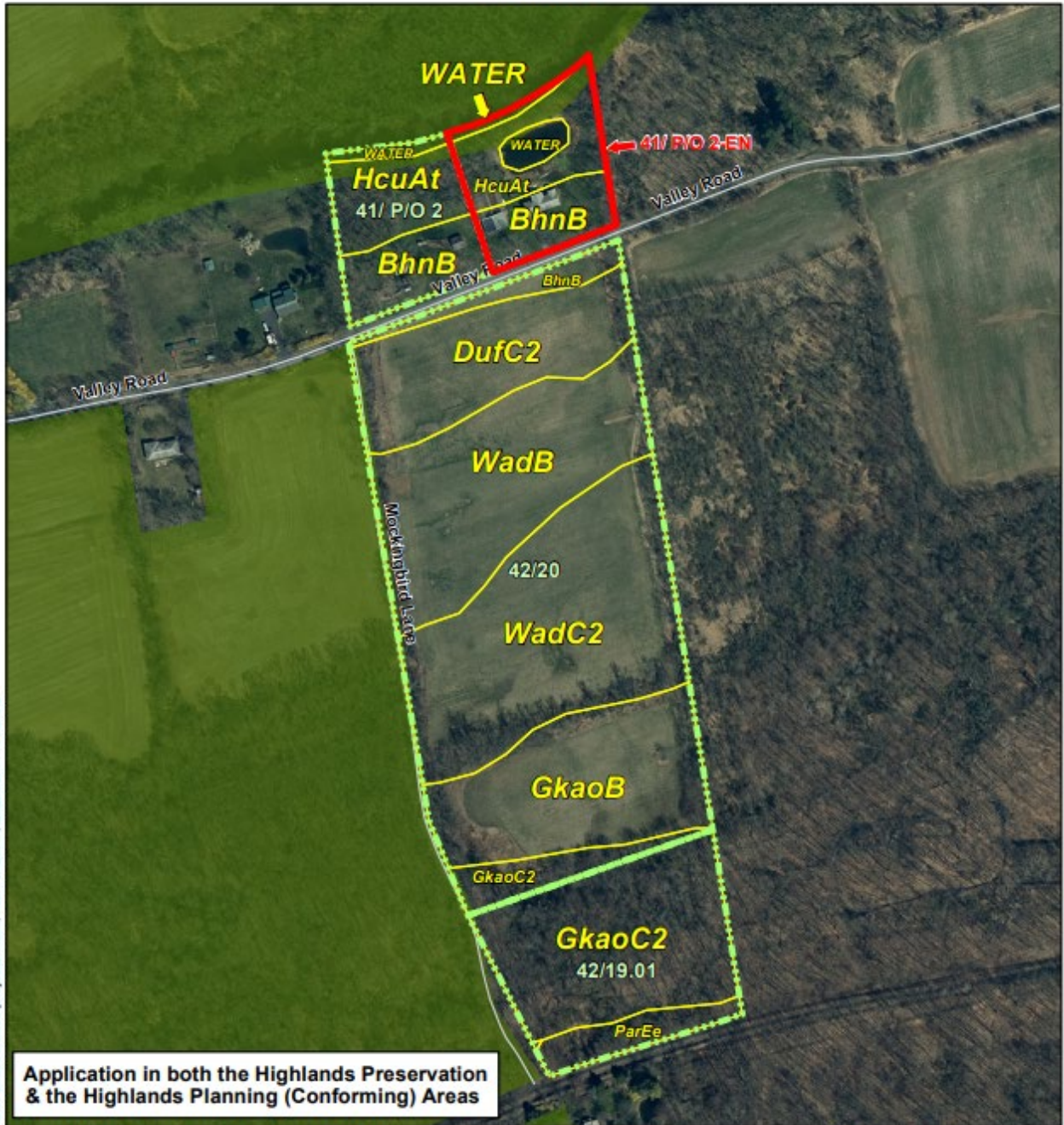


	Property In Question
	Exceptions
	Preserved Easements
	Transfer Development Rights (TDR)
	Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned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

