

STATE AGRICULTURE DEVELOPMENT COMMITTEE
Department of Agriculture
Market and Warren Streets
1st Floor Auditorium
Trenton, NJ 08625

REGULAR MEETING

August 24, 2017

Acting Chairwoman Monique Purcell called the meeting to order at 9:05 a.m.

The flag salute was conducted at the start of the meeting.

Ms. Payne read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

Roll call indicated the following:

Members Present

Acting Chairwoman Monique Purcell
Jane Brodhecker (by phone)
Peter Johnson
Brian Schilling (by phone)
Thomas Stanuikynas
Denis C. Germano, Esq.
Cecile Murphy

Members Absent

James Waltman
Ralph Siegel
Alan Danser
Scott Ellis

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

Others present as recorded on the attendance sheet: Dan Pace, Mercer County Agriculture Development Board (CADB); Brian Wilson, Burlington CADB; Melanie Mason, Hunterdon CADB; Brigitte Sherman, Cape May CADB; Sean Pizzio, Monmouth CADB; Ashley Kerr, New Jersey Farm Bureau, and Donna Rue, general public, Upper Freehold Township.

Minutes

A. SADC Regular Meeting of July 27, 2017 (Open and Closed Sessions)

It was moved by Mr. Germano and seconded by Mr. Stanuikynas to approve the Open Session and Closed Session minutes of the SADC regular meeting of July 27, 2017. The motion was approved. Ms. Murphy abstained from the vote.

REPORT OF THE ACTING CHAIRWOMAN

- Environmental Protection Agency

Acting Chairwoman Purcell stated that the Environmental Protection Agency (EPA) has rescinded its Waters of the United States rule. New Jersey was not affected by that rule change because New Jersey's regulations are as stringent as the opposed EPA regulations or more so.

- Drought Warning Lifted

Acting Chairwoman Purcell stated that the drought warning that was in place in Somerset and Hunterdon counties has been lifted as of last week, leaving no counties in the state under any type of drought warning or watch.

- State Board Meeting

Acting Chairwoman Purcell stated that the State Board of Agriculture elected Mitchell Jones as President and Shirley Klein as Vice President. The State Board is awaiting formal approval from the Governor's Office for a new member on the State Board – Al Natali – and for Erick Doyle to continue in his seat representing the livestock sector.

- New Chancellor of Rutgers University

Acting Chairwoman Purcell stated that there is a new chancellor of Rutgers University. This Chancellor will oversee the School of Environmental and Biological Sciences, and the Executive Dean will report directly to him. The Chancellor is from Purdue most recently and is very much in support of land grants and land grant universities, which has generated a lot of excitement and good opportunities.

- Rutgers Tomato Tasting

Acting Chairwoman Purcell stated that Rutgers University will host a tomato tasting on Wednesday, August 30, 2017, at Snyder Research Farm where participants can taste a variety of different tomatoes.

REPORT OF THE EXECUTIVE DIRECTOR

- FY16 Annual Report

Ms. Payne stated that the SADC issued its FY2016 annual report, which can be found on the SADC's website.

- Outreach Meetings

Ms. Payne stated that the last of five outreach meetings for the State Acquisition Program was held on August 23, 2017 in Salem County. Staff is looking forward to a new batch of applications for State Acquisition now that there is more funding moving forward. She noted that some farmers or landowners who attended outreach meetings may have farms that do not qualify for the State Acquisition Program. In those cases, SADC and CADB staffs will work to try to find another program to enable preservation of the farm. Ms. Payne thanked staff for their work on the outreach meetings, which were informative and resulted in positive feedback from landowners.

- League of Municipalities Convention

Ms. Payne stated that the SADC was asked to participate in two sessions at the New Jersey League of Municipalities Convention in November. "Farmland Preservation and Right to Farm: Strategies to Succeed" is intended to provide municipalities with a better understanding of the Farmland Preservation Program and Right to Farm, as well as to emphasize that the CADB is the first place to call when there is an issue. Ms. Payne stated that panel will include herself, Tara Kenyon from the Somerset CADB, Brian Wilson from the Burlington CADB, Brian Smith, Esq., and Upper Pittsgrove Mayor Jack Cimprich, whose municipality recently reached 10,000 acres of preserved farmland. Ms. Payne stated that the second session is focused specifically on pipelines, which is a hot topic all over the state. Mr. Smith will serve on a panel to address the law and legal considerations regarding pipelines as they pertain to crossing a preserved farm.

- NJTV Spotlights Farmland Preservation Program

Ms. Payne stated that NJTV reported on the Farmland Preservation Program, prompted by the signing of farmland preservation appropriation bills. The spot focused on the role of the Farmland Preservation Program in keeping family farms in business in New Jersey. It featured the Kocsis family, a young couple from the Frenchtown area of Hunterdon County who are fourth-generation farmers and wanted to buy the land. They could not have afforded to do that without the farm being preserved. Ms. Payne stated that the Kocsis family was great and could not have been better spokespeople for the Farmland Preservation Program.

- Paul Burns' Retirement

Ms. Payne announced that Paul Burns, SADC Review Appraiser, has retired from State service to take a position at SEPTA helping with rights of way matters. Ms. Payne stated that Mr. Burns is a friend of the Farmland Preservation Program and he was very proud of his service to the program and all that has been accomplished over the years that he reviewed and recommended values for the SADC.

COMMUNICATIONS

Ms. Payne stated that there was nothing out of the ordinary and suggested that everyone takes their news clips with them to read later.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

A. Approval of Rule Proposal: N.J.A.C. 2:76-22: Special Permit for Rural Microenterprise Activity on Preserved Farmland

Ms. Payne stated that the Committee last reviewed the draft rule proposal in April. It was then circulated to the agricultural community, including the county agriculture development boards (CADB) and Farm Bureau, to solicit their input. At about the same time, the Governor's Office requested that State agencies submit all proposed rules by June 1. Staff reviewed the comments received, made some changes in response, and forwarded them to the Committee via email. Staff will review the rules today in order to refresh the Committee's memory on the changes. In order for the proposed rules to be adopted before the end of this administration, the Committee needs to act on them at

today's meeting. Ms. Payne asked Alison Reynolds, Esq., and Jeff Everett to discuss the changes in the draft.

Ms. Reynolds asked the Committee to refer to the draft rules in their meeting binders. The highlighted changes were made as a result of the Committee's comments at April's meeting. These include amending the definition of "farmer" to address the fact that the owner and the operator of the property can be separate entities. It is very common in the farming community for an individual to own a property, but for their LLC to operate the farm business. "Farmer" is defined in the proposed rules as a person who owns and operates the premises. New language has been added to clarify that if someone owns the farm, but is involved in a business entity that operates the farm, they still would fall under the definition of farmer.

