

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(8)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

UPPER PITTSBORO TOWNSHIP  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Leon C. Lewis and Joanne M. Lewis ("Owners")  
Upper Pittsgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq.  
SADC ID# 17-0111-PG

September 26, 2013

WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Upper Pittsgrove Township, Salem County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Upper Pittsgrove Township's 2014 PIG plan annual update on May 23, 2013 ; and

WHEREAS, on March 29, 2012, the SADC received an individual application for the sale of a development easement from Upper Pittsgrove Township for the Lewis Farm identified as Block 48, Lot 5.01, Upper Pittsgrove Township, Salem County, totaling approximately 19 net easement acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property has one (1) single family residence, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

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

WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on April 10, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on February 28, 2013 the SADC certified a development easement value of \$6,050 per acre based on the current zoning and environmental regulations in place as of April 2012; and

WHEREAS, the Township has contracted with the landowner for the certified value of \$6,050 per acre; and

WHEREAS, to date \$1,750,000 of FY09 - FY13 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Plan; and

WHEREAS, to date Upper Pittsgrove Township has expended \$411,796.60 of its SADC grant funds and encumbered an additional \$228,300 leaving a cumulative balance of \$1,109,903.40 (Schedule B); and

WHEREAS, Upper Pittsgrove Township has two other projects currently pending against this balance; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on May 14, 2013 the Upper Pittsgrove Township Committee approved the application and a funding commitment for an estimated \$1,062.50 per acre; and

WHEREAS, the Salem County Agriculture Development Board approved the application on August 28, 2013 secured a commitment of funding for an estimated \$1,062.50 per acre from the Salem County Board of Chosen Freeholders for the required local match on September 4, 2013; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 19 net easement acres):

	<u><b>Total</b></u>	
SADC	\$ 74, 575	(\$3,925 per acre)
Salem County	\$ 20,187.50	(\$1,062.50 per acre)
Upper Pittsgrove Twp.	<u>\$ 20,187.50</u>	<u>(\$1,062.50 per acre)</u>
Total Easement Purchase	\$114,950	(\$6,050 per acre)

WHEREAS, the Township is requesting \$74,575 from the available municipal PIG funding, resulting in a balance of \$1,035,328.40; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Upper Pittsgrove Township for the purchase of a development easement on the Lewis property, comprising approximately 19 net easement acres, at a State cost share of \$3,925 per acre (64.88% of the certified value), for a total grant need of approximately \$74,575 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Salem County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

9-26-13

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	YES
Torrey Reade	YES
James Waltman	YES

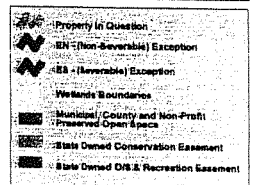
# Schedule A



x:/counties/salco/projects/Lewis.J12fww.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Lewis, Joanne  
Block 48 Lot 5.01 (19.3 ac)  
Gross Total = 19.3 ac  
Upper Pittsgrove Twp., Salem County



**Wetlands Legend:**

- F - Freshwater Wetlands
- L - Linear Wetlands
- M - Wetlands Modified for Agriculture
- T - Tidal Wetlands
- N - Non-Wetlands
- W - Water

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

**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJGIT/OGIS 2007/2008 DigitalAerial Image

Municipal Planning Incentive Grant  
Upper Pittsgrove Township, Salem County

Farm	SADC ID#	Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	Easement Consideration	SADC		Federal Grant		739 - GSPT		Balance
								Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	Expended		
Kernan	17-0096-PG	75.305	4,200.00		2,920.00	69.52%	316,281.00	219,890.60					219,890.60	1,750,000.00
Newkirk	17-0097-PG	59.622	6,500.00		4,150.00	63.85%	383,812.00	245,049.20	191,906.00	53,143.20	191,906.00		191,906.00	1,530,109.40
Kramme	17-0113-PG	33.000	6,600.00	6,600.00	4,200.00	63.64%	217,800.00	138,600.00				138,600.00		1,199,603.40
Schmid	17-0108-PG	23.000	6,000.00	6,000.00	3,900.00	65.00%	138,000.00	89,700.00				89,700.00		1,109,903.40
Lewis	17-0111-PG	19.000	6,050.00	6,050.00	3,925.00	64.88%	114,950.00	74,575.00				74,575.00		1,035,328.40
Pending final														
Madosky	17-0112-PG	18.000	6,000.00	6,000.00	3,900.00	65.00%	108,000.00	70,200.00						
Thomas	17-0114-PG	68.500												
Sollitt	17-0120-PG	61.000												
Total Pending	6	222.500						373,075.00						
Total Encumbered	3	75.000										302,875.00		
Closed/Expended	2	134.927					700,093.00	464,939.80					411,796.60	
Total														1,035,328.40
Reprogram Out														

1684616 2

FOR USE

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Lewis, Joanne M.  
17- 0111-PG  
PIG EP - Municipal 2007 Rule  
19 Acres

Block 48                      Lot 5.01                      Upper Pittsgrove Twp. Salem County

<b>SOILS:</b>	Other	8% * 0	=	.00	
	Prime	50% * .15	=	7.50	
	Statewide	42% * .1	=	4.20	
				<b>SOIL SCORE:</b>	<b>11.70</b>

<b>TILLABLE SOILS:</b>	Cropland Harvested	65% * .15	=	9.75	
	Other	10% * 0	=	.00	
	Woodlands	25% * 0	=	.00	
				<b>TILLABLE SOILS SCORE:</b>	<b>9.75</b>

**FARM USE:**                      Field Crop Except Cash Grain                      13 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Recorded
  - 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
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.





STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(9)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

UPPER PITTSBORO TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
George and Barbara Madosky ("Owners")  
Upper Pittsgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq.  
SADC ID# 17-0112-PG

September 26, 2013

WHEREAS, on December 15, 2007, pursuant to N.J.A.C. 2:76-17A.4, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Upper Pittsgrove Township, Salem County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Upper Pittsgrove Township's 2014 PIG plan annual update on May 23, 2013 ; and

WHEREAS, on March 29, 2012, the SADC received an individual application for the sale of a development easement from Upper Pittsgrove Township for the Madosky Farm identified as Block 16, Lot 6, Upper Pittsgrove Township, Salem County, totaling approximately 16 net easement acres hereinafter referred to as "Property" (Schedule A); and

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

WHEREAS, the Property includes a 1.5-acre non-severable exception for an existing fertilizer business and single family residence; and

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

WHEREAS, approximately .7 acres of ground is covered with 7 seasonal hoop houses; used for container nursery stock and seedlings to be planted in the field or containers; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on April 10, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on March 28 2013 the SADC certified a development easement value of \$6,000 per acre based on the current zoning and environmental regulations in place as of August, 2012; and

WHEREAS, the Township has contracted with the landowner for the certified value of \$6,000 per acre; and

WHEREAS, to date \$1,750,000 of FY09 - FY13 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Plan; and

WHEREAS, to date Upper Pittsgrove Township has expended \$411,796.60 of its SADC grant funds and encumbered an additional \$302,875 leaving a cumulative balance of \$1,035,328.40 (Schedule B); and

WHEREAS, Upper Pittsgrove Township has three other projects currently pending against this balance; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on April 9, 2013 the Upper Pittsgrove Township Committee approved the application and a funding commitment for an estimated \$1,050 per acre; and

WHEREAS, the Salem County Agriculture Development Board approved the application on August 28, 2013 secured a commitment of funding for an estimated \$1,050 per acre from the Salem County Board of Chosen Freeholders for the required local match on September 4, 2013; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 16 net easement acres):

	<u>Total</u>	
SADC	\$ 62,400	(\$3,900 per acre)
Salem County	\$ 16,800	(\$1,050 per acre)
Upper Pittsgrove Twp.	<u>\$ 16,800</u>	<u>(\$1,050 per acre)</u>
Total Easement Purchase	\$96,000	(\$6,000 per acre)

WHEREAS, the Township is requesting \$62,400 from the available municipal PIG funding, resulting in a balance of \$972,928.40; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Upper Pittsgrove Township for the purchase of a development easement on the Property, comprising approximately 16 net easement acres, at a State cost share of \$3,900 per acre (65%), for a total grant need of approximately \$62,400 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Salem County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or

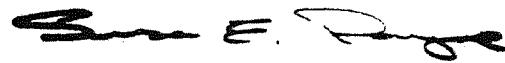
water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

9-26-13

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	YES
Torrey Reade	YES
James Waltman	YES

# Schedule A



x:/counties/salco/projects/madosky2\_fwv.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

George and Barbara Madosky  
Block 16 Lots P/O 6 (16.4 ac)  
& P/O 6-EN (non-severable exception - 1.5 ac)  
Gross Total = 17.9 ac  
Upper Pittsgrove Twp., Salem County



	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetland Boundaries	
	Municipal County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OES & Recreation Easement



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

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

Sources:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
DVRPC 2010 Digital Aerial Image

Municipal Planning Incentive Grant  
Upper Pittsgrove Township, Salem County

7064912 D

Farm	SADC ID#	Acres	SADC		Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	Easement Consideration	Federal Grant		733 - GSPT		Balance
			Certified Per Acre	Per Acre					Total Federal Grant	SADC Federal Grant	Encumbered	Expended	
Kernan	17-0096-PG	75.305	4,200.00	2,920.00		69.52%	316,281.00	219,890.60				219,890.60	1,750,000.00
Newkirk	17-0097-PG	59.622	6,500.00	4,150.00		63.85%	383,812.00	245,049.20	53,143.20		191,906.00	191,906.00	1,930,109.40
Kramme	17-0113-PG	33.000	6,600.00	4,200.00	6,600.00	63.64%	217,800.00	138,600.00			138,600.00		1,199,603.40
Schmid	17-0108-PG	23.000	6,000.00	3,900.00	6,000.00	65.00%	138,000.00	89,700.00			89,700.00		1,109,903.40
Lewis	17-0111-PG	19.000	6,050.00	3,925.00	6,050.00	64.86%	114,950.00	74,575.00			74,575.00		1,035,328.40
Madosky	17-0112-PG	16.000	6,000.00	3,900.00	6,000.00	65.00%	96,000.00	62,400.00			62,400.00		972,928.40
Pending final													
Thomas	17-0114-PG	68.500											
Sottile	17-0120-PG	61.000											
<b>Total Pending</b>	<b>6</b>	<b>220.500</b>						<b>365,275.00</b>					
<b>Total Encumbered</b>	<b>4</b>	<b>91.000</b>									<b>365,275.00</b>		
<b>Encumbered/Expended</b>	<b>2</b>	<b>134.927</b>					<b>700,093.00</b>	<b>464,939.80</b>				<b>411,796.60</b>	
<b>Total</b>													<b>972,928.40</b>
Reprogram Out													

JAN 20 2008

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Windy Bush Day Lilies (Madosky, George & Barbara)  
17- 0112-PG  
PIG EP - Municipal 2007 Rule  
16 Acres

Block 16                      Lot 6                      Upper Pittsgrove Twp. Salem County

<b>SOILS:</b>	Other	3% * 0	=	.00
	Prime	97% * .15	=	14.55
				<b>SOIL SCORE: 14.55</b>
<b>TILLABLE SOILS:</b>	Cropland Harvested	69% * .15	=	10.35
	Other	3% * 0	=	.00
	Wetlands	20% * 0	=	.00
	Woodlands	8% * 0	=	.00
				<b>TILLABLE SOILS SCORE: 10.35</b>
<b>FARM USE:</b>	Ornament Nursery Products			16 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st . (1.5) acres for existing residence & business  
Exception is not to be severed from Premises  
Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(10)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

FRANKLIN TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Brian & Dorothy Kargman #2 ("Owners")

Franklin Township, Gloucester County

N.J.A.C. 2:76-17A. et seq.