Sources:
NJ Farmland Preservation Program
NJDOT Parcel data
NJDEP Conservation/Open Space Easement Data
NJ Highlands Council 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

Soils



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Application in both the Highlands Preservation & the Highlands Planning (Conforming) Areas

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

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- Property in Question
- EN - (Non-Severable) Exception
- Soils Boundaries
- Primary - Limited Access
- Federal or State Highways
- 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
NJDOT Parcel data
NRCS - SSURGO 2011 Soil Data
NJ Highlands Council Data
Green Acres Conservation Easement Data
NJDEP Conservation/Open Space Data
NJDOT Road Data
NJOT/IGIS 2020 Digital Aerial Image

November 9, 2022

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2023R12(5)

Preliminary Approval of SADC Easement Purchase on an "OTHER" FARM IN THE
HIGHLANDS PRESERVATION AREA

On the Property of Hunt, Alan & Drew, Elizabeth H.

DECEMBER 1, 2022

Subject Property: **Hunt, Alan & Drew, Elizabeth**
Block 41, Lot 2 and Block 42, Lots 19.01 & 20
Bethlehem Township, Hunterdon County
SADC ID#: 10-0289-DE

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

WHEREAS, on October 25, 2022, the SADC received a development easement sale application from Alan Hunt and Elizabeth H. Drew, hereinafter "Owners," identified as Block 41, Lot 2 and Block 42, Lots 19.01 and 20, Bethlehem Township, Hunterdon County, hereinafter "the Property," totaling approximately 28.7 gross acres, identified in (Schedule A); and

WHEREAS, the Property is in the Highlands Planning and Preservation Areas and the Owner provided recorded documents showing that the property has been in the immediate family since 1967; therefore, subject to a full review of the documentation and title, the property appears to be eligible for, and must be appraised under, zoning and environmental conditions in place as of 01/01/2004 for farms in the Highlands region pursuant to N.J.S.A. 13:8B, as amended by the "Preserve New Jersey Act," P.L.2015, c.5; and

WHEREAS, the Property includes one (1), approximately 2.5 acre non-severable exception area for one (1) existing single family residential unit and to afford future flexibility of uses resulting in approximately 26.2 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) Residual Dwelling Site Opportunity (RDSO), 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 application has been evaluated for the sale of development easement pursuant to N.J.A.C. 2:76-11.5 and the State Acquisition Selection Criteria approved by the SADC on September 2, 2021, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 64.3 and contains approximately 28.7 acres (Schedule B); and

WHEREAS, although the Property's quality score is higher than 57, which is the minimum score required to be considered a "Priority" farm, it does not meet the SADC's Hunterdon County minimum criteria for size in the "Priority" (47 acres) or "Alternate" (34 acres) categories, therefore, this farm is categorized as an "Other" farm, requiring 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. 2:76-11.6(b)i. there are no "priority" or "alternate" ranked applications that have not already been selected for processing at this time; and

WHEREAS, on March 23, 2006 the SADC adopted the FY 2006 Highlands Preservation Appropriation Expenditures Policy (P-47), which approves the use of Highlands funds to support additional applications in all farmland preservation programs; the Property is a candidate for this funding source; and

WHEREAS, at this time there is approximately \$1M of Highlands funding available; 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 because the farm:
 - a. has a quality score of 64.3, which is above minimum ranking criteria for a "Priority" farm in Hunterdon County
 - b. has approximately 38.6% Prime soils and 53.41% Statewide Important soils
 - c. is located within the County Agriculture Development Area
 - d. is located in the Highlands Planning and Preservation Areas
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 Owners
 - 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.