Other significant changes to the draft include deleting the provision that "connection to public water or wastewater facilities is not permitted," which is inconsistent with a subsequent provision that allows an RME permittee to connect to public utilities already existing on the premises; allowing for new roads and road improvements to provide access to the RME or to protect public health and safety; clarifying that multiple uses associated with an individual RME (e.g., a restaurant that also operates a small gift shop) will be permitted as long as they otherwise comply with the deed of easement; providing for the 90-day period during which the Committee is required to make a determination on an RME application to be extended with the consent of the applicant; including a hardship exception to the special permit revocation provision in the event the farmer fails after a two-year period to realize gross sales of at least \$2,500 for agricultural or horticultural products produced on the premises; and placing sole responsibility on the SADC, rather than the CADBs and nonprofits, for periodic monitoring for compliance with the special permit given that the SADC has the sole authority to approve or deny a special permit.

B. Approval of Rule Proposal: N.J.A.C. 2:76-22A: Historic and Cultural Character and Heritage Preservation Provisions

Mr. Everett stated that the SADC's partners did not have many substantive comments regarding the heritage preservation provisions. The most discussion occurred regarding the term of the easement, which Ms. Reynolds will explain later. Mr. Everett stated that on the question of where farmland preservation and historic preservation intersect, that was addressed in the statutory language. The public, as part of their support of farmland preservation, wants to see an unadulterated landscape. The proposed rules have a dual review process. If someone is making less than 2,500 square feet of improvements to a structure, there is no heritage preservation review as one might equate to, for example, the Historic Preservation Office. However, pursuant to the statutory language, the effect of that does need to be contemplated. It would be equivalent to what is called a conservation district within, for example the city of Charleston, S.C. – not the downtown historic core, but the 1930s neighborhoods where incompatible development is

discouraged. There is no easement provision on structures with less than 2,500 square feet of improvements.

Mr. Everett stated that in order to make improvements of greater than 2,500 square feet to an RME structure, the statute requires that the building must have been designated by the Committee as a heritage farm structure. There is an easement requirement in exchange for being able to use more of that building, and improvements over 2,500 square feet receive more scrutiny. Up to 100 percent of a heritage farm structure may be improved in exchange for a heritage preservation easement. Mr. Everett stated that the SADC tried to simplify the criteria so that more projects with improvements greater than 2,500 square feet could come to fruition. He reviewed key terms and other statutory requirements, and showed the Committee slides of a home office in Alexandria Township, Hunterdon County, as an example of a structure from the 1930s that the owner contemporized for modern use while respecting its historic character. He stated that there was some debate in Burlington County about whether structures from 1970 should be eligible to be designated as a heritage farm structure. However, 1960 – the year the pole barn came into vogue – is consistent with the timeframe USDA used in its 2007 analysis of historic buildings.

Ms. Reynolds reminded the Committee that staff chose a 20-year time period for the heritage preservation easement because 20-year easements are permitted under the Agriculture Retention and Development Act, the time period is consistent with N.J. Economic Development Authority regulations that consider the useful life of capital improvements to be 20 years, and it is consistent with IRS regulations under which farm buildings have 20-year timeframes for depreciation purposes. The draft rules in April referenced a 20-year clock in the easement that was to begin on the date of expiration of the special permit. Comments were received from partners who felt that is too burdensome on future landowners. Suggestions included that the easement should expire when the permit expires or that the easement should expire when the land is sold to a new property owner. Under the statute, the easement needs to run with the land, so the easement cannot be tied to a particular person. The balance staff struck was that the 20-year clock on the easement begins on the date that the permit is issued or renewed.

Ms. Payne stated that the maximum term for a permit is also 20 years, so if a landowner seeks a 20-year permit and wants to improve 100 percent of the building, the 20-year easement would get recorded then, and the permit and easement would be running concurrently. If the landowner only wants a five-year permit, it is still a 20-year easement because that is the key to getting the right to improve more than 2,500 square feet of the building. Ms. Payne stated that she thinks this is a reasonable balance between both perspectives, which is what the subchapter suggests.

Mr. Everett reviewed additional minor amendments. Acting Chairwoman Purcell complimented Mr. Everett and Ms. Reynolds on their work on the proposed rules and asked the Committee for a motion. Ms. Payne stated that staff is seeking approval of the

rules as a rule proposal. If the Committee approves it, it will be sent to the *New Jersey Register* for publication as proposed rules and subject to the standard official public comment period. Ms. Payne stated that staff reached out to partners in advance hoping to get comments incorporated into the original proposal.

It was moved by Ms. Murphy and seconded by Mr. Stanuikynas to approve N.J.A.C. 2:76-22, Special Permit for Rural Microenterprise Activity on Preserved Farmland, and N.J.A.C. 2:76-22A, Historic and Cultural Character and Heritage Preservation Provisions, for publication as proposed rules in the *New Jersey Register* as presented and discussed. The motion was unanimously approved.

NEW BUSINESS

A. Resource Conservation

1. Soil and Water Conservation Project Cost-Sharing Update

Ms. Payne stated that the SADC has offered soil and water conservation cost-share grants since the beginning of the Farmland Preservation Program to owners of preserved farms and farms enrolled in the eight-year program. The SADC has not had consistent funding for these grants for a while but has been utilizing whatever monies were available from the N.J. Department of Agriculture (NJDA) over time. Passage of the dedicated source of preservation funding through the Corporate Business Tax created a permanent funding source again for the Soil and Water Conservation Program.

Ms. Payne stated that in the past, technical assistance work associated with soil and water conservation grants – meeting with landowners, designing the project, overseeing implementation, certifying that the project has been done properly – was conducted by Conservation Assistance Program (CAP) employees who were employed by the NJDA in partnership with NRCS. NJDA was financing that work. CAP funding has since gone away and there are now no CAP employees under that structure. Acting Chairwoman Purcell clarified that the funding has not completely gone away; it was just decided that it was too costly and the benefit was not significant to the Department, so the program was phased out as the employees went on to other opportunities. Ms. Payne stated that without the CAP employees the question then became where to find the funding source to do this work. Staff entered into discussions with the NRCS and ultimately executed an agreement with NRCS whereby the SADC will pay NRCS to do this technical assistance. Funding will be paid from SADC stewardship funds. The agreement is for three years, from 2017 to 2020.

Ms. Payne stated that landowners will not notice a difference and will go through the same process as before. The difference will be that the SADC will get a quarterly bill and accounting of every project that has been worked on and the hours that NRCS

worked. Staff encumbered \$125,000 for this project based on a rough estimate of how many applications will be processed. This should be sufficient to fund at least two of the three years. If there is a large demand for the program, that number will have to be amended and additional funds allocated. Ms. Payne stated that a press release will be issued in a few weeks to announce the availability of soil and water conservation grant funding. NRCS projects will start October 1, 2017, the beginning of their fiscal year.