SADC ID# 08-0138-PG

September 26, 2013

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Franklin Township, Gloucester County; and

WHEREAS, the SADC granted approval to Franklin Township's Farmland Preservation FY14 PIG Plan application annual update on May 23, 2013; and

WHEREAS, on November 2, 2011, the SADC received an individual application for the sale of a development easement from Franklin Township for the Kargman #2 Farm, identified as Block 7102, Lots 11 & 12, Franklin Township, Gloucester County, totaling 9.582 surveyed acres (Schedule A); and

WHEREAS, the Property has one (0) existing single family residence, zero (0) agricultural labor housing and no pre-existing non-agricultural uses; and

WHEREAS, the farm's agricultural production at the time of application was ornamental nursery products; and

WHEREAS, the application meets the minimum eligibility criteria in N.J.A.C. 2:76-6.20 including the \$2,500 income threshold for farms equal to or less than ten acres (\$2,884); and

WHEREAS, the Property has a rank score of 56.29 which exceeds 70% of the County's average quality score of 41 as determined by the SADC on June 24, 2010; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on November 23, 2011 it was determined that the application for the sale of a development easement was complete and accurate and



satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 27, 2012, the SADC certified a development easement value of \$7,500 per acre based on zoning and environmental regulations in place as of November 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the Township to sell a development easement for \$7,500 per acre; and

WHEREAS, to date \$1,750,000 of FY09 – FY13 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township’s approved PIG Plan; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4, Franklin Township is requesting \$44,556.30 from its available funding, leaving a balance of \$653,176.66 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on September 10, 2013 the Franklin Township Committee approved the application and a funding commitment for \$1,425 per acre; and

WHEREAS, the Gloucester County Agriculture Development Board approved the application on September 11, 2013 and secured a commitment of funding for \$1,425 per acre from the Gloucester County Board of Chosen Freeholders for the required local match on September 18, 2013; and

WHEREAS, the estimated cost share breakdown is as follows (based on 9.582 acres):

	<u>Cost Share</u>	
SADC	\$44,556.30	(\$4,650/ acre)
Franklin Township	\$13,654.35	(\$1,425/ acre)
Gloucester County	<u>\$13,654.35</u>	<u>(\$1,425/ acre)</u>
	\$71,865	(\$7,500/ acre) ; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Franklin Township for the purchase of a development easement on the Property, comprising 9.582 surveyed acres, at a State cost share of \$4,650 per acre for a

total grant need of approximately \$44,556.30 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and; and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Gloucester County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

9-26-13

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	YES
Torrey Reade	YES
James Waltman	YES

# Schedule A



x:/counties/gloco/projects/Kargman2/fww.mxd

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

Kargman, Brian & Dorothy (# 2)  
Block 7102 Lots 11 (4.88 ac) & 12 (4.80 ac)  
Gross Total = 9.68 ac  
Franklin Twp., Gloucester County



	Property in Question
	1EN - (Non-Severable) Exception
	1ES - (Severable) Exception
	Wetlands Boundaries
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OS & Recreation Easement



**Wetlands Legend:**

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

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

Sources:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 Digital Aerial Image

Date: 11/3/2011

Schedule B

Municipal Planning Incentive Grant  
Franklin Township, Gloucester County

Schedule B

Farm	SADC ID#	Acres	Pay Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant % Per Acre	Easement Consideration	SADC		Federal Grant			733 - GSPT		Balance
									Per Acre	Per Acre	Total Federal Grant	Federal Grant	Encumbered	Expended		
Genna	08-0121-PG	48.740	49.398	7,000.00	7,000.00	4,400.00	62.86%	345,786.00	345,786.00	217,351.20	173,796.74	45,361.94	171,989.26	1,578,010.74		
Gallagher	08-0122-PG	45.000	42.817	7,000.00	7,000.00	4,400.00	62.86%	299,719.00	299,719.00	188,394.80	147,532.49	36,208.29	152,186.51	1,425,824.23		
Tweed South	08-0124-PG	65.800	63.741	6,000.00	6,000.00	3,900.00	65.00%	382,446.00	382,446.00	248,589.90	191,223.00	57,366.90	191,223.00	1,234,601.23		
Tweed North	08-0123-PG	60.200	56.701	6,600.00	6,600.00	4,200.00	63.64%	374,226.60	374,226.60	238,144.20	187,113.30	51,030.90	187,113.30	1,047,487.93		
Ancillary Costs (Genna, Gallagher, Tweed North, Tweed South)	08-0135-PG	25,180		5,000.00	5,000.00	3,400.00	68.00%	125,900.00	125,900.00	85,612.00			85,612.00	1,026,329.41		
Sittles	08-0136-PG	50.382	38.315	4,850.00	4,850.00	3,310.00	68.25%	244,352.70	244,352.70	166,764.42			166,764.42	940,717.41		
Bellone	08-0137-PG	38.315		1,410.00	2,699.00	1,989.30	73.71%	103,412.19	103,412.19	76,220.03			76,220.03	773,952.99		
Lenzi (used formula value)	08-0138-PG	9.582		7,500.00	7,500.00	4,650.00	62.00%	71,865.00	71,865.00	44,556.30			44,556.30	697,732.96		
Kargman II (lot 11/12)														653,176.66		
pending final approval																
Kargman IV (lot 18)	08-0140-PG	8.200														
Kargman I (lot 8)	08-0134-PG	30.000														
Kargman III (lot 14)	08-0139-PG	26.500														
Ferrucci (lot 1)	08-0160-PG	10.000														
McSwain	08-0158-PG	20.000														
Hale	08-0613-PG	44.500														
Green Light Denial																
Ferrucci (lot 15)	08-0159-PG	19.000								1,265,632.85						
Total Pending	7	139.200														
Total Encumbered	1	9.582														
Closed/Expended	6	334.617								1,221,076.55		189,968.03	1,052,267.04			
Total																
Reprogram Out																

✓ ~~check~~ ✓

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Kargman, Brian & Dorothy Farm II (11/12)  
08- 0138-PG  
PIG EP - Municipal 2007 Rule  
10 Acres

Block 7102	Lot 11	Franklin Twp.	Gloucester County		
Block 7102	Lot 12	Franklin Twp.	Gloucester County		
<b>SOILS:</b>		Prime	14% * .15	=	2.10
		Statewide	86% * .1	=	8.60
					<b>SOIL SCORE: 10.70</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	60% * .15	=	9.00
		Woodlands	40% * 0	=	.00
					<b>TILLABLE SOILS SCORE: 9.00</b>
<b>FARM USE:</b>		Ornament Nursery Products			6 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Recorded
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(11)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
FRANKLIN TOWNSHIP  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Brian & Dorothy Kargman (#4) ("Owners")  
Franklin Township, Gloucester County

N.J.A.C. 2:76-17A. et seq.  
SADC ID# 08-0140-PG

September 26, 2013

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Franklin Township, Gloucester County; and

WHEREAS, the SADC granted approval to Franklin Township's Farmland Preservation FY14 PIG Plan application annual update on May 23, 2013; and

WHEREAS, on November 2, 2011, the SADC received an individual application for the sale of a development easement from Franklin Township for the Kargman #4 Farm, identified as Block 7102, Lot 18, Franklin Township, Gloucester County, totaling 7.283 surveyed acres (Schedule A); and

WHEREAS, the Property has one (0) existing single family residence, zero (0) agricultural labor housing and no pre-existing non-agricultural uses; and

WHEREAS, the farm's agricultural production at the time of application was in ornamental nursery products, vegetable and melons; and

WHEREAS, the application meets the minimum eligibility criteria in N.J.A.C. 2:76-6.20 including the \$2,500 income threshold for farms equal to or less than ten acres; and

WHEREAS, the Property has a rank score of 56.49 which exceeds 70% of the County's average quality score of 41 as determined by the SADC on June 24, 2010; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on November 23, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 27, 2012, the SADC certified a development easement value of \$9,000 per acre based on zoning and environmental regulations in place as of November 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the Township to sell a development easement for \$9,000 per acre; and

WHEREAS, to date \$1,750,000 of FY09 - FY13 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Plan; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4, Franklin Township is requesting \$39,328.20 from its available funding, leaving a balance of \$613,848.46 (Schedule B); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on September 10, 2013 the Franklin Township Committee approved the application and a funding commitment for \$1,800 per acre; and

WHEREAS, the Gloucester County Agriculture Development Board approved the application on September 11, 2013 and secured a commitment of funding for \$1,800 per acre from the Gloucester County Board of Chosen Freeholders for the required local match on September 18, 2013; and

WHEREAS, the estimated cost share breakdown is as follows (based on 7.283 acres):

	<u>Cost Share</u>		
SADC	\$39,328.20	(\$5,400/acre)	
Franklin Township	\$13,109.40	(\$1,800/acre)	
Gloucester County	<u>\$13,109.40</u>	<u>(\$1,800/acre)</u>	
	\$65,547	(\$9,000/acre)	; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Franklin Township for the purchase of a development easement on the Property, comprising 7.283 surveyed acres, at a State cost share of \$5,400 per acre for a total grant need of approximately \$39,328.20 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

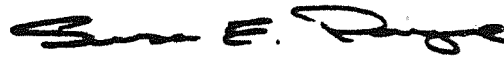
BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Gloucester County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and

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

9-26-13

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	YES
Torrey Reade	YES
James Waltman	YES



# Wetlands

# Schedule A

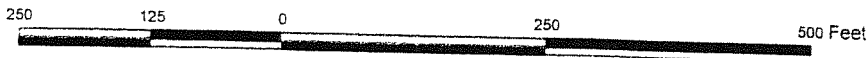
Application within the (PA4b) Rural Env Sensitive Area

x:/counties/gloco/projects/kargman4\_fwv.mxd



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

Brian & Dorothy Kargman (# 4)  
 Block 7102 Lot 18 (8.2 ac)  
 Gross Total = 8.2 ac  
 Franklin Twp., Gloucester County



	Property In Question
	EN - (Non-Severable) Exception
	BS - (Severable) Exception
	Wetlands Boundaries
	Municipal, County and Non-Profit Preserved Open Spaces
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement
	Federal Land

**Wetlands Legend:**

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

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

**Sources:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2007/2008 Digital/Aerial Image

Schedule D

Municipal Pla. J Incentive Grant  
Franklin Township, Gloucester County

Farm	SADC ID#	Acres	Pay Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	Easement Consideration	SADC			Federal Grant			733 - GSPT		Balance
									Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	Expended			
Genna	08-0121-PG	48.740	49.398	7,000.00	7,000.00	4,400.00	62.86%	345,786.00	217,351.20	173,796.74	45,361.94	171,989.26	1,578,010.74			1,750,000.00	
Gallagher	08-0122-PG	46.000	42.817	7,000.00	7,000.00	4,400.00	62.86%	299,719.00	188,394.80	147,532.49	36,208.29	152,186.51	1,425,824.23				
Tweed South	08-0124-PG	65.800	63.741	6,000.00	6,000.00	3,900.00	55.00%	382,446.00	248,589.80	191,223.00	57,366.80	191,223.00	1,234,601.23				
Tweed North	08-0123-PG	60.200	56.701	6,600.00	6,600.00	4,200.00	63.64%	374,226.60	238,144.20	187,113.30	51,030.90	187,113.30	1,047,487.93				
Ancillary Coets (Genna, Gallagher, Tweed North, Tweed South) Stiles	08-0135-PG	25.180		5,000.00	5,000.00	3,400.00	68.00%	125,900.00	85,612.00			85,612.00	21,158.52	1,026,329.41			
Bellone	08-0136-PG	50.382		4,850.00	4,850.00	3,310.00	68.25%	244,352.70	166,764.42			166,764.42	85,612.00	940,717.41			
Lenzi (used formula value)	08-0137-PG	38.315		1,410.00	2,699.00	1,989.30	73.71%	103,412.19	76,220.03			76,220.03	773,952.99	773,952.99			
Kargman II (lot 11/12)	08-0138-PG	9.582		7,500.00	7,500.00	4,650.00	62.00%	71,865.00	44,556.30			44,556.30	697,732.96	697,732.96			
Kargman IV (lot 18)	08-0140-PG	7.283		9,000.00	9,000.00	5,400.00	60.00%	65,547.00	39,328.20			39,328.20	653,176.66	653,176.66			
pending final approval																	
Kargman I (lot 8)	08-0134-PG	30.000															
Kargman III (lot 14)	08-0139-PG	26.500															
Ferrucci (lot 1)	08-0160-PG	10.000															
McSwain	08-0158-PG	20.000															
Hale	08-0613-PG	44.500															
Green Light Denial																	
Ferrucci (lot 15)	08-0159-PG	19.000															
Total Pending	6	131.000							1,304,961.05								
Total Encumbered	2	16.865															
Closed/Expended	6	334.617							1,221,076.55		189,968.03		1,052,267.04				
Total																	613,848.46
Reprogram Out																	



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(12)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Judy S. Church ("Owner")  
Simons Berry Farm, LLC  
Tabernacle Township, Burlington County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 03-0380-PG

September 26, 2013

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Burlington County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and

WHEREAS, on November 28, 2012 the SADC received an application for the sale of a development easement from Burlington County for the Simons Berry Farm, LLC identified as Block 2001, Lots 14, 15, 17, 18 & 19, and Block 2002, Lots 6 & 7, Tabernacle Township, Burlington County, totaling approximately 266 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Burlington County's South Project Area and in the Pinelands Special Agricultural Production Area; and

WHEREAS, the Property has a 1-acre non-severable exception area for future flexibility and no residential opportunity and a 3-acre non-severable exception for one existing single family residence; and

WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences, and zero (0) agricultural labor units on the area to be preserved; and

WHEREAS, at the time of application the Property supported a cranberry operation; 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 has a quality score of 63.26 which is greater than 70% of the County's average quality score of 45 as determined by the SADC on July 28, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on February 13, 2013 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, New Jersey Pinelands Commission Letter of Interpretation #'s 1462, 1463 & 1468, state that there are 6.75 Pinelands Development Credits (PDCs) allocated to the Property; and