__12/1/2022__

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Renee Jones (rep. DEP Commissioner LaTourette)	ABSENT
Scott Ellis	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
James Waltman	YES
Richard Norz	YES
Douglas Fisher, Chairperson	YES

https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/10-0289-DE/Acquisition/Preliminary Approval, Final Approval & Agreement to Sell/Hunt & Drew_preliminary approval resolution.docx

Preserved Farms and Active Applications Within Two Miles



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

Hunt, Alan & Drew, Elizabeth H.
 Block 41 Lots P/O 2 (2.5 ac) &
 P/O 2-EN (non-severable exception - 2.5 ac);
 Block 42 Lots 19.01 (4.8 ac) & 20 (18.9 ac)
 Gross Total = 28.7 ac
 Bethlehem Twp., Hunterdon County



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 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.

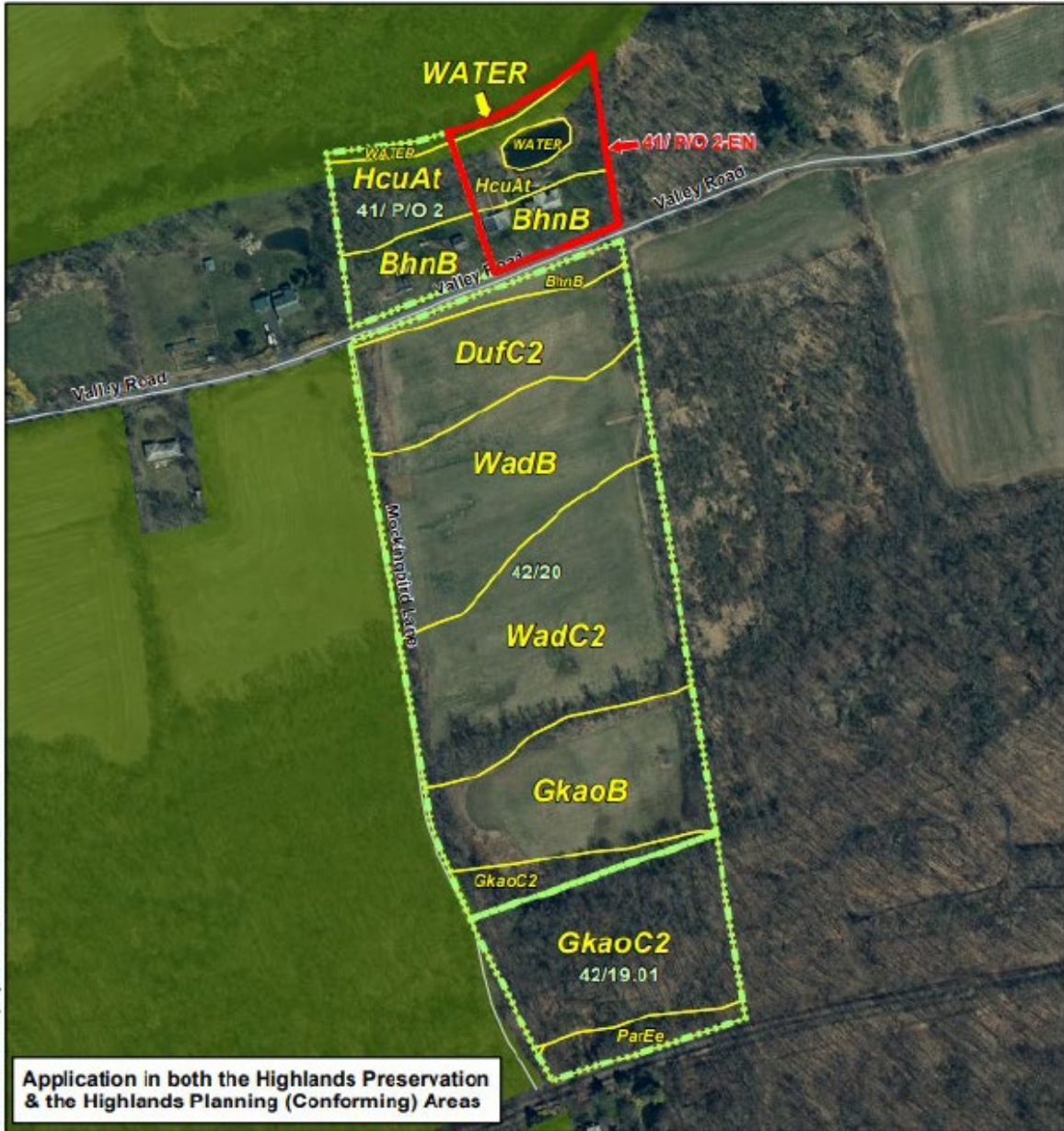
	Property in Question
	Exception
	Preserved Easements
	Transfer Development Rights (TDR) Preserved Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned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