Brian Wilson of the Burlington County CADB asked if there was a discussion with NRCS on prioritization of these projects. Ms. Payne stated that these projects will be considered as equal priority with any other project as they come in. Mr. Germano stated that he envisions more applications than there is funding. He asked if the SADC would be paying NRCS to do technical work on applications that have no chance of being funded. Ms. Payne responded no, the SADC is in a good position right now. When the Committee approved the appropriations request, the SADC had about \$1.5 million for stewardship that is to be used for both deer fencing and soil and water grants. The first round of deer-fencing applications used in excess of \$400,000, so if the demand is high enough there is about \$1 million left over for soil and water grants. Ms. Payne noted that if the SADC receives 50 applications, the contract with NRCS will not cover 50 applications. The SADC would have to amend that contract and increase that amount.

Mr. Johnson asked if NRCS has enough staff to do these projects. Ms. Payne stated that NRCS has indicated that they do and that everything should be done in a timely manner. If not, the situation will have to be re-evaluated. Acting Chairwoman Purcell noted that the NJDA will be backfilling its field position and it is hoped that when that person is up and running and qualified to do conservation plans, they will be another resource. Ms. Payne stated that Dave Clapp is a qualified staff resource to write conservation plans. Mr. Johnson asked about surveyors and engineers to do the work. Ms. Payne stated that NRCS will be responsible for those resources and noted that the SADC has a temporary employee currently on staff who is a licensed civil engineer, and she will be involved if needed. Acting Chairwoman Purcell noted that Sandy Howland is a research scientist who went through the Penn State Nutrient Management Planning Program and is now a nutrient management planner, so she is another internal resource who can help with building internal capacity. Ashley Kerr of New Jersey Farm Bureau asked Ms. Payne about eligibility requirements. Ms. Payne stated that farms that are permanently preserved or enrolled in an eight-year farmland preservation program are eligible for cost-sharing grants. Additionally, farms preserved through Transfer of Development Rights (TDR) programs, such as in Chesterfield, Lumberton and Woolwich, also are eligible under the statute. Ms. Payne asked that CADBs direct any landowners with conservation needs to the SADC.

A. Resolutions of Final Approval: Municipal PIG Program

Ms. Payne stated that she was pleased to present Resolutions of Final Approval for a slew of farms under the Municipal Planning Incentive Grant Program. All but three of the farms needed Corporate Business Tax (CBT) funding to advance. Those 28 farms account for 1,950 acres and \$6.3 million that will be encumbered after the Committee's action today. She noted that the Pittenger Farm in Frelinghuysen, Warren County, will be pulled because it is not quite ready yet. Ms. Payne asked SADC staff to discuss the applications. Staff referred the Committee to eight requests for final approval under the Municipal Planning Incentive Grant (PIG) Program. Staff reviewed the specifics of the applications and stated that staff's recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Stanuikynas to approve Resolutions FY2018R8(1) through FY2018R8(8) granting final approval to the following applications under the Municipal Planning Incentive Grant Program, as presented and discussed, subject to any conditions of said resolutions:

1. Barry & Cathy Runkle, SADC ID #10-0399-PG (Resolution FY2018R8(1))
Block 13, Lot 1.02, West Amwell Twp., Hunterdon County, Approximately 18 Net Acres
2. Bruce & Christina Runkle, SADC ID #10-0401-PG (Resolution FY2018R8(2))
Block 1, Lots 1 and 1.01, West Amwell Twp., Hunterdon County, Approximately 100.34 Net Acres
3. Natale Conti, SADC ID #21-0600-PG (Resolution FY2018R8(3))
Block 61 Lots 10, 22 and 43, Knowlton Twp., Warren County, Approximately 275.60 Net Acres
4. Woolwich Investors (Jeffrey Fernbach, Manager), SADC ID #08-0191-PG (Resolution FY2018R8(4))
Block 41, Lots 7.01 – 7.23, Woolwich Township, Gloucester County, 36.467 Net Surveyed Acres
5. CTI Solutions Inc., SADC ID #17-0176-PG (Resolution FY2018R8(5))
Block 1801 Lots 73, Pittsgrove Township, Salem County, Approximately 84.5 Net Acres
6. James and Pauline Hackett, SADC ID #17-0158-PG (Resolution FY2018R8(6))
Block 55, Lot 1 & Block 72, Lot 6, Upper Pittsgrove, Salem County, Approximately 23.3 Acres
7. David J. Seery, SADC ID #17-0159-PG (Resolution FY2018R8(7))

Block 6, Lot 7, 13, and 14 Upper Pittsgrove, Salem County, Approximately 55 Net Acres

8. Larry C. Ambruster, SADC ID #17-0167-PG (Resolution FY2018R8(8))
Block 10, Lot 10, Upper Pittsgrove, Salem County, Approximately 25 Net Acres

The motion was unanimously approved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (Copies of Resolutions FY2018R8(1) through FY2018R8(8) are attached to and are a part of these minutes.

B. Resolutions of Final Approval: County PIG

Staff referred the Committee to 23 requests for final approval under the County Planning Incentive Grant (PIG) Program. Staff reviewed the specifics of the applications with the Committee and stated that staff's recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Ms. Murphy to approve Resolutions FY2018R8(9) through FY2018R8(23) granting final approval to the following applications under the County Planning Incentive Grant (PIG) Program, as presented and discussed, subject to any conditions of said resolutions:

1. Apple Mountain Recreation Inc., SADC #21-0581-PG (Resolution FY2018R8(9))
Block 16, Lot 23, White Twp. Warren County, Approximately 65 Net Acres
2. Piersol Homes @ Country Bridge Estates, LLC, SADC #08-0171-PG (Resolution FY2018R8(10))
Block 5, Lots 7.09 – 7.28 and Block 5.01, Lots 1 – 6, South Harrison Twp., Gloucester County, 49.824 Surveyed Acres
3. Previtera et als, SADC #08-0175-PG (Resolution FY2018R8(11))
Block 703, Lot 2, Logan Twp., Gloucester County, Approximately 95.8 Net Acres
4. Claire Bartholomew, SADC #08-0185-PG (Resolution FY2018R8(12))
Block 5, Lots 6 and 17.01 Harrison Township, Gloucester County, Approximately 22.08 Net Acres
5. Marco Disario, SADC #08-0189-PG (Resolution FY2018R8(13))
Block 802, Lot 20, Franklin Twp., Gloucester County, Approximately 16.641 Net Acres
6. Mark Shute et als, SADC #08-0184-PG (Resolution FY2018R8(14))
Block 702, Lot 7, Logan Twp., Gloucester County, Approximately 42.618 Net Acres

7. Cohawkin Road LLC, SADC# 08-0187-PG (Resolution FY2018R8(15))
Block 1304, Lot 2, East Greenwich Twp., Gloucester County, Approximately 32.361
Net Acres
8. Joseph C. Shoemaker, Jr. and Betty P. Shoemaker (#2), SADC #06-0171-PG
(Resolution FY2018R8(16))
Block 21, Lot 6, Hopewell Twp., Cumberland County, Approximately 57 Net Acres
9. Bonnie L. App (#1), SADC #06-0164-PG (Resolution FY2018R8(17))
Block 18, Lots 14.02, 14.03, 14.04, 14.05, 14.06, 14.07 and part of Lot 14,
Hopewell Twp., Cumberland County, Approximately 33 Acres
10. Bonnie App et al (#2), SADC # 06-0167-PG (Resolution FY2018R8(18))
Block 17, Lot 7, 8, 8.01-8.13, and part of Lot 14, Hopewell Township, Cumberland
County, Approximately 122 Net Acres
11. Linda Jean Coleman and JoAnn Charlton, SADC# 06-0173-PG (Resolution
FY2018R8(19))
Block 13, Lot 3, Stow Creek Township, Cumberland County, Approximately 36.5
Net Acres
12. Kenneth and Carol Ale (#1), SADC #06-0176-PG (Resolution FY2018R8(20))
Block 5, Lot 2, Hopewell Twp., Cumberland County, Approximately 19 Acres
13. Frank P. Baitinger III (Baitinger #1), SADC #06-0181-PG (Resolution
FY2018R8(21))
Block 21, Lots 12.11, 12.12 & 12.13 and Block 22, Lots 4.03 & 4.04, Hopewell
Township, Cumberland County, Approximately 69 Gross Acres
14. Shirley Baitinger (Baitinger #2), SADC #06-0182-PG (Resolution FY2018R8(22))
Block 21, Lot 12, Block 22, Lot 4 and 4.05, Hopewell Twp., Cumberland County,
Approximately 39 Net Acres
15. Kenneth and Carol Ale (#2), SADC # 06-0177-PG (Resolution FY2018R8(23))
Block 10, Lot 7.02, Hopewell Twp., Cumberland County, Approximately 22
Acres

The motion was unanimously approved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (Copies of Resolutions FY2018R8(9) through FY2018R8(23) are attached to and are a part of these minutes.

It was moved by Mr. Germano and seconded by Ms. Murphy to approve Resolutions FY2018R8(24) through FY2018R8(31) granting final approval to the following applications under the County Planning Incentive Grant (PIG) Program, as presented and discussed, subject to any conditions of said resolutions:

16. Patrick and Johanna Giberson (Home Farm), SADC #03-0412-PG (Resolution FY2018R8(24))
Block 794, Lot 7, Pemberton Twp., Burlington County, 236.84 Net Acres
17. Giberson Grain Farm, LLC, SADC #03-0406-PG (Resolution FY2018R8(25))
Block 794, Lot 9, Pemberton Twp., Burlington County, 175.745 Net Acres
18. Peter and Monica Chung, SADC #03-0413-PG (Resolution FY2018R8(26))
Block 15.01, Lot 7.02, Shamong Twp., Burlington County, 116.75 Net Acres
19. Stanley and Roseanne Rowe, SADC #03-0408-PG (Resolution FY2018R8(27))
Block 17, Lot 12.01, Shamong Twp., Burlington County, 34.758 Net Acres
20. Pearl A. Abrams, SADC #03-0415-PG (Resolution FY2018R8(28))
Block 18, Lots 11.01 and 12, Shamong Twp., Burlington County, 101.852 Net Acres
21. Noble and Dorothy McNaughton, SADC #03-0409-PG (Resolution FY2018R8(29))
Block 1101, Lot 11.02, Tabernacle Twp., Burlington County, 18.255 Net Acres
22. To Better Days Boarding, LLC, SADC #03-0414-PG (Resolution FY2018R8(30))
Block 303, Lot 22.02, Springfield Twp., Burlington County, 54.883 Net Acres
23. Adam and Lisa Caul, SADC #03-0411-PG (Resolution FY2018R8(31))
Block 2302, Lot 4, Springfield Twp., Burlington County, 39.617 Net Acres

The motion was approved. Mr. Johnson recused from the vote. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (Copies of Resolutions FY2018R8(24) through FY2018R8(31) are attached to and are a part of these minutes.

PUBLIC COMMENT

There was no public comment.

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 a.m., Thursday September 28, 2017, at the N.J. Department of Agriculture Building, First Floor Auditorium

CLOSED SESSION

At 10:25 a.m., Ms. Payne read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into Executive Session to discuss matters falling within the attorney-client privilege; the certification of values for property acquisitions under the Farmland Preservation Program; personnel matters; and any pending or anticipated litigation, pursuant to N.J.S.A. 10:4-12b.(7). The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Mr. Germano and seconded by Ms. Murphy to approve the resolution to go into Closed Session at 10:25 a.m. The motion was unanimously approved.

ACTION AS A RESULT OF CLOSED SESSION

Mr. Schilling departed the meeting during Closed Session and was not in the attendance for the Action as a Result of Closed Session.

A. Real Estate Matters - Certifications of Values

It was moved by Mr. Germano and seconded by Ms. Murphy to approve the Certifications of Value for the following applications as discussed in Closed Session:

County Planning Incentive Grant Program

1. Karen Contreras (Granny's Gone Country Farm), SADC #15-0024-PG
Block 79, Lot 12.01, Plumsted Twp., Ocean County, 9.4 Gross Acres
2. Russell and April Leone, SADC #08-0170-PG
Block 703, Lot 1, Logan Twp., Gloucester County, 43.3 Net Acres
3. Still Run Properties, LLC #3 (block 4), SADC # 08-0174-PG
Block 4, Lot 7, Mantua Twp., Gloucester County, 50 Gross Acres

4. Still Run Properties, LLC #4 (block 1), SADC # 08-0173-PG
Block 1, Lots 3 and 5, Mantua Twp., Gloucester County, 44 Acres
5. Formerly Stayton & Styliades, SADC # 08-0169-PG
Block 1004, Lot 5, Logan Twp., Gloucester County, 56.88 Gross Acres, 56.39
Net Acres

Direct Easement Purchase

1. Estate of Romeo Specca, SADC #03-0030-DE
Block 601, Lot 10.01, Springfield Township, Burlington County, 86 Net Acres,
89 Gross Acres

The motion was unanimously approved. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f. (Copies of the Certification of Value Reports are attached to and are part of the Closed Session minutes.)

ADJOURNMENT

There being no further business, it was moved by Mr. Germano, seconded by Ms. Murphy and unanimously approved to adjourn the meeting at 10:39 a.m.

Respectfully Submitted,



Susan E. Payne, Executive Director
State Agriculture Development Committee

Attachments

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R8(1)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

WEST AMWELL TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Barry & Cathy Runkle ("Owner")

West Amwell Township, Hunterdon County

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

SADC ID# 10-0399-PG

AUGUST 24, 2017

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 West Amwell Township, Hunterdon County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, West Amwell Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on September 8, 2016 the SADC received an application for the sale of a development easement from West Amwell Township for the subject farm identified as Block 13, Lot 1.02, West Amwell Township, Hunterdon County, totaling approximately 21.50 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in West Amwell Township's Project Area; and

WHEREAS, the Property includes one (1), approximately 3.5-acre non-severable exception area for an existing single family residential unit and to afford future flexibility of uses resulting in approximately 18 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and (0) non-agricultural uses; and

WHEREAS, at the time of application the Property was in hay and cattle 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 November 4, 2016 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 28, 2017 the SADC certified a development easement value of \$5,500 per acre based on zoning and environmental regulations in place as of the current valuation date of February 27, 2017; and

WHEREAS, the Owner accepted the Township's offer of \$5,500 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on July 19, 2017 the West Amwell Township Committee approved the application and a funding commitment of an estimated \$925 per acre; and

WHEREAS, the Hunterdon County Agriculture Development Board approved the application on July 13, 2017 and secured a commitment of funding from the Hunterdon County Board of Chosen Freeholders for \$925 per acre on August 1, 2017; and

WHEREAS, the Hunterdon County Agriculture Development Board conditioned its final approval on a simultaneous closing of this farm with the neighboring Bruce & Christina Runkle farm; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 18 net easement acres):

	<u>Total</u>
SADC	\$65,700 (\$3,650 per acre)
Hunterdon County	\$16,650 (\$925 per acre)
West Amwell Twp.	<u>\$16,650 (\$925 per acre)</u>
Total Easement Purchase	\$99,000 (\$5,500 per acre)

WHEREAS, West Amwell Township is requesting \$65,700 and sufficient funds are available (Schedule B); 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 subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, 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 FIG 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 West Amwell Township for the purchase of a development easement on the Property, comprising approximately 18 net easement acres, at a State cost share of \$3,650 per acre, (66.36% of certified easement value and the purchase price), for a total grant need of approximately \$65,700 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 3.5-acre non-severable exception area for an existing single family residential unit and to afford future flexibility of uses; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Preserved Farms and Active Applications Within Two Miles

X:\countdown\proj\act\run\kirk_barry_2miles.mxd



Application within the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Runkle, Barry and Cathy
Block 13 Lots P/O 1.02 (18.2 ac);
& P/O 1.02-EN (non-severable exception - 3.5 ac)
Gross Total = 21.7 ac
West Amwell Twp., Hunterdon County



- Property in Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Active Applications
- Preserved With Federal Funds
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O&N & Recreation Easements



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

Source:
NJ Farmland Preservation Program
Open Aerial Cartographic Database Data
N.J. Open GIS 2010 Digital Aerial Image

October 25, 2016

Wetlands



X:\scourmill\run\project\run\10_barry_ferry.mxd

Application within the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Runke, Barry and Cathy
Block 13 Lots P/O 1.02 (18.2 ac);
& P/O 1.02-EN (non-severable exception - 3.5 ac)
Gross Total = 21.7 ac
West Amwell Twp., Hunterdon County



Source:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ DEP Wetlands Data
NJCY/COSIS 2015 Digital Aerial Image

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The municipalities 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 map shall not be, nor are intended to be, relied upon in cases requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a Licensed Professional Land Surveyor.

	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Highways
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned GIS & Recreation Easement

Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
N - Wetlands Modified for Agriculture
T - Total Wetlands
W - Non-Wetlands
S - SOO Buffer
W - Water

SADC Municipal Pig Financial Status Schedule B

West Amwell Township, Hunterdon County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Grant (%) Per Acre	SADC		Federal Grant		Grant								
							Cost Base	Share	Federal Grant Total	SADC Federal Grant	Fiscal Year 08	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Encumbered	Expended	Balance		
10-0355-PG	Lambert Farm, LLC	82.841	82.841	11,500.00	5,788.00	60.00%	594,843.20	395,905.98									780,000.00		
10-0358-PG	Holcombe II Lambert Farm Auxiliary	18.817	17.275	5,900.00	3,850.00	68.35%	161,522.50	66,608.75									500,000.00		
10-0959-PG	Holcombe III Auxiliary	18.000	18.000	5,500.00	3,850.00	68.36%	89,000.00	65,700.00											
10-0407-PG	Runkle, Berry & Cathy Runkle, Bruce & Cristina	100.340	100.340	7,250.00	4,160.00	57.24%	727,465.00	416,411.00											
Totals Closed		71.358	68.948				856,765.90	433,414.73											
Totals Encumbered		118.340	118.340				338,468.00	482,111.00											
										Encumbered/Expended Fy08		Encumbered/Expended Fy11		Encumbered/Expended Fy13		Encumbered/Expended Fy17		Total	
										308,050.37		164,889.73		-		-		437,940.73	
										-		-		-		-		335,919.27	
										-		-		-		-		335,919.27	

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State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Runkle, Barry & Cathy
10- 0399-PG
PIG EP - Municipal 2007 Rule
18 Acres

Block 13	Lot 1.02	West Amwell Twp.	Hunterdon County		
SOILS:		Other	48% * 0	=	.00
		Statewide	52% * .1	=	5.20
					SOIL SCORE: 5.20
TILLABLE SOILS:		Cropland Harvested	53% * .15	=	7.95
		Other	5% * 0	=	.00
		Wetlands	4% * 0	=	.00
		Woodlands	38% * 0	=	.00
					TILLABLE SOILS SCORE: 7.95

FARM USE:

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st (3.5) acres for Existing residence & outbuildings
Exception is not to be severed from Premises
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 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 FY2018R8(2)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

WEST AMWELL TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Bruce & Christina Runkle ("Owner")
West Amwell Township, Hunterdon County

N.J.A.C. 2:76-17A. et seq.
SADC ID# 10-0401-PG

AUGUST 24, 2017

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 West Amwell Township, Hunterdon County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, West Amwell Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on September 8, 2016 the SADC received an application for the sale of a development easement from West Amwell Township for the subject farm identified as Block 1, Lots 1 and 1.01, West Amwell Township, Hunterdon County, totaling approximately 106.34 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in West Amwell Township's Project Area; and

WHEREAS, the Property includes one (1), approximately 3-acre non-severable exception area for and limited to two (2) existing single family residential units and to afford future flexibility of uses resulting in approximately 100.34 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and (0) non-agricultural uses; and

WHEREAS, at the time of application the Property was in hay and cattle 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 November 21, 2016 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 28, 2017 the SADC certified a development easement value of \$6,500 per acre based on zoning and environmental regulations in place as of the current valuation date of February 27, 2017; and

WHEREAS, the Owner accepted the Township's offer of \$7,250 per acre for the development easement for the Property, which is higher than the certified easement, but not higher than the highest appraised value of \$8,000; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on July 19, 2017 the West Amwell Township Committee approved the application and a funding commitment of an estimated \$1,880 per acre; and

WHEREAS, the Hunterdon County Agriculture Development Board approved the application on July 13, 2017 and secured a commitment of funding from the Hunterdon County Board of Chosen Freeholders for 20% of the certified market value or \$1,220 per acre on August 1, 2017; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 100.34 net easement acres):

	<u>Total</u>
SADC	\$416,411.00 (\$4,150 per acre)
Hunterdon County	\$122,414.80 (\$1,220 per acre)
West Amwell Twp.	<u>\$188,639.20 (\$1,880 per acre)</u>
Total Easement Purchase	\$727,465.00 (\$7,250 per acre)

WHEREAS, West Amwell Township is requesting \$416,411 and sufficient funds are available (Schedule B); 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 subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, 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 West Amwell Township for the purchase of a development easement on the Property, comprising approximately 100.34 net easement acres, at a State cost share of \$4,150 per acre, (63.85% of certified easement value and 57.24% of the purchase price), for a total grant need of approximately \$416,411 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 3-acre non-severable exception area for and limited to two (2) existing single family residential units and to afford future flexibility of uses; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17

Date

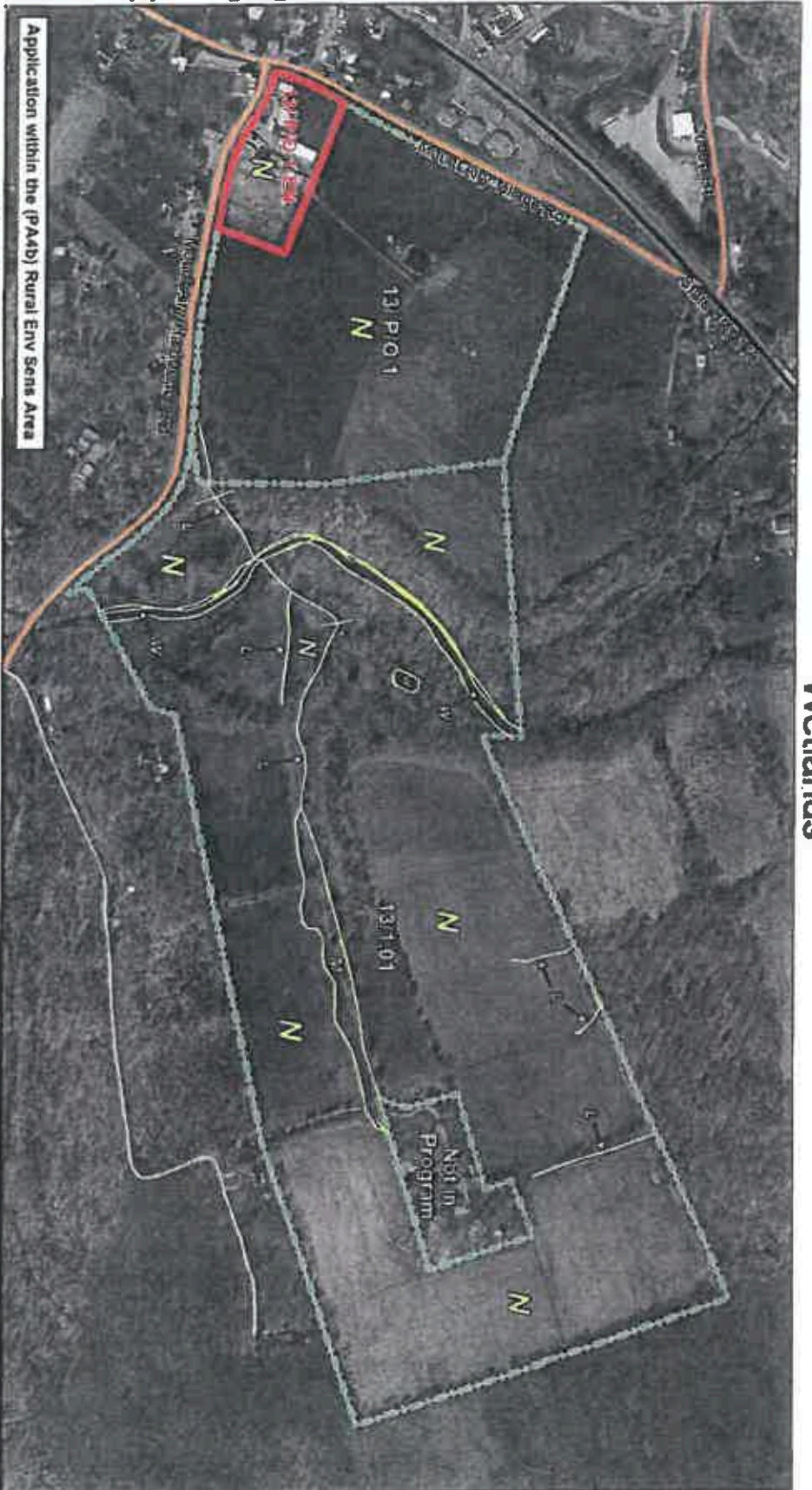


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

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Application within the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Runkie, Bruce and Christina
Block 13 Lots 1.01 (74.7 ac); P/O 1 (23.7 ac);
& P/O 1-EN (non-severable exception - 3.0 ac);
Gross Total = 101.4 ac
West Arnowl Twp., Hunterdon County



Source:
 NJ Farmland Preservation Program
 NJ State Agriculture Development Committee Data
 NJ State Open Space Inventory Data
 NJ State Wetlands Inventory Data
 NJ State Road Data
 NJ State 2015 Digital Aerial Image

DIGITAL AERIAL: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. This center line was generated from a digital aerial image and is not a survey. The user should verify the accuracy of the center line and any other information derived therefrom. The user should also verify the accuracy of the center line and any other information derived therefrom. The user should also verify the accuracy of the center line and any other information derived therefrom. The user should also verify the accuracy of the center line and any other information derived therefrom.



	Property In Question
	EM - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Highways
	County Roads
	Municipal/Local Roads
	Municipal County and Non-Profit
	Private Open Space
	State Owned Open Space
	State Owned Open Space A Restriction Agreement

Map Date: 12/20/2015
 Map Time: 10:00 AM
 Map User: jhuncot
 Map Path: X:\counties\huncot\projects\runkie_bruce_fww.mxd
 Map Scale: 1:10000
 Map Projection: NAD 83
 Map Datum: NAD 83
 Map SRS: NAD 83
 Map Units: Feet
 Map Status: OK

Preserved Farms and Active Applications Within Two Miles



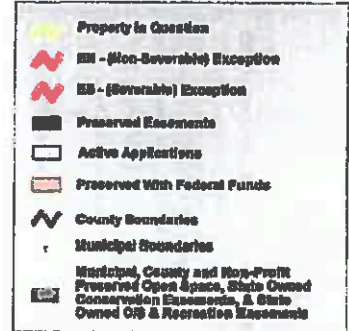
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Application within the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Runkle, Bruce and Christina
Block 13 Lots 1.01 (74.7 ac); P/O 1 (23.7 ac);
& P/O 1-EN (non-severable exception - 3.0 ac)
Gross Total = 101.4 ac
West Amwell Twp., Hunterdon County

2,500 1,250 0 2,500 5,000 7,500 Feet



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

Sources:
NJ Farmland Preservation Program
Open Acres Generation Extension Data
NJOT/OGIS 2015 Digital Aerial Image

October 26, 2016

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Runkle, Bruce & Christina
10- 0401-PG
PIG EP - Municipal 2007 Rule
98 Acres

Block 13	Lot 1	West Amwell Twp.	Hunterdon County		
Block 13	Lot 1.01	West Amwell Twp.	Hunterdon County		
SOILS:		Other	45% * 0	=	.00
		Prime	6% * .15	=	.90
		Statewide	49% * .1	=	4.90
					SOIL SCORE: 5.80
TILLABLE SOILS:		Cropland Harvested	74% * .15	=	11.10
		Other	1% * 0	=	.00
		Woodlands	25% * 0	=	.00
					TILLABLE SOILS SCORE: 11.10
FARM USE:		Hay	49 acres		
		Ornament Nursery Products	10 acres		
		General Livestock NEC	25 acres		

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st three (3) acres for Existing residence and outbuildings
Exception is not to be severed from Premises
Exception is to be limited to two existing single family residential unit(s) and zero future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 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 FY2018R8(3)

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

On the Property of
Conti, Natale ("Owner")
Knowlton Township, Warren County

N.J.A.C. 2:76-17A. et seq.
SADC ID# 21-0600-PG

AUGUST 24, 2017

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 Knowlton Township, Warren County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Knowlton Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on January 20, 2017 the SADC received an application for the sale of a development easement from Knowlton Township for the subject farm identified as Block 61, Lots 10, 22, and 43, Knowlton Township, Warren County, totaling approximately 280.6 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Knowlton Township's South Project Area; and

WHEREAS, the Property includes one (1), approximately 2-acre non-severable exception area for and limited to one (1) future single family residential unit and one (1), approximately 3-acre non-severable exception for a limited to two (2) existing single family residential units and to afford future flexibility of uses resulting in approximately 275.60 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and (0) non-agricultural uses; and

WHEREAS, at the time of application the Property was in hay and cattle 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 March 1, 2017 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 June 22, 2016 the SADC certified a development easement value of \$3,750 per acre based on zoning and environmental regulations in place as of the current valuation date of March 20, 2017; and

WHEREAS, the Owner accepted the Township's offer of \$3,750 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on July 10, 2017 the Knowlton Township Committee approved the application and a funding commitment of an estimated \$550 per acre; and

WHEREAS, the Warren County Agriculture Development Board approved the application on July 20, 2017 and secured a commitment of funding from the Warren County Board of Chosen Freeholders for the \$500 per acre required local match on July 26, 2017; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 275.60 net easement acres):

	<u>Total</u>	
SADC	\$730,340	(\$2,650 per acre)
Warren County	\$151,580	(\$ 550 per acre)
Knowlton Twp.	\$151,580	(\$ 550 per acre)
Total Easement Purchase	\$1,033,500	(\$3,750 per acre)

WHEREAS, Knowlton Township is requesting \$730,340 and sufficient funds are available (Schedule B); 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 subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, 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 Knowlton Township for the purchase of a development easement on the Property, comprising approximately 275.60 net easement acres, at a State cost share of \$2,650 per acre, (70.67% of certified easement value and purchase price), for a total grant need of approximately \$730,340 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 2-acre non-severable exception area for and limited to one (1) future single family residential unit and one (1), approximately 3-acre non-severable exception for a limited to two (2) existing single family residential units and to afford future flexibility of uses; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17

Date

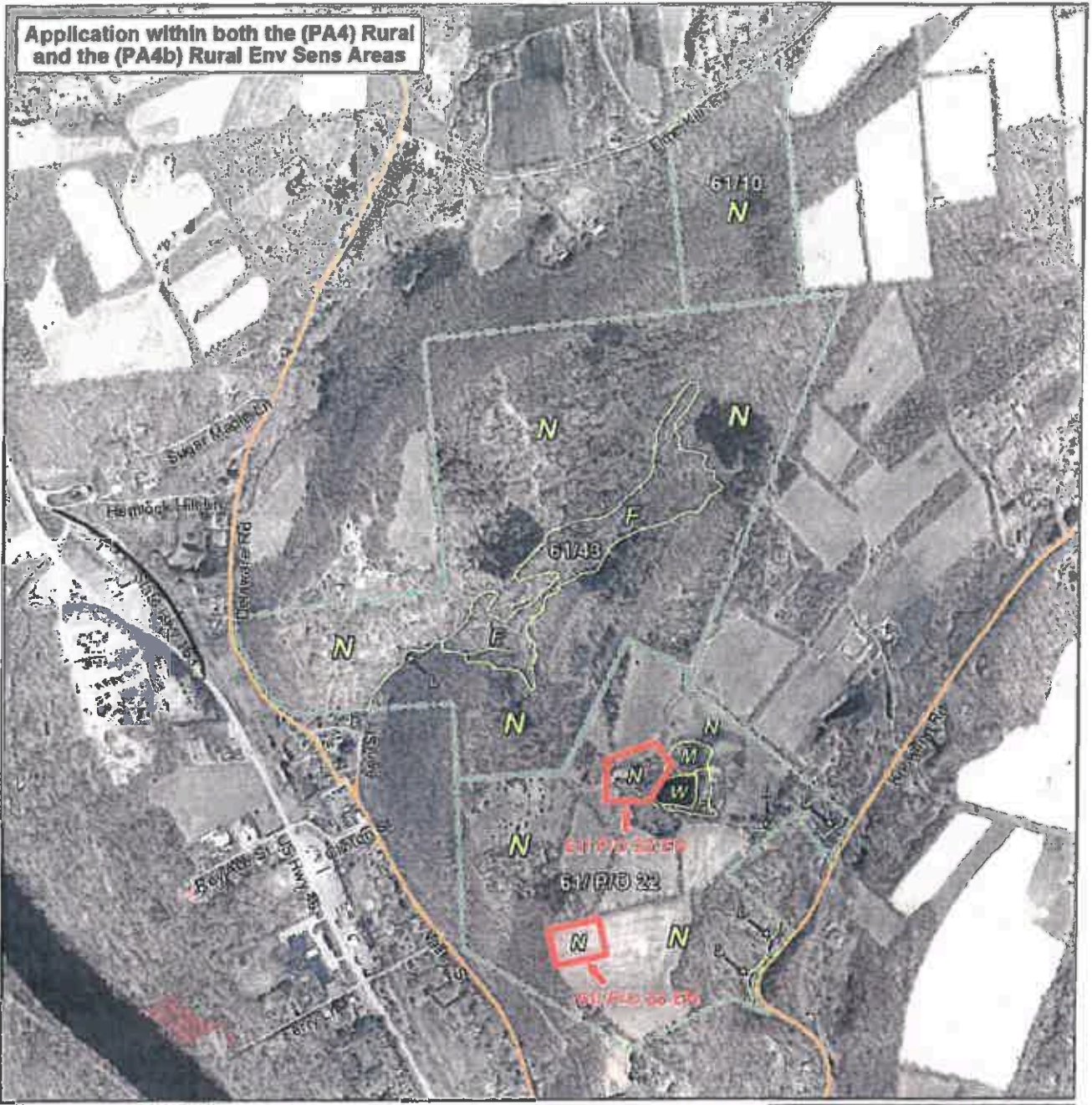


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Wetlands



X:\counties\proj\proj\Conti_Natale_saw.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Conti, Natale
Block 61 Lots 10 (27.1 ac); 43 (157.2 ac); P/O 22 (91.4 ac);
& P/O 22-EN (non-severable exceptions - 3.0 & 2.0 ac)
Gross Total = 280.7 ac
Knowlton Twp., Warren County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ DEP Wetlands Data
USGS 2016 Digital Aerial Image

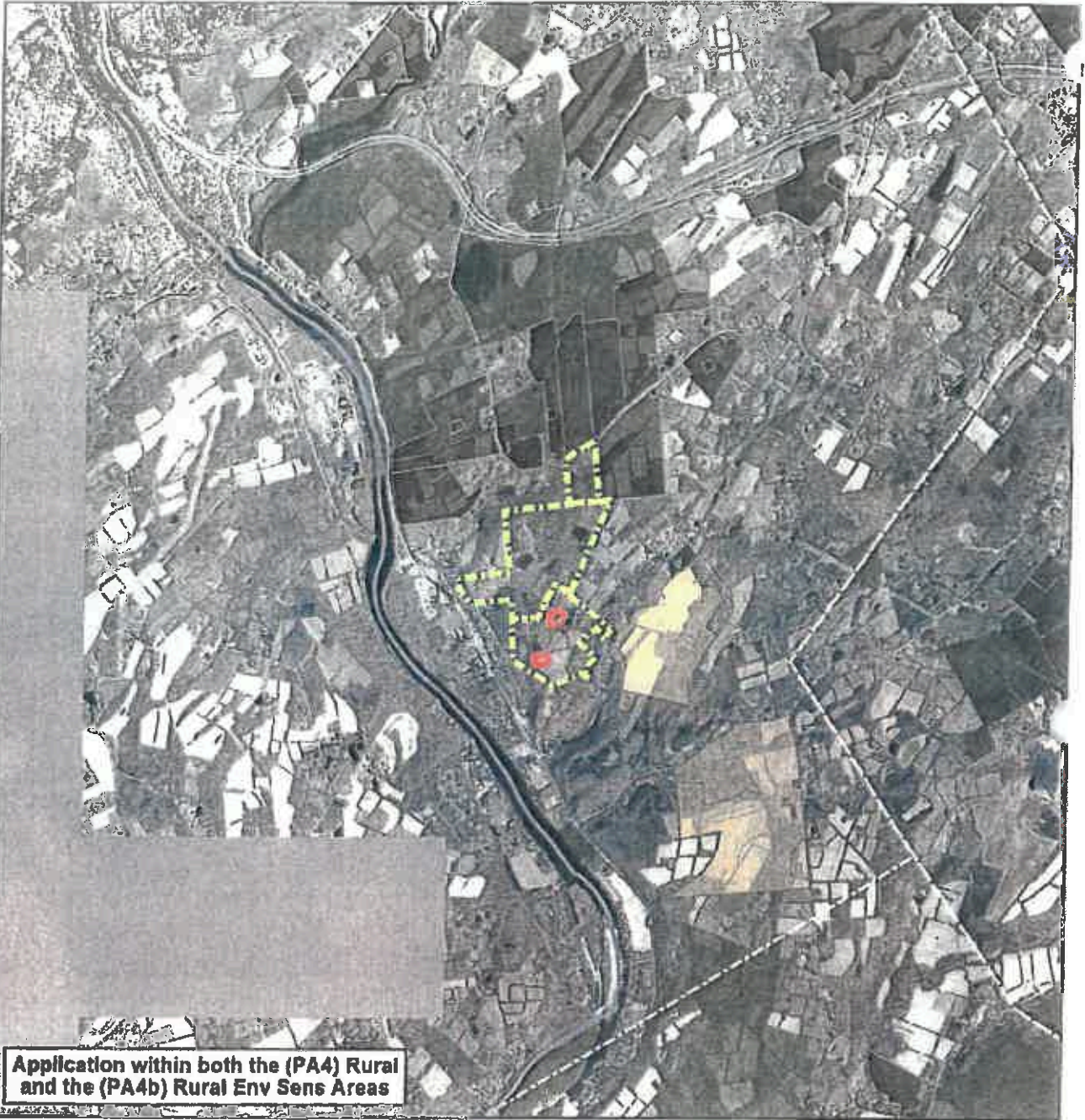
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geographic accuracy and precision of the GIS data contained in this file are not intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

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



Wetlands Legend
F - Freshwater Wetlands
L - Lowland Wetlands
N - Wetlands Modified for Agriculture
T - Tidal Wetlands
H - High Wetlands
M - Marsh
W - Water

Preserved Farms and Active Applications Within Two Miles



X:\counres\warren\project\Conti_Natale_2miles.mxd

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

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Conti, Natale
Block 61 Lots 10 (27.1 ac); 43 (157.2 ac); P/O 22 (81.4 ac);
& P/O 22-EN (non-severable exceptions - 3.0 & 2.0 ac)
Gross Total = 280.7 ac
Knowlton Twp., Warren County



- Property in Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Active Applications
- Preserved With Federal Funds
- Highlands (or Highlands) Development Credits
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned OS & Recreation Easements

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

Source:
NJ Farmland Preservation Program
Green Acres Cooperative Easement Data
NJDOT/ODOT 2016 Digital Aerial Image

January 30, 2017

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Conti, Natale
21- 0600-PG
PIG EP - Municipal 2007 Rule
276 Acres

Block 61	Lot 10	Knowlton Twp.	Warren County
Block 61	Lot 43	Knowlton Twp.	Warren County
Block 61	Lot