WHEREAS, subsequent to the Letters of Interpretation, the landowner requested a structure on the farm be recognized as a year-round agricultural labor unit thereby requiring retention of an additional .25 credit and issuance of an updated Letter of Interpretation; and

WHEREAS, on January 17, 2013, SADC and CADB staff finalized Pinelands Valuation Formula (Formula) values below that assumed two housing opportunities -- the existing house on the 3-acre non severable exception and the permanent agriculture labor unit -- pursuant to N.J.A.C. 2:76-19.3 and conditioned upon issuance of an updated Letter of Interpretation:

Formula Valuation without impervious cover option: \$1,533.06 per acre

Formula Valuation with 10% impervious cover option: \$1,724.69 per acre; and

WHEREAS, as per N.J.A.C. 2:76-19.3, landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula or pursuant to N.J.S.A. 4:1C-31; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 28, 2013, the SADC certified a development easement value of \$978 per acre based on zoning and environmental regulations in place as of July 2012 and with a fee simple "before" value certified at \$6,816 per acre and conditioned upon an updated Letter of Interpretation being provided; and

WHEREAS, after Certification and acceptance of the Formula Valuation, the landowner withdrew the request for a year-round agricultural labor unit, which resulted in only one residential opportunity for the Property; and

WHEREAS, as a result of the landowner's request not to consider the structure a year-round agricultural labor unit, the SADC review appraiser indicated that the elimination of one housing opportunity would likely increase the per-acre easement value from \$978 to \$1,015, which is still below the \$1,725 per acre that the Owner accepted; and

WHEREAS, as a result of only one housing opportunity, the formula valuation with 10% impervious coverage would have increased slightly to \$1,757.27 , however, in the interest of time, the landowner agreed to proceed with the original value; and

WHEREAS, as a result of the conveyance of the deed of easement to the County, 6.75 PDCs will be retired; and

WHEREAS, the County is requesting to use an additional 3% buffer for possible surveyed acreage increases; therefore, the SADC cost share shall be based on 273.98 acres; and

WHEREAS, currently the County has \$0 base grant funding and \$0 FY11 competitive funding available, but is eligible for up to \$3,058,829.83 in FY13 competitive grant funding, subject to available funds (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(d), the County prioritized its farms and submitted the Property to the SADC on June 25, 2013 to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f), if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14e, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Burlington County Agriculture Development Board is requesting \$358,228.85 from the FY13 competitive grant, leaving a balance of \$2,700,600.98 (Schedule B); and

WHEREAS, the estimated cost share breakdown is as follows (based on 273.98 acres):

	<u>Cost Share</u>	
SADC	\$358,228.85	(\$1,307.50 per acre)
<u>County</u>	<u>\$114,386.65</u>	<u>(\$ 417.50 per acre)</u>
	\$472,615.50	(\$1,725 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 the Burlington CADB approved the application on July 11, 2013; the Burlington Board of Chosen Freeholders approved the application on August 14, 2013 with a local cost share of \$417.50 per acre and the Tabernacle Township Committee approved the application on August 12, 2013, but is not participating financially in the easement purchase; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising 273.98 surveyed acres, at a State cost share of \$1,307.50 per acre, (75.8% of purchase price) for a total grant need of \$358,228.85 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

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

9-26-13

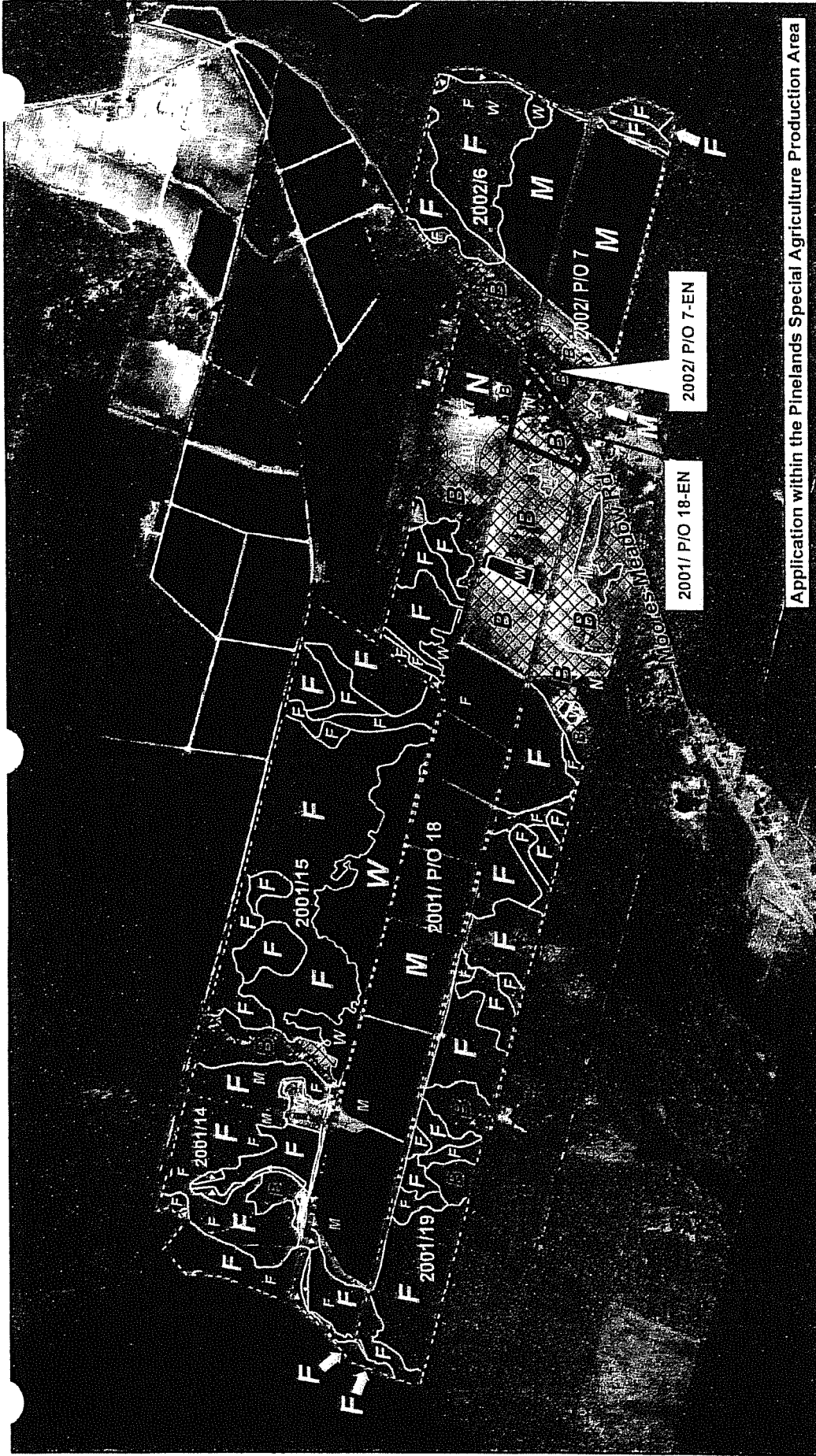
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	RECUSED
Torrey Reade	YES
James Waltman	YES



Application within the Pinelands Special Agriculture Production Area

- Property in Question**
- EN - (Non-Severable) Exception
  - ES - (Severable) Exception
- Wetlands Legend**
- 300 ft Buffered Wetlands
  - Primary - Limited Access
  - Federal or State Hwy
  - County Roads
  - Municipal, County and Non-Profit
  - Preserved Open Space
  - State Owned Conservation Easement
  - State Owned Oils & Petroleum Easement
- Wetlands Legend**
- L - Linear Wetlands
  - M - Tidal Wetlands Modified for Agriculture
  - N - Non-Wetlands
  - B - 300' Buffer
  - W - Water

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

Simon's Berry Farm LLC,  
 Block 2001 Lots 14 (21.2 ac), 15 (61.2 ac), 17 (22.2 ac),  
 P/O 18 (58.3 ac), P/O 18-EN (non-severable exception - 3.0 ac) & 19 (56.4 ac)  
 Block 2002 Lots 6 (27.8 ac), P/O 7 (19.0 ac) & P/O 7-EN (non-severable exception - 1.0 ac)  
 Gross Total = 270.1 ac  
 Tabernacle Twp., Burlington 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 geographic accuracy and precision of the GIS data contained in this file and the horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

**Sources:**  
 NJDEP Freshwater Wetlands Data  
 NJDEP Agricultural Wetlands Easement Data  
 DWR 2010 Digital Aerial Image  
 December 11, 2012



Farm	Municipality	Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Easement Consideration	Cost Share	BASE GRANT			COMPETITIVE GRANT		ELIGIBILITY	
								Encumbered at Final	Voucher	Expend	Balance	Encumbered at Final	Voucher	Expend
Bur City/Griffin	North Hanover	107.1952	2,745.00	2,958.00	2,021.50	307,639.79	199,945.86	210,383.57	199,945.86	1,500,000	1,500,000	3,822,876	3,000,000	5,000,000
Bur City/Krause	North Hanover	98.9573	6,800.00	6,700.00	4,250.00	643,702.50	405,845.25	408,318.75	405,845.25	1,000,000	1,000,000	16,027,486		
Bur City/Clayton Block East	New Hanover	202.1890	2,300.00	2,287.30	1,701.11	448,956.60	291,847.72	315,817.11	291,847.72					
Bur City/Wainright, Cora	Mansfield	139.0500	9,600.00	9,650.00	5,760.00	1,318,890.95	786,280.32	602,361.17	602,361.17					
Bur City/Wainright, Curtis	Mansfield	109.1800	10,700.00	10,650.00	6,390.00	1,132,847.00	664,661.41							
Bur City/D'Amico	North Hanover	53.5600	8,000.00	7,550.00	4,675.00	387,450.90	239,911.65							
Bur City/Murphy	Hainesport	82.4000	5,300.00	7,425.00	3,550.00	596,732.40	284,596.40							
Bur City/Durr Estate	Mansfield	113.3000	17,300.00	19,000.00	10,380.00	2,152,700.00	1,176,054.00							
Bur City/Stattel	Pemberton	3,195.02	3,195.00	3,195.00	1,917.00	486,918.00	292,151.00							
Bur City/Stevenson	Pemberton	3,050.00	3,050.00	4,550.00	2,230.00	503,471.15	246,756.19							
Bur City/D'Ullo, Anthony	Mansfield	7,700.00	7,700.00	9,650.00	4,750.00	868,114.00	425,638.00	427,500.00	425,638.00	574,382.00				5,000,000.00
Bur City/Alloway Family	Shamong	4,440.00	4,440.00	4,538.00	3,064.00	497,264.96	335,746.99	335,746.99	335,746.99	238,615.01				
Bur City/Bush	Pemberton	2,952.00	2,952.00	4,001.00	2,166.40	242,816.69	121,408.34	121,408.34	121,408.34	117,206.67				
Chung	Shamong	93,7300	3,590.00	4,165.00	2,554.00	390,385.45	239,386.42	117,206.67		0.00			0.00	
Thompson - Goose Pond	Tabernacle	638.6000	1,355.00	2,564.00	1,894.79	1,637,370.40	1,210,012.89			FY13 comp.				
Thompson - Peach	Woodland	230.7200	1,735.00	2,912.00	2,138.28	671,856.64	493,343.96							
Thompson - Vincetown	Southampton	28.7800	7,400.00	7,400.00	4,600.00	199,172.00	123,188.00							
Simon's Berry Farm	Tabernacle	273.9800	978.00	1,725.00	1,307.50	472,615.50	358,228.85							
Pending final approval														
Thompson - Birches	Tabernacle													
Cramer	Tabernacle													
Encumbered/Expended FY11	14	1,638						0.00	1,509,000	0.00	1,183,608.44	1,816,391.56	0.00	0.00
Encumbered/Expended FY13	5	1,138						492,953.66	547,046.34	0.00	2,269,369.02	0.00	0.00	2,700,600.86
Total	19	2,774				12,485,429.43	7,536,794.41	452,553.66	2,047,046.34	0.00	3,483,007.46	1,816,391.56	0.00	2,700,600.86
Reprogram Out														

Schedule C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Simons Berry Farm  
03- 0380-PG  
County PIG Program  
266 Acres

Block 2001	Lot 14	Tabernacle Twp.	Burlington County
Block 2001	Lot 15	Tabernacle Twp.	Burlington County
Block 2001	Lot 17	Tabernacle Twp.	Burlington County
Block 2001	Lot 18	Tabernacle Twp.	Burlington County
Block 2002	Lot 6	Tabernacle Twp.	Burlington County
Block 2002	Lot 7	Tabernacle Twp.	Burlington County
Block 2001	Lot 19	Tabernacle Twp.	Burlington County

<b>SOILS:</b>	Other	15% * 0	=	.00
	Unique .125	27% * .125	=	3.38
	Unique zero	58% * 0	=	.00
			<b>SOIL SCORE:</b>	<b>3.38</b>

<b>TILLABLE SOILS:</b>	Cropland Harvested	27% * .15	=	4.05
	Other	27% * 0	=	.00
	Wetlands	46% * 0	=	.00
			<b>TILLABLE SOILS SCORE:</b>	<b>4.05</b>

**FARM USE:** Berry acres Blueberry and Cranberries

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st three (3) acres for Flexibility in use around existing dwelling  
Exception is not to be severed from Premises  
Exception is to be restricted to one single family residential unit(s)
    - 2nd one (1) acres for Flexibility in use - no housing opportunity  
Exception is not to be severed from Premises
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    - 10% impervious coverage restriction in conjunction with formula valuation
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(13)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Peter B. & Monica Chung ("Owner")  
Shamong Township, Burlington County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 03-0377-PG

September 26, 2013

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Burlington County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and

WHEREAS, on September 14, 2012 the SADC received an application for the sale of a development easement from Burlington County for the Chung Farm identified as Block 15.01, Lot 7.01, Shamong Township, Burlington County, totaling approximately 91 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Burlington County's South Project Area and in the Pinelands Agricultural Production Area; and

WHEREAS, the Property has a 2-acre non-severable exception area for a future single family residence; and

WHEREAS, the exception area appears to be within a wetland buffer area according to the New Jersey Department of Environmental Protection Freshwater Wetland Data (Schedule A), however, the County has assured the SADC that the exception area location has been field verified as not being inside the buffer area and further septic testing has been performed, therefore, the landowner wishes to keep the exception area in the current location; and

WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences, and zero (0) agricultural labor units on the area to be preserved; and

WHEREAS, at the time of application the Property supported a corn production operation; 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 has a quality score of 64.77 which is greater than 70% of the County's average quality score of 45 as determined by the SADC on July 28, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on April 18, 2013 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, according to New Jersey Pinelands Commission Amended Letter of Interpretation # 2080, there are 4.25 Pinelands Development Credits (PDCs) allocated to the Property, and since the landowner is reserving .25 PDCs to construct one dwelling on the lot there is a balance of 4.0 PDCs; and

WHEREAS, as a result of the conveyance of the deed of easement to the County, all four remaining PDCs will be retired; and

WHEREAS, as per N.J.A.C. 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to N.J.S.A. 4:1C-31; and

WHEREAS, on January 24, 2013, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19.3 yielding:

Formula Valuation without impervious cover option: \$3,163.09 per acre  
Formula Valuation with 10% impervious cover option: \$3,558.48 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 26, 2013, the SADC certified a development easement value of \$3,590 per acre based on zoning and environmental regulations in place as of July 1, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to purchase a development easement for \$4,165 per acre, (which is higher than the SADC certified easement value, but less than the highest appraised easement value of \$4,780 per acre); and

WHEREAS, the County is requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on 93.73 acres; and

WHEREAS, currently the County has \$117,206.67 of base grant funding available, and is eligible for up to \$7,554.44 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and

WHEREAS, on July 30, 2013, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the County is requesting the remaining \$117,206.67 from their base grant funding, their remaining eligibility of \$7,554.44 from the FY11 competitive funds and \$114,625,31 from FY13 competitive funds leaving a maximum FY13 Competitive grant eligibility to the county of \$4,885,374.69 (Schedule B); and

WHEREAS, the estimated cost share breakdown is as follows (based on 93.73 acres):

	<u>Cost Share</u>
SADC	\$239,386.42 (\$2,554 per acre,)
County	<u>\$150,999.03</u> (\$1,611 per acre)
	\$390,385.45 (\$4,165 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 the Burlington CADB approved the application on July 11, 2013; the Burlington Board of Chosen Freeholders approved the application on August 14, 2013 with a local cost share of \$1,611 per acre and the Shamong Township Committee approved the application on September 6, 2013, but is not participating financially in the easement purchase; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising 93.73 net acres, at a State cost share of \$2,554 per acre (71.14% of certified value and 61.32% of the purchase price), for a total grant need of \$239,386.42 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

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

9-26-13

Date

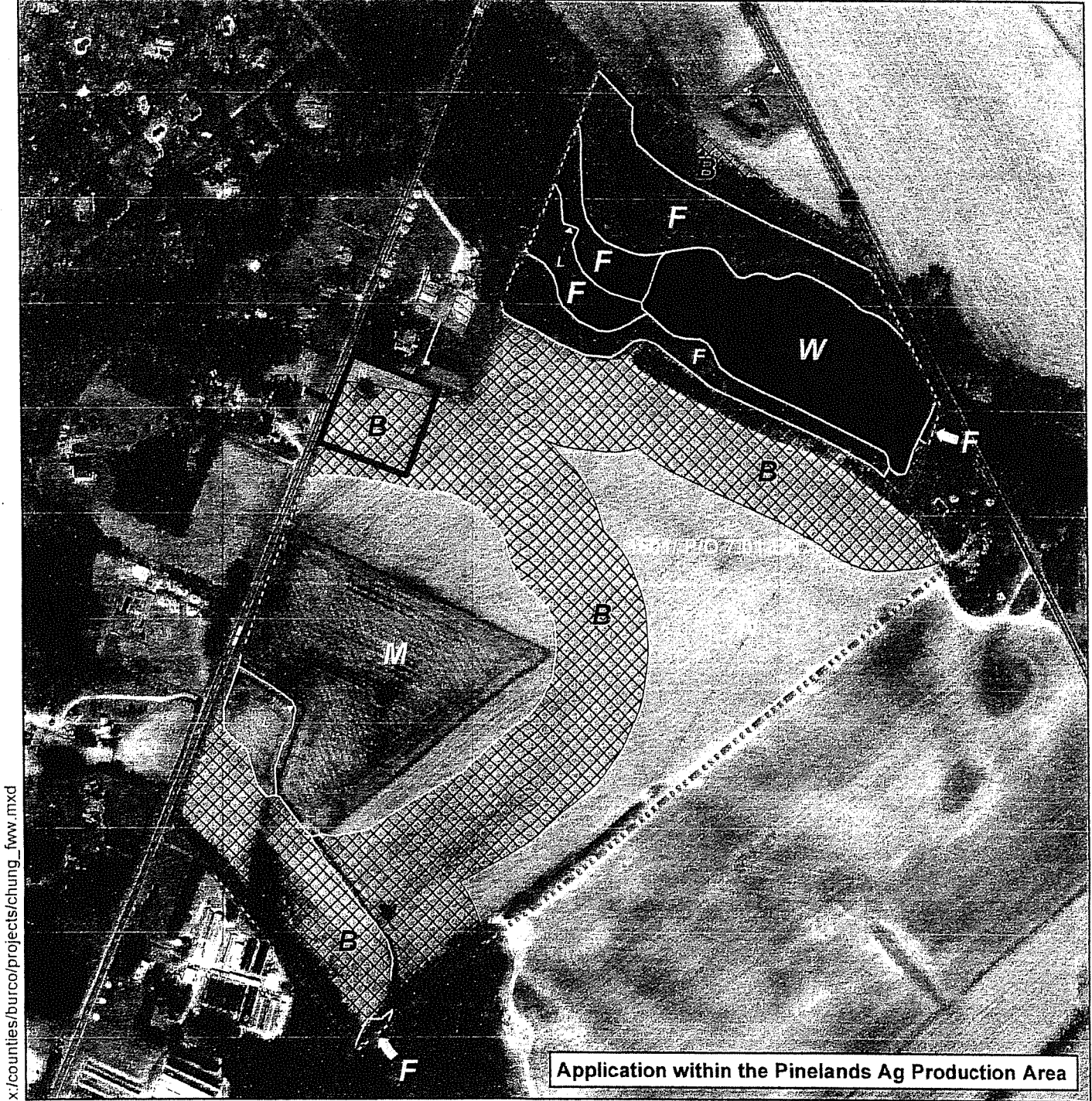


Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	RECUSED
Torrey Reade	YES
James Waltman	YES

# Schedule A



x:/counties/burco/projects/chung\_fwv.mxd

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

Peter and Monica Chung  
Block 15.01 Lots P/O 7.01 (91.3 ac)  
& P/O 7.01-EN (non-severable exception - 2.0 ac)  
Gross Total = 93.3 ac  
Shamong Twp., Burlington County



	Property in Question
	EN - (Non-Severable) Exception
	EA - (Severable) Exception
Wetlands Boundaries	
	300 ft Buffered Wetlands
	Municipal County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned DWS & Recreation Easement



**Wetlands Legend:**

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

Sources:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
DVRPC 2010 DigitalAerial Image

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



Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Easement Consideration	SADC			BASE GRANT			COMPETITIVE GRANT		TOTAL	ELIGIBILITY		
								Debt Basis	Debt Share	Encumbered at Final	Expend	Balance	Encumbered at Final	Voucher	FY11 Balance		FY13 Balance	FY11 Balance subject to availability	FY13 Balance subject to availability
Bur Cty/Giffin	North Hanover	104.0730	107.1952	2,745.00	2,956.00	2,021.50	643,702.50	307,639.79	199,945.86	210,383.57	199,945.86	2,300,054.14							
Bur Cty/Krause	New Hanover	96.0750	98.9573	6,800.00	6,700.00	4,250.00	643,702.50	405,845.25	1,894,208.69	408,318.75	405,845.25	1,894,208.69							
Bur Cty/Clayton Block East	New Hanover	196.3000	202.1890	2,300.00	2,287.30	1,701.11	448,956.60	291,847.72	1,602,361.17	316,817.11	291,847.72	1,602,361.17							
Bur Cty/Wainright, Cora	Mansfield	135.0000	139.0500	9,600.00	9,650.00	5,760.00	1,310,467.20	786,280.32	664,681.41	602,361.17	602,361.17	1,000,000.00							
Bur Cty/Wainright, Curtis	Mansfield	106.0000	109.1800	10,700.00	10,660.00	6,390.00	1,132,947.00	1,107,802.35	664,681.41										
Bur Cty/D'Amico	North Hanover	52.0000	53.5600	8,000.00	7,950.00	4,675.00	387,450.90	239,911.65											
Bur Cty/Murphy	Hainesport	80.0000	82.4000	5,300.00	7,425.00	3,550.00	596,732.40	424,890.40	284,596.40										
Bur Cty/Durr Estale	Mansfield	110.0000	113.3000	17,300.00	19,000.00	10,380.00	1,950,090.00	1,176,054.00											
Bur Cty/Slatell	Pemberton	152.400		3,195.02	3,195.00	1,917.00	482,614.34	292,151.00											
Bur Cty/Slevenson	Pemberton	110.653		3,050.00	4,550.00	2,230.00	503,471.15	337,491.85	246,756.19										
Bur Cty/D'Ulilio, Anthony	Mansfield	90.000		7,700.00	9,650.00	4,750.00	869,114.00	669,891.60	425,638.00										
Bur Cty/Alloway Family	Shamong	103.000		4,440.00	4,538.00	3,064.00	497,264.96	335,746.99	238,615.01										
Bur Cty/Bush	Pemberton	60.669		2,952.00	4,001.00	2,166.40	242,816.59	179,153.93	121,408.34										
Chung	Shamong	91.000	93.7300	3,590.00	4,165.00	2,554.00	390,385.45	336,490.70	239,386.42										
Thompson - Goose Pond	Tabernacle	620.000	638.6000	1,355.00	2,564.00	1,894.79	1,637,370.40	1,637,364.01	1,210,012.69										
Thompson - Peach	Woodland	224.000	230.7200	1,735.00	2,912.00	2,138.28	671,856.64	671,817.42	493,343.96										
Thompson - Vincentown	Souhampton	26.000	26.7800	7,400.00	7,400.00	4,600.00	198,172.00	198,172.00	123,188.00										
Simon's Berry Farm	Tabernacle	266.000	273.9800	978.00	1,725.00	1,307.28	472,615.50	472,530.57	358,168.57										
Thompson - Birches Cramer	Tabernacle	112.000																	
Encumbered/Expended FY11		1,487	1,000							0.00	1,500,000	0.00	1,183,608.44	1,816,391.56	0.00	0.00	3,000,000	5,000,000	
Encumbered/Expended FY13		1	1,000							462,953.66	847,046.34	0.00	14,625.31	0.00	0.00	0.00	0.00	0.00	
Total		1,487	1,000				9,978,050.39	9,103,298.66	5,710,249.55	462,953.66	2,047,046.34	0.00	1,298,233.75	1,816,391.56	0.00	0.00	3,000,000	5,000,000	
Reprogram Out																			

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Chung, Peter & Monica  
03- 0377-PG  
County PIG Program  
92 Acres

Block 15.01	Lot 7.01	Shamong Twp.	Burlington County		
<b>SOILS:</b>		Other	12% *	0	= .00
		Prime	37% *	.15	= 5.55
		Statewide	45% *	.1	= 4.50
		Unique zero	6% *	0	= .00
					<b>SOIL SCORE: 10.05</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	72% *	.15	= 10.80
		Other	16% *	0	= .00
		Wetlands	12% *	0	= .00
					<b>TILLABLE SOILS SCORE: 10.80</b>
<b>FARM USE:</b>	Corn-Cash Grain		66 acres		

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st two (2) acres for future house non ag use
    - Exception is not to be severed from Premises
    - Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(14)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Frederick W. Wright & Mary-Ann Thompson ("Owner")  
Goose Pond Farm  
Tabernacle, Burlington County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 03-0383-PG

September 26, 2013

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Burlington County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and

WHEREAS, on November 28, 2012 the SADC received an application for the sale of a development easement from Burlington County for the Thompson - Goose Pond Farm identified as Block 1601, Lot 4.01, Tabernacle Township, Burlington County, totaling approximately 620 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Burlington County's South Project Area and in the Pinelands Special Agricultural Production Area; and

WHEREAS, the Property has two 3-acre non-severable exception areas, each for one future single family residence; and

WHEREAS, the County assured the SADC that the landowners understand the exception areas are possibly within wetland buffer areas, (as per NJDEP wetlands data), however they do not wish to relocate their exceptions; and

WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences, and zero (0) agricultural labor units on the area to be preserved; and

WHEREAS, at the time of application the Property supported cranberry and blueberry operations; 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 has a quality score of 56.50 which is greater than 70% of the County's average quality score of 45 as determined by the SADC on July 28, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 13, 2013 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, according to New Jersey Pinelands Commission Amended Letter of Interpretation # 2089, there are 21.5 Pinelands Development Credits (PDCs) allocated to the Property; and

WHEREAS, as a result of the conveyance of the deed of easement to the County, 21.0 of the PDCs will be retired, and 0.5 PDCs will be retained by the landowner to accommodate the two housing opportunities in the exception areas; and

WHEREAS, as per N.J.A.C. 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to N.J.S.A. 4:1C-31; and

WHEREAS, on January 16, 2013, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19.3 yielding:  
Formula Valuation without impervious cover option: \$2,563.99 per acre  
Formula Valuation with 10% impervious cover option: \$2,884.49 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 28, 2013, the SADC certified a development easement value of \$1,355 per acre based on zoning and environmental regulations in place as of July 2012 and a fee simple "before" value of \$3,205 per acre ; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to purchase a development easement for \$2,564 per acre, (the Pinelands Formula without 10% impervious coverage, rounded by a penny); and

WHEREAS, the County is requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on 638.60 acres; and

WHEREAS, currently the County has \$0 of base grant funding available, and \$0 available from the FY11 competitive grant and is eligible for up to \$4,885,374.69 in FY13 competitive grant funding, subject to available funds (Schedule B); and

WHEREAS, on July 30, 2013, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the County is requesting \$1,210,012.89 from the competitive grant, leaving a maximum FY13 Competitive grant eligibility to the county of \$3,675,361.79 (Schedule B); and

WHEREAS, the estimated cost share breakdown is as follows (based on 638.60 acres):

	<u>Cost Share</u>	
SADC	\$1,210,012.89	(\$1,894.79 per acre)
County	<u>\$427,351.12</u>	(\$ 669.21 per acre)
	\$1,637,370.40	(\$2,564 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 the Burlington CADB approved the application on July 11, 2013, the Burlington Board of Chosen Freeholders approved the application on August 14, 2013 with a local cost share of \$669.21 per acre, and the Tabernacle Township Committee approved the application on August 12, 2013, but is not participating financially in the easement purchase; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising approximately 638.60 net acres, at a State cost share of \$1,894.79 per acre, (73.9% of \$2,563.99 Pinelands valuation without impervious coverage restriction) for a total grant need of \$1,210,012.89 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

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

9-26-13

Date



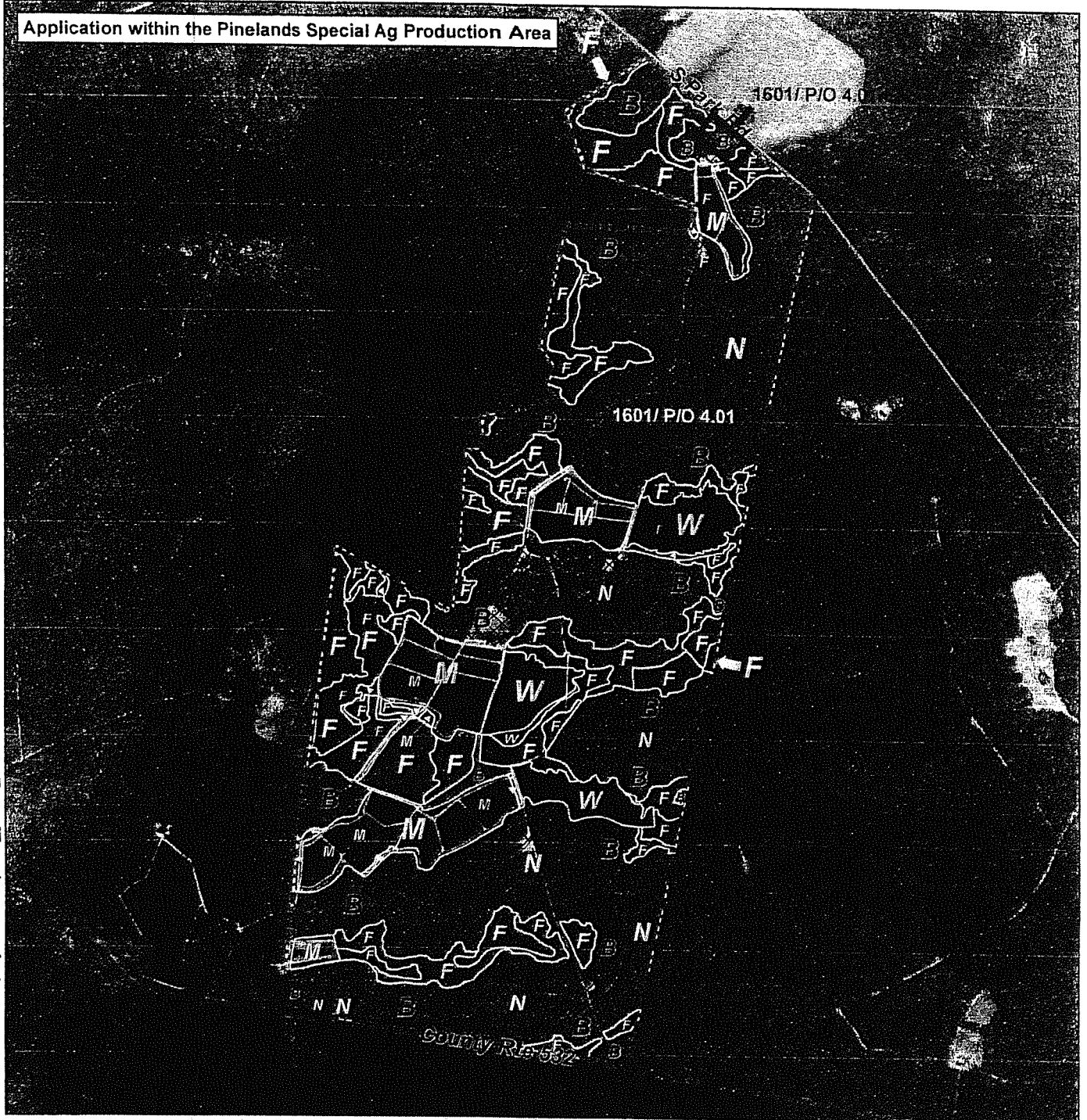
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	RECUSED
Torrey Reade	YES
James Waltman	YES

# Schedule A

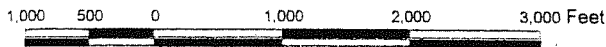
Application within the Pinelands Special Ag Production Area



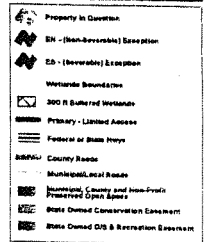
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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Charles Thompson/Fred Wright/Goose Pond Farm  
Block 1601 Lots P/O 4.01 (639.5 ac)  
& P/O 4.01-EN (non-severable exceptions - 3.0 ac each)  
Gross Total = 645.5 ac  
Tabernacle Twp., Burlington 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.



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

**Sources:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 DVRPC 2010 Digital/Aerial Image



Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Easement Consideration	Cost Basis	Cost Share	SADC			BASE GRANT			COMPETITIVE GRANT		TOTAL		ELIGIBILITY		
										Encumbered at Final	Voucher	Expended	Balance	Encumbered at Final	Youchers	Expended	Balance	FY11 Balance	FY13 Balance	FY11 Balance subject to availability	FY13 Balance subject to availability	
																						Encumbered at Final
Bur City/Griffin	North Hanover	104.0730	107.1952	2,745.00	2,956.00	2,021.50	307,639.79	307,639.79	199,945.86	210,383.57	199,945.86	199,945.86	2,300,054.14									
Bur City/Krause	North Hanover	96.0750	98.9573	6,800.00	6,700.00	4,250.00	643,702.50	643,702.50	405,845.25	405,845.25	405,845.25	405,845.25	1,894,208.89									
Bur City/Clayton Block East	New Hanover	196.3000	202.1850	2,300.00	2,287.30	1,701.11	448,996.80	448,996.80	291,847.72	316,817.11	291,847.72	291,847.72	1,602,361.17									
Bur City/Wainwright Cora	Mansfield	135.0000	139.0500	9,600.00	9,650.00	5,160.00	1,318,890.95	1,310,467.20	786,280.32	602,361.17	602,361.17	602,361.17	1,000,000.00									
Bur City/Wainwright,Curtis	Mansfield	106.0000	109.1800	10,700.00	10,650.00	6,390.00	1,132,947.00	1,107,802.35	664,881.41													
Bur City/D'Amico	North Hanover	52.0000	53.5600	8,000.00	7,550.00	4,675.00	387,450.90	387,450.90	284,596.40													
Bur City/Murphy	Hainesport	60.0000	62.4000	5,300.00	7,425.00	3,550.00	596,732.40	424,890.40	284,596.40													
Bur City/Durr Estate	Mansfield	110.0000	113.3000	17,300.00	19,000.00	10,380.00	2,152,700.00	1,960,090.00	1,176,054.00													
Bur City/Stattel	Pemberton	152.400		3,195.02	3,195.00	1,917.00	486,918.00	482,614.34	292,151.00													
Bur City/Stevenson	Pemberton	110.653		3,050.00	4,550.00	2,230.00	503,471.15	337,491.65	246,756.19													
Bur City/D'Ullio, Anthony	Mansfield	90.0000		7,700.00	9,650.00	4,750.00	868,114.00	689,981.60	425,638.00													
Bur City/Alloway Family	Shamong	103.000		4,440.00	4,538.00	3,064.00	497,264.96	486,526.32	335,746.99													
Bur City/Bush	Pemberton	60.689		2,952.00	4,001.00	2,166.40	242,816.69	179,153.93	121,408.34													
Chung	Shamong	91.000		3,590.00	4,165.00	2,554.00	390,385.45	336,490.70	239,986.42													
Thompson - Goose Pond	Tabernacle	620.000	638.6000	1,355.00	2,564.00	1,894.79	1,637,370.40	1,637,364.01	1,210,012.89													
Thompson - Peach	Woodland	224.000	230.7200	1,735.00	2,912.00	2,138.28	671,856.64	671,817.42	493,343.96													
Thompson - Vincentown	Southampton	26.000	26.7600	7,400.00	7,400.00	4,600.00	198,172.00	198,172.00	123,188.00													
Simon's Berry Farm	Tabernacle	266.000	273.9800	978.00	1,725.00	1,307.28	472,615.50	472,530.57	358,168.57													
Thompson - Birches	Tabernacle	112.000																				
Cramer	Tabernacle	45.000																				
Encumbered/Expended FY11		2,107	1,638							0.00	1,500,000	1,500,000	0.00	1,183,608.44	1,816,391.56	0.00	0.00	0.00	0.00	0.00	0.00	
Encumbered/Expended FY13		2	1,638							452,953.66	647,046.34	647,046.34	0.00	1,324,638.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total		2,107	1,638				11,615,400.79	10,740,652.68	6,920,262.45	462,953.66	2,047,046.34	2,047,046.34	0.00	2,509,246.65	1,816,391.56	0.00	0.00	0.00	0.00	0.00	0.00	
Reprogram Out																						

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Thompson-Goose Pond  
03- 0381-PG  
County PIG Program  
620 Acres

Block 1601	Lot 4.01	Tabernacle Twp.	Burlington County
<b>SOILS:</b>		Other	60% * 0 = .00
		Statewide	3% * .1 = .30
		Unique .125	11% * .125 = 1.38
		Unique zero	26% * 0 = .00
			<b>SOIL SCORE: 1.68</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	10% * .15 = 1.50
		Other	5% * 0 = .00
		Wetlands	27% * 0 = .00
		Woodlands	58% * 0 = .00
			<b>TILLABLE SOILS SCORE: 1.50</b>
<b>FARM USE:</b>	Berry		acres blueberries and cranberries

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st three (3) acres for Flexibility in use and future housing opportunity  
Exception is not to be severed from Premises  
Exception is to be restricted to one single family residential unit(s)
    - 2nd three (3) acres for Flexibility in use and future housing opportunity  
Exception is not to be severed from Premises  
Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(15)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Frederick W. Wright & Mary-Ann Thompson ("Owner")  
Thompson - Peach Farm  
Tabernacle and Woodland Townships, Burlington County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 03-0383-PG

September 26, 2013

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Burlington County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and

WHEREAS, on November 28, 2012 the SADC received an application for the sale of a development easement from Burlington County for the Thompson - Peach Farm identified as Block 702, Lots 4 & 6, Tabernacle Township; Block 102, Lots 10.01 & 10.02, Woodland Township, Burlington County, totaling approximately 224 net acres hereinafter referred to as "Property" (Schedule A-1); and

WHEREAS, the Property is located in Burlington County's West Project Area and in both the Pinelands Special Agricultural Production and the Pinelands Preservation Area (Schedule A-2); and

WHEREAS, the Property has a 2-acre non-severable exception area for an existing single family residence; and

WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences, and zero (0) agricultural labor units on the area to be preserved; and

WHEREAS, at the time of application the Property supported a soybean and corn operation; 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 has a quality score of 55.06 which is greater than 70% of the County's average quality score of 45 as determined by the SADC on July 28, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 13, 2013 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, according to New Jersey Pinelands Commission Amended Letter of Interpretation # 2089, there are 8.0 Pinelands Development Credits (PDCs) allocated to the Property; and

WHEREAS, as a result of the conveyance of the deed of easement to the County, all of the PDCs will be retired; and

WHEREAS, as per N.J.A.C. 2:76-19.3 landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to N.J.S.A. 4:1C-31; and

WHEREAS, on January 16, 2013, a Pinelands Valuation Formula (Formula) was finalized between SADC and CADB staff as per N.J.A.C. 2:76-19.3 yielding:

Formula Valuation without impervious cover option: \$2,588.29 per acre

Formula Valuation with 10% impervious cover option: \$2,911.83 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 27, 2013, the SADC certified a development easement value of \$1,735 per acre based on zoning and environmental regulations in place as of July 1, 2012 and a fee simple "before" value of \$4,935 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to purchase a development easement for \$2,912 per acre, (the Pinelands Formula with 10% impervious coverage rounded by .17 cents); and

WHEREAS, the County is requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on 230.72 acres; and

WHEREAS, currently the County has \$0 of base grant funding available, \$0 FY11 competitive funding eligibility and is eligible for up to \$3,675,361.79 in FY13 competitive funding, subject to available funds (Schedule B); and

WHEREAS, on July 30, 2013, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the County is requesting \$493,343.96 from the competitive grant, leaving a maximum FY13 Competitive grant eligibility to the county of \$3,182,017.83 (Schedule B); and

WHEREAS, the estimated cost share breakdown is as follows (based on 230.72 acres):

	<u>Cost Share</u>
SADC	\$493,343.96 (\$2,138.28 per acre)
County	<u>\$178,512.68</u> (\$ 773.72 per acre)
	\$671,856.64 (\$2,912 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 the Burlington CADB approved the application on July 11, 2013; the Burlington Board of Chosen Freeholders approved the application on August 14, 2013 with a cost share of \$773.72 per acre and the Tabernacle Township Committee approved the application on August 12, 2013, but is not participating financially in the easement purchase and Woodland Township approved the application on August 21, 2013, but is also not participating financially; and

WHEREAS, the County will utilize FY13 competitive grant funding to cover the SADC cost share; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising 230.72 net acres, at a State cost share of \$2,138.28 per acre, (73.43% of purchase price) for a total grant need of \$493,343.96 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

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

9-26-13

Date

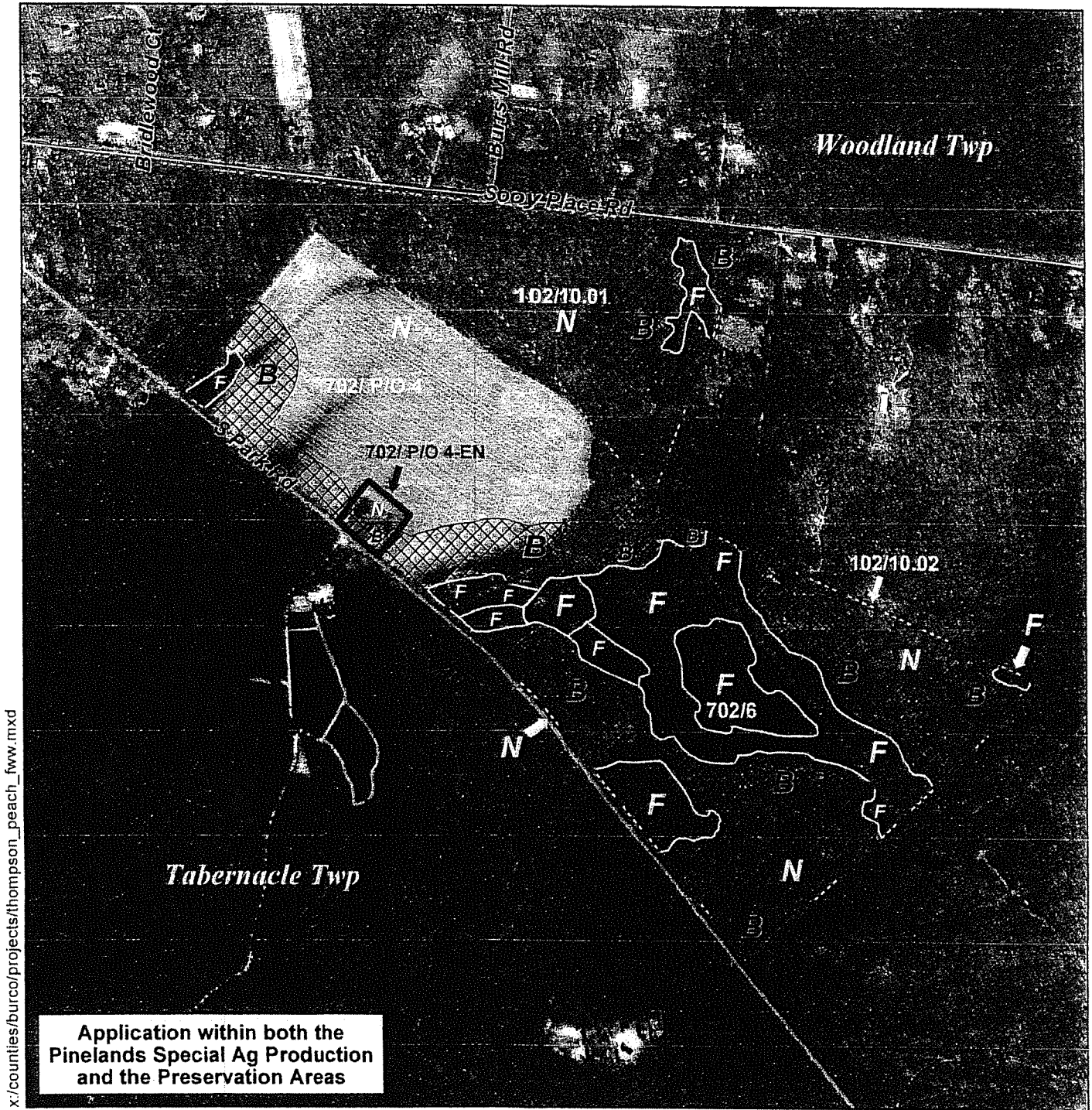


Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	RECUSED
Torrey Reade	YES
James Waltman	YES

# Schedule A-1



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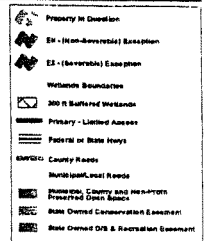
**Application within both the  
Pinelands Special Ag Production  
and the Preservation Areas**

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Charles Thompson and Fred Wright/Peach Farm  
 Block 102 Lots 10.01 (34.1 ac) & 10.02 (27.4 ac) - Woodland Twp.  
 Block 702 Lots P/O 4 (98.5 ac);  
 P/O 4-EN (non-severable exception - 2.0 ac) & 6 (64.0 ac) - Tabernacle Twp.  
 Gross Total = 226.0 ac  
 Burlington 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.

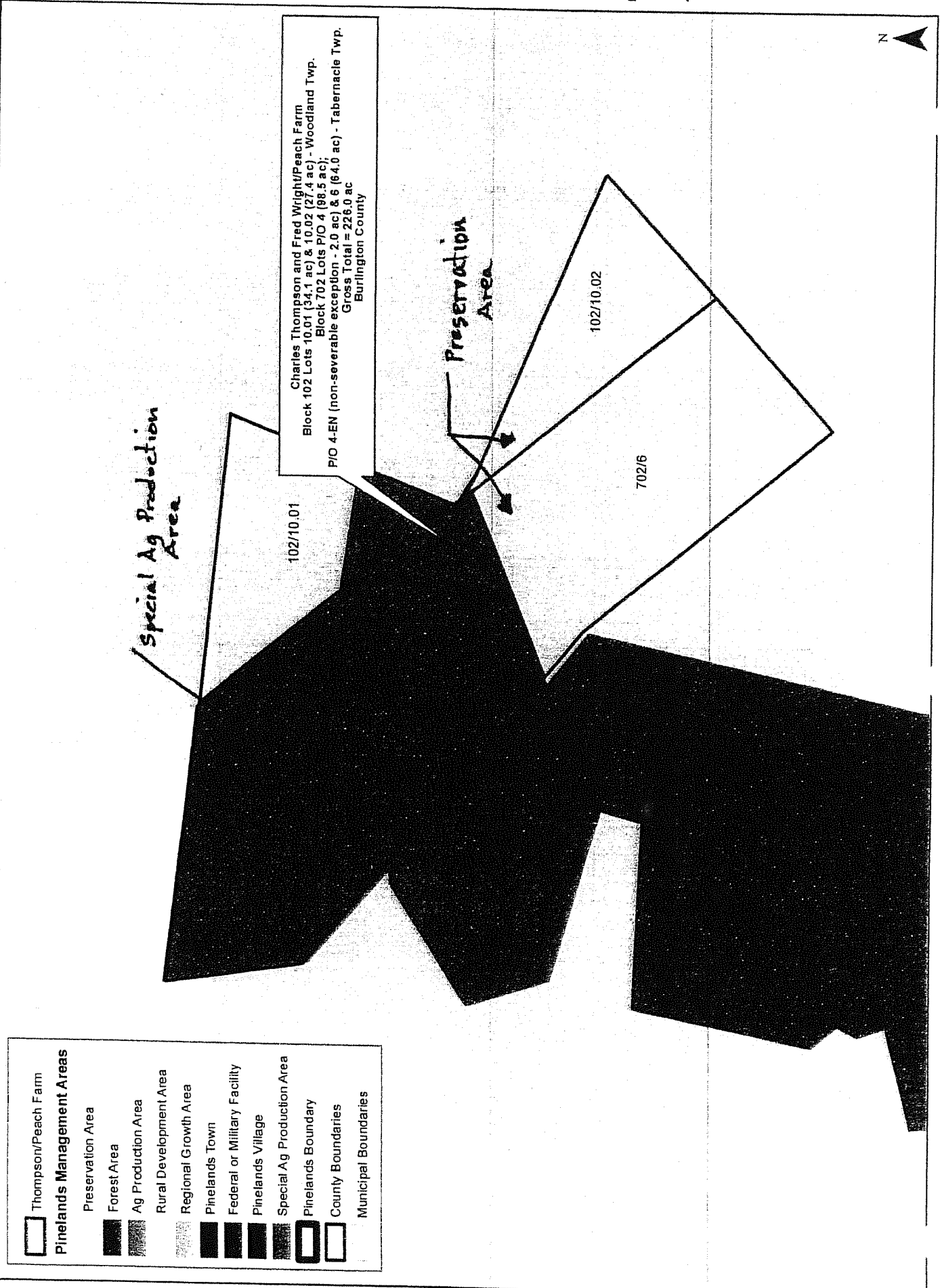


**Wetlands Legend:**  
 F - Freshwater Wetlands  
 L - Linear Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Tidal Wetlands  
 N - Non-Wetlands  
 B - 300' Buffer  
 W - Water

**Sources:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 DVRPC 2010 Digital Aerial Image



# Thompson/Peach Farm - Pinelands Management Areas



X:\counties\burco\projects\thompson\_peach\_Pinelands\_Management\_Areas.mxd

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Thompson-Peach Farm  
03- 0383-PG  
County PIG Program  
224 Acres

Block 702	Lot 4	Tabernacle Twp.	Burlington County
Block 702	Lot 6	Tabernacle Twp.	Burlington County
Block 102	Lot 10.01	Woodland Twp.	Burlington County
Block 102	Lot 10.02	Woodland Twp.	Burlington County

<b>SOILS:</b>	Other	11% * 0	=	.00
	Statewide	77% * .1	=	7.70
	Unique zero	12% * 0	=	.00

**SOIL SCORE: 7.70**

<b>TILLABLE SOILS:</b>	Cropland Harvested	25% * .15	=	3.75
	Wetlands	19% * 0	=	.00
	Woodlands	56% * 0	=	.00

**TILLABLE SOILS SCORE: 3.75**

<b>FARM USE:</b>	Corn-Cash Grain	50 acres
	Soybeans-Cash Grain	50 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st two (2) acres for Flexibility in use around existing residence
    - Exception is not to be severed from Premises
    - Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions:
    1. 10% impervious coverage restriction in conjunction with formula valuation.
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Easement Consideration	Cost Basis	Cost Share	BASE GRANT				COMPETITIVE GRANT		ELIGIBILITY			
										Encumbered at Final	Voucher	Expend	Balance	Encumbered at Final	Voucher	Expend	Balance	FY11 Balance subject to availability	FY13 Balance subject to availability
Bur City/Griffin	North Hanover	104.0730	107.1952	2,745.00	2,956.00	2,021.50	307,639.79	307,639.79	199,945.66	210,383.57	199,945.66	2,300,054.14							
Bur City/Krause	North Hanover	96.0750	98.9573	6,800.00	6,700.00	4,250.00	643,702.59	643,702.59	405,845.25	408,318.75	405,845.25	1,594,208.89							
Bur City/Clayton Block East	New Hanover	196.3000	202.1890	2,300.00	2,287.30	1,701.11	448,996.69	448,996.69	291,847.72	291,847.72	291,847.72	1,602,361.17							
Bur City/Wainwright/Cora	Mansfield	135.0000	139.0500	9,600.00	9,650.00	5,760.00	1,318,890.95	1,318,890.95	862,361.17	862,361.17	862,361.17	1,000,000.00							
Bur City/Wainwright/Curtis	Mansfield	106.0000	109.1800	10,700.00	10,650.00	6,390.00	1,132,947.00	1,107,802.35	664,681.41	664,681.41	664,681.41	2,816,090.85							
Bur City/D'Amico	North Hanover	52.0000	53.5600	8,000.00	7,550.00	4,675.00	387,450.90	387,450.90	239,911.65	239,911.65	239,911.65	1,911,399.44							
Bur City/Murphy	Hainesport	80.0000	82.4000	5,300.00	7,425.00	3,550.00	596,732.40	424,890.40	284,596.40	284,596.40	284,596.40	1,526,837.39							
Bur City/Durr Estate	Mansfield	110.0000	113.3000	17,300.00	19,000.00	10,380.00	2,152,700.00	1,960,090.00	1,176,054.00	1,176,054.00	1,176,054.00	156,686.39							
Bur City/Stattel	Pemberton	152.400	152.400	3,195.02	3,195.00	1,917.00	486,918.00	482,614.34	292,151.00	292,151.00	292,151.00	151,131.95							
Bur City/Stevenson	Pemberton	110.653	110.653	3,050.00	4,550.00	2,230.00	503,471.15	337,491.65	246,756.19										
Bur City/Di Tullio, Anthony	Mansfield	90.000	90.000	7,700.00	9,650.00	4,750.00	868,114.00	689,981.60	425,638.00	425,638.00	425,638.00	574,362.00							
Bur City/Alloway Family	Shamong	103.000	103.000	4,440.00	4,538.00	3,064.00	497,264.86	486,526.32	335,746.99	335,746.99	335,746.99	238,615.01							
Bur City/Bush	Pemberton	60.689	60.689	2,952.00	4,001.00	2,166.40	242,816.89	179,153.93	121,408.34	121,408.34	121,408.34	117,206.67							
Chung	Shamong	91.000	93.7300	3,590.00	4,165.00	2,554.00	390,385.45	336,490.70	239,386.42	117,206.67									
Thompson - Goose Pond	Tabernacle	620.600	638.6000	1,355.00	2,564.00	1,894.79	1,637,370.40	1,637,364.01	1,210,012.89										
Thompson - Peach	Woodland	224.000	230.7200	1,735.00	2,912.00	2,138.28	671,856.64	671,817.42	493,343.96										
Thompson - Vincentown	Southampton	26.000	26.7800	7,400.00	7,400.00	4,600.00	198,172.00	198,172.00	123,188.00										
Simon's Berry Farm	Tabernacle	266.000	273.9800	978.00	1,225.00	1,307.28	472,615.50	472,530.57	358,168.57										
Thompson - Bitches	Tabernacle	112.000	112.000																
Cramer	Tabernacle	45.000																	
Encumbered/Expended FY11	14	2,107	1,638							0.00	1,500,000	0.00	1,163,608.44	1,816,391.56	0.00	0.00			
Encumbered/Expended FY13	3	2,107	1,638							452,993.86	547,046.34	0.00	1,877,982.17	0.00	3,182,017.83				
Total	17	2,107	1,638				12,287,287.43	11,412,480.09	7,413,506.41	452,993.86	2,047,046.34	0.00	3,001,590.61	1,816,391.56	3,182,017.83				
Reprogram Out																			

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(16)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Thompson - Vincentown Farm

Southampton Township, Burlington County

N.J.A.C. 2:76-17 et seq.

SADC ID# 03-0378-PG

September 26, 2013

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Burlington County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and

WHEREAS, on November 28, 2012 the SADC received an application for the sale of a development easement from Burlington County for the Thompson - Vincentown Farm identified as Block 903, Lot 11, Southampton Township, Burlington County, totaling approximately 25 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Burlington County's West Project Area; and

WHEREAS, the Property has a 2-acre non-severable exception area restricted to one single family residence; and

WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) residences, and zero (0) agricultural labor units on the area to be preserved; and

WHEREAS, at the time of application the Property was in wheat and soybean production; 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 has a quality score of 73.40 which is greater than 70% of the County's average quality score of 45 as determined by the SADC on July 28, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 13, 2013 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 24, 2013, the SADC certified a development easement value of \$7,400 per acre based on zoning and environmental regulations in place as of July 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to purchase a development easement for \$7,400 per acre; and

WHEREAS, the County is requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on 26.78 acres; and

WHEREAS, currently the County has \$0 of base grant funding, \$0 of FY11 competitive grant funding available, and is eligible for up to \$3,182,017.82 in FY13 competitive grant funding, subject to available funds (Schedule B); and

WHEREAS, on July 30, 2013, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the County is requesting \$123,188 from the competitive grant, leaving a maximum FY13 Competitive grant eligibility to the county of \$3,058,829.83 (Schedule B); and

WHEREAS, the estimated cost share breakdown is as follows (based on 26.78 acres):

	<u>Cost Share</u>	
SADC	\$123,188	(\$4,600 per acre)
Municipal	\$ 37,492	(\$1,400 per acre)
County	<u>\$ 37,492</u>	<u>(\$1,400 per acre)</u>
	\$198,172	(\$7,400 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 the Burlington CADB approved the application on July 11, 2013, the Burlington Board of Chosen Freeholders approved the application on August 14, 2013 with a cost share of \$1,400 per acre and the Southampton Township Committee approved the application on August 20, 2013, with a local cost share of \$1,400 acre; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Burlington County for the purchase of a development easement on the Property, comprising 26.78 net acres, at a State cost share of \$4,600 per acre, (62.16% of purchase price) for a total grant need of \$123,188 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

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

9-26-13

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Alan A. Danser, Vice Chairman	YES
Jane R. Brodhecker	YES
Denis C. Germano, Esquire	YES
Pete Johnson	RECUSED
Torrey Reade	YES
James Waltman	YES

# Schedule A

## Delaware North Tidelands Region

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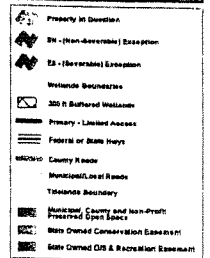


Delaware North  
Tidelands Region

Application within the (PA4) Rural Area

### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Charles Thompson - et al (Vincetown Farm)  
Block 903 Lot 11 (26.1 ac)  
& P/O 11-EX (non-severable exception - 1.0 ac)  
Gross Total - 27.1 ac  
Southampton Twp., Burlington County



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

**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
DVRPC 2010 Digital/Aerial Image

December 10, 2012

**TIDELANDS DISCLAIMER:**  
The linear features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 4 "Tidelands Claims Maps". These linear features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Tidal claims.

**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.



Farm	Municipality	plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Easement Consideration	Cost Share	BASE GRANT			COMPETITIVE GRANT			TOTAL	ELIGIBILITY	
								Encumbered at Final	Voucher	Expend	Balance	Encumbered at Final	Voucher		Expend	FY11 Balance subject to availability
Bur Cty/Girffin	North Hanover	107.1952	2,745.00	2,956.00	2,021.50	307,639.79	199,945.86	210,383.57	199,945.86	1,500,000	1,500,000	3,822,876	3,000,000	5,000,000		
Bur Cty/Krause	North Hanover	98.9573	6,800.00	6,700.00	4,250.00	643,702.50	405,845.25	406,318.75	405,845.25	1,000,000	1,000,000	16,385,725	3,000,000			
Bur Cty/Clayton Block East	New Hanover	202.1890	2,300.00	2,287.30	1,701.11	448,998.50	291,847.72	316,817.11	291,847.72	2,500,000	2,500,000					
Bur Cty/Wainright, Cora	Mansfield	139.0500	9,600.00	9,650.00	5,760.00	1,318,890.95	786,280.32	664,681.41	664,681.41							
Bur Cty/Wainright, Curtis	Mansfield	109.1800	10,700.00	10,650.00	6,390.00	1,132,947.00	664,681.41	664,681.41	664,681.41							
Bur Cty/D'Amico	North Hanover	53.5600	8,000.00	7,550.00	4,675.00	387,450.90	239,911.65	239,911.65	239,911.65							
Bur Cty/Murphy	Hainesport	82.4000	5,300.00	7,425.00	3,550.00	596,732.40	284,596.40	1,176,054.00	284,596.40							
Bur Cty/Durr Estate	Mansfield	113.3000	17,300.00	19,000.00	10,380.00	2,152,700.00	1,176,054.00	1,176,054.00	1,176,054.00							
Bur Cty/Stattel	Pemberton	3.19502	3,195.00	3,195.00	1,917.00	486,918.00	292,151.00	292,151.00	292,151.00							
Bur Cty/Stevenson	Pemberton	3,050.00	4,550.00	4,550.00	2,230.00	503,471.15	246,756.19	246,756.19	246,756.19							
Bur Cty/Di Tullio, Anthony	Mansfield	7,700.00	7,700.00	9,650.00	4,750.00	888,114.00	425,638.00	427,500.00	425,638.00							
Bur Cty/Alloway Family	Shamong	4,440.00	4,440.00	4,538.00	3,064.00	497,264.96	335,746.99	335,746.99	335,746.99							
Bur Cty/Bush	Pemberton	2,952.00	4,001.00	4,001.00	2,166.40	242,816.69	121,408.34	121,408.34	121,408.34							
Chung	Shamong	93.7300	3,590.00	4,165.00	2,554.00	390,385.45	239,386.42	117,206.67	117,206.67							
Thompson - Goose Pond	Tabernacle	638.6000	1,355.00	2,564.00	1,894.79	1,637,370.40	1,210,012.89	1,210,012.89	1,210,012.89							
Thompson - Peach	Woodland	230.7200	1,735.00	2,912.00	2,138.28	671,856.64	493,343.96	493,343.96	493,343.96							
Thompson - Vincentown	Southampton	26.7800	7,400.00	7,400.00	4,600.00	198,172.00	123,188.00	123,188.00	123,188.00							
Pending final approval																
Simon's Berry Farm	Tabernacle	273.9800	978.00	1,725.00	1,307.50	472,615.50	358,228.85									
Thompson - Birches	Tabernacle															
Clamer	Tabernacle															
Encumbered/Expended FY11	14	1,638						0.00	1,500,000	0.00	1,500,000	1,816,391.56	0.00	0.00		
Encumbered/Expended FY13	4	870						452,953.66	547,046.34	0.00	547,046.34	1,941,170.17	0.00	3,058,829.83		
Total	18	2,508				12,485,429.43	7,536,794.41	452,953.66	2,047,046.34		2,047,046.34	3,124,778.81	1,816,391.56	3,058,829.83		
Reprogram Out																

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Thompson-Vincentown Farm  
03- 0378-PG  
County PIG Program  
25 Acres

Block 903	Lot 11	Southampton Twp.	Burlington County
SOILS:		Prime	47% * .15 = 7.05
		Statewide	53% * .1 = 5.30
			<b>SOIL SCORE: 12.35</b>
TILLABLE SOILS:		Cropland Harvested	93% * .15 = 13.95
		Wetlands	1% * 0 = .00
		Woodlands	6% * 0 = .00
			<b>TILLABLE SOILS SCORE: 13.95</b>
FARM USE:		Wheat-Cash Grain	24 acres
		Soybeans-Cash Grain	24 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st two (2) acres for Future housing opportunity and flexibility
    - Exception is not to be severed from Premises
    - Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2014R9(17)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

HUNTERDON COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Associated Tree Movers, Inc.  
Alexandria Township, Hunterdon County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 10-0310-PG

September 26, 2013

WHEREAS, on December 17, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Hunterdon County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Hunterdon County received SADC approval of its FY2014 PIG Plan application annual update on May 23, 2013; and

WHEREAS, on November 8, 2010 the SADC received an application for the sale of a development easement from Hunterdon County for the Associated Tree Movers, Inc. Farm identified as Block 15, Lot 27, Alexandria Township, Hunterdon County, totaling approximately 48 net easement acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Hunterdon County's West Project area and the Highlands Planning Area; and

WHEREAS, the Property has one 3-acre non-severable exception area for a future single family residence; future driveway placement which will be conditioned upon CADB and SADC approval in accordance with SADC Policy P-41 (Access to Exception Areas); and

WHEREAS, the Property has zero (0) existing single family residences, zero (0) agricultural labor housing units and no pre-existing non-agricultural; and

WHEREAS, the Property is in corn, soybean, hay, Christmas trees and nursery stock production; 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 has a rank score of 67.86 which exceeds 70% of the County's average quality score of 42, as determined by the SADC on July 23, 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 19, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 27, 2013, the SADC certified a development easement value of \$8,200/ acre based on January 1, 2004 zoning and environmental regulations and \$6,500/ acre based on current zoning and environmental regulations as of November 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Hunterdon County's offer of \$8,200 per acre for the development easement for the Property; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 49.44 acres will be utilized to calculate the SADC grant need; and

WHEREAS, currently the County has \$7,840.90 of base grant funding available, and is eligible for up to \$2,510,300.38 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and

WHEREAS, in June and July 2013 the County prioritized its farms and submitted it to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county's base grant the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area; and

WHEREAS, the Hunterdon County Agriculture Development Board is requesting \$247,200 of FY11 competitive grant funding, leaving a balance of approximately \$2,263,100.38 in FY11 competitive funding (Schedule B); and

WHEREAS, the estimated cost share breakdown is as follows (based on 49.44 acres):

	<u>Cost Share</u>	
SADC	\$247,200	(\$5,000 per acre)
Hunterdon County	\$ 79,104	(\$1,600 per acre)
<u>Alexandria Township</u>	<u>\$ 79,104</u>	<u>(\$1,600 per acre)</u>
Purchase Price	\$405,408	(\$8,200 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, Alexandria Township approved the application on July 10, 2013 with a \$1,600 costshare; the Hunterdon County Agriculture Development Board approved the application on July 11, 2013, and the Hunterdon County Board of Chosen Freeholders approved the required local match (\$1,600) on July 16, 2013 ;and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to the Hunterdon County for the purchase of a development easement on the Property, comprising approximately 49.44 net acres, at a State cost share of \$5,000 per acre (60.98% of certified value and purchase price) for a total grant need of \$247,200, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

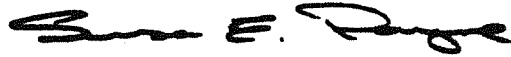
BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and all additional documents required for closing shall subject to review and approval by the SADC; and

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

9-26-13

Date



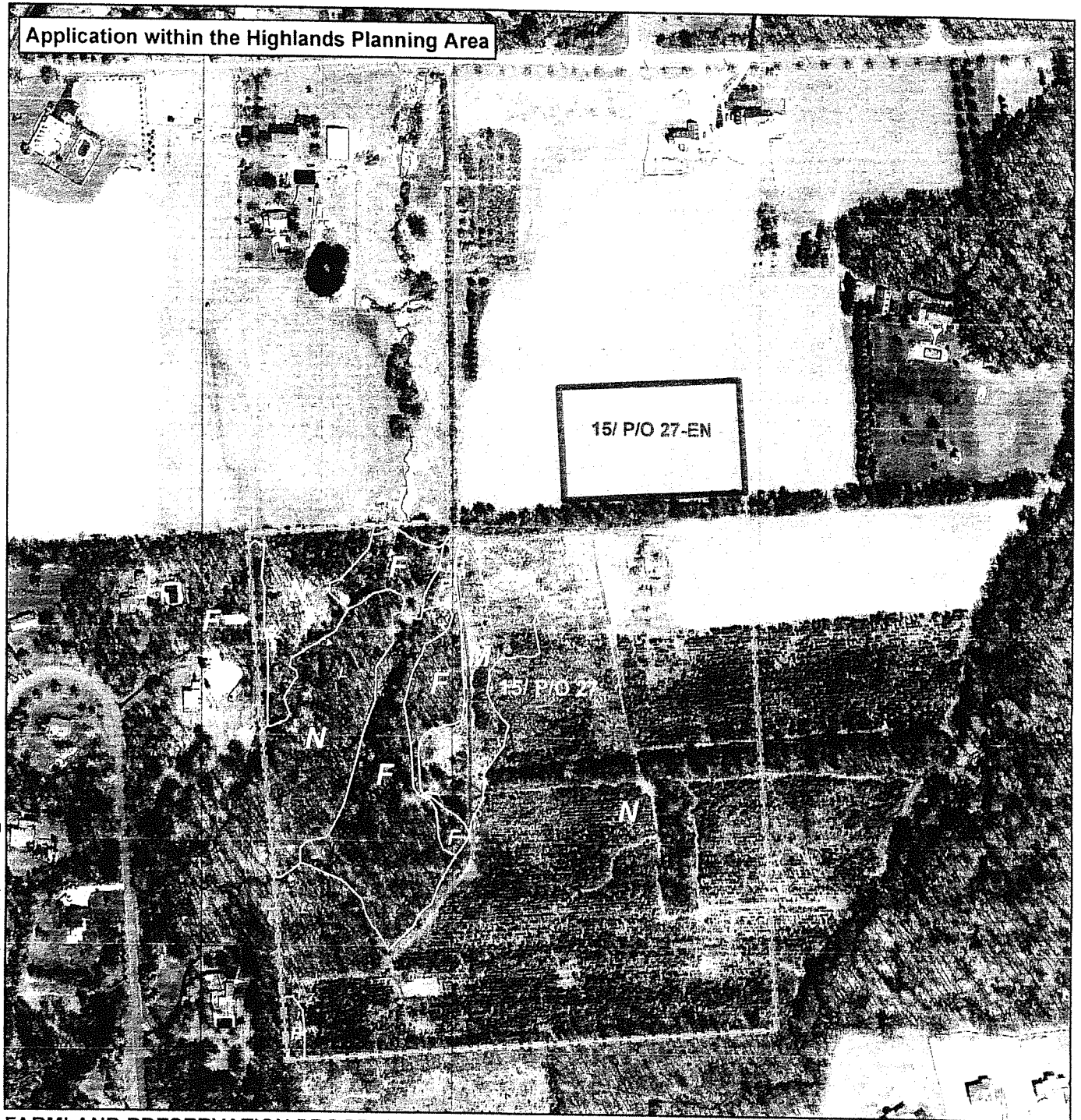
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser, Vice Chair	YES
James Waltman	YES
Peter Johnson	YES
Denis C. Germano	YES
Torrey Reade	YES

# Schedule A

Application within the Highlands Planning Area



x:/counties/hunco/projects/papazian2\_fwv.mxd

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

Associated Tree Movers Farm/Aram Papazian (2)  
Block 15 Lots P/O 27 (48.0 ac)  
& P/O 27-EN (non-severable exception - 3.0 ac)  
Gross Total = 50.7 ac  
Alexandria Twp., Hunterdon County

**Property In Question**

- EN - (Non-Severable) Exception
- ES - (Severable) Exception

**Wetlands Boundaries**

- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned DS & Recreation Easement



**Wetlands Legend:**

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

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

Sources:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 Digital Aerial Image

# Schedule B

# Schedule B

FY2013 Funding (09 Bond Fur

New Jersey Farmland Preservation Program  
 Preservation Program  
 County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.

Lunenburg County

Project Name	Municipality	Acreage	SADC Certified Far Acre	SADC Non-Certified & Appraised Far Acre	SADC Grant Per Acre	Granny Pay Acre	Estimate Consideration	SADC Cost Basis	SADC Cost Share	Total Farmland Grant	Encumbered at Final	Voucher	Expnd	BASE GRANT		COMPETITIVE GRANT		TOTAL	ELIGIBILITY	
														FY11	FY13	FY11 Balance	FY13 Balance			Encumbered at Final
Farmland 22 (1.04)	Franklin	43.000	15.000	15.000	9,000.00	60.00%	656,520.00	393,912.00	393,912.00	186,958.00	0.00	393,912.00	393,912.00	2,100,000.00	3,822,878	3,000,000	5,000,000	3,822,878	3,000,000	
Farmland 23 (1.04)	Franklin	34.000	6,200	6,200	4,000.00	64.52%	217,124.00	140,080.00	140,080.00	197,990.50	197,990.50	189,249.00	189,249.00	1,776,758.40	16,385,725	16,385,725	5,000,000	16,385,725	5,000,000	
Farmland 24 (1.04)	Holland	43.000	44,250	7,100	4,450.00	62.68%	314,459.00	197,090.50	197,090.50	489,220.00	489,220.00	247,200.00	247,200.00	1,348,215.48						
Farmland 25 (1.04)	Barlitan	50.000	15,800	15,800	9,480.00	60.00%	813,700.00	513,700.00	513,700.00	559,677.00	559,677.00	281,190.00	281,190.00	1,007,840.00						
Farmland 26 (1.04)	Towksbury	91.000	93,730	17,000	10,200.00	60.00%	1,593,410.00	956,046.00	956,046.00	459,598.00	459,598.00	200,767.00	200,767.00	615,971.42						
Farmland 27 (1.04)	Kingwood	58.000	59,740	7,700	4,750.00	61.69%	983,772.00	610,360.00	610,360.00	405,408.00	405,408.00	247,200.00	247,200.00	108,404.48						
Farmland 28 (1.04)	Readington	81.981	12,000	8,200	5,000.00	60.98%	405,408.00	247,200.00	247,200.00	108,404.48	108,404.48	7,840.00	7,840.00	489,659.62						
Farmland 29 (1.04)	Alexandria	48.000	49,440	8,300	5,200.00	60.00%	265,102.00	165,102.00	165,102.00	215,625.20	215,625.20	109,159.06	109,159.06	7,840.00						
Farmland 30 (1.04)	Holland	70.040	7,000	7,000	4,800.00	61.54%	401,200.00	247,200.00	247,200.00	200,000.00	200,000.00	247,200.00	247,200.00	108,404.48						
Farmland 31 (1.04)	Kingwood	59.000	51,000	7,400	4,600.00	62.16%	205,794.00	127,268.00	127,268.00	196,524.00	196,524.00	120,310.00	120,310.00	7,840.00						
Farmland 32 (1.04)	Readington	24.000	24,720	7,950	4,875.00	61.32%	196,524.00	120,310.00	120,310.00	109,247.10	109,247.10	7,840.00	7,840.00	7,840.00						
Farmland 33 (1.04)	W Amwell	205.000																		
Farmland 34 (1.04)	Readington	51.000																		
Farmland 35 (1.04)	Danels/Salamon																			
Encumbered/Expended FY11																				
Encumbered/Expended FY13																				
Total																				
Reprogram Out																				



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Associated Tree Movers Inc./Papazian (lot 27)  
10- 0310-PG  
County PIG Program  
48 Acres

Block 15	Lot 27	Alexandria Twp.	Hunterdon County	
<b>SOILS:</b>		Other	8% * 0	= .00
		Prime	90% * .15	= 13.50
		Statewide	2% * .1	= .20
				<b>SOIL SCORE: 13.70</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	57% * .15	= 8.55
		Wetlands	12% * 0	= .00
		Woodlands	31% * 0	= .00
				<b>TILLABLE SOILS SCORE: 8.55</b>
<b>FARM USE:</b>		Corn-Cash Grain	7 acres	
		Soybeans-Cash Grain	17 acres	
		Christmas Trees	20 acres	
		Hay	7 acres	
		Ornament Nursery Products	1 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st three (3) acres for Future dwelling
    - Exception is not to be severed from Premises
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