Sources:
 NJ Farmland Preservation Program
 NJDOT Parcel data
 NJDEP Conservators/Open Space Easement Data
 NJ Highlands Council Data
 NJDOTGIS 2020 Digital Aerial Image

November 9, 2022

Soils



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Application in both the Highlands Preservation & the Highlands Planning (Conforming) Areas

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Hunt, Alan & Drew, Elizabeth H.
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	Property in Question
	EN - (Non-Severable) Exception
	Soils Boundaries
	Primary - Limited Access
	Federal or State Highways
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned OS & Recreation Easements



Sources:
 NJ Farmland Preservation Program
 NJCIT Parcel data
 NRCS - SSURGO 2001 Soil Data
 NJ Highlands Council Data
 Green Acres Conservation Easement Data
 NJCIT Conservation Open Space Data
 NJCIT Road Data
 NJCIT/GIS 2020 Digital Aerial Image

November 9, 2022

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

GENERAL INFORMATION

COUNTY OF Hunterdon Bethlehem Twp. 1002

APPLICANT HUNT, Alan & Drew, Elizabeth M.

PRIORITIZATION SCORE

SOILS:	Other	7.99% *	0	=	.00	
	Prime	38.6% *	.15	=	5.79	
	Statewide	53.41% *	.1	=	5.34	
						SOIL SCORE: 11.13
TILLABLE SOILS:	Cropland Harvested	63% *	.15	=	9.45	
	Wetlands/Water	4% *	0	=	.00	
	Woodlands	33% *	0	=	.00	
						TILLABLE SOILS SCORE: 9.45
BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)	13% *	.06	=	.78	
	Highways and Railroads	8% *	.1	=	.80	
	Residential Development	7% *	0	=	.00	
	Streams and Wetlands	37% *	.18	=	6.66	
	Woodlands	35% *	.06	=	2.10	
						BOUNDARIES AND BUFFERS SCORE: 10.34
CONTIGUOUS PROPERTIES / DENSITY:	Hunt	Restricted Farm or Current Application			2	
	RLI Enterprises/Leyburn	Restricted Farm or Current Application			2	
	Leyburn	Restricted Farm or Current Application			2	
	Fox	Restricted Farm or Current Application			2	
	Gardner	Restricted Farm or Current Application			2	
						DENSITY SCORE: 10.00
LOCAL COMMITMENT:		100% *	20	=	20.00	
						LOCAL COMMITMENT SCORE: 20.00
SIZE:						SIZE SCORE: 2.06
IMMIMENCE OF CHANGE:	SADC Impact factor = 1.32					
						IMMINENCE OF CHANGE SCORE: 1.32
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00
						TOTAL SCORE: 64.30

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Hunt, Alan & Drew, Elizabeth H.
Easement Purchase - SADC
26 Acres

Block 41	Lot 2	Bethlehem Twp.	Hunterdon County			
Block 42	Lot 20	Bethlehem Twp.	Hunterdon County			
Block 42	Lot 19.01	Bethlehem Twp.	Hunterdon County			
SOILS:		Other	7.99% *	0	=	.00
		Prime	38.6% *	.15	=	5.79
		Statewide	53.41% *	.1	=	5.34
						SOIL SCORE: 11.13
TILLABLE SOILS:		Cropland Harvested	63% *	.15	=	9.45
		Wetlands/Water	4% *	0	=	.00
		Woodlands	33% *	0	=	.00
						TILLABLE SOILS SCORE: 9.45
FARM USE:	Hay			17 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 (2.5) acres for Existing single family residence & 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)
 - 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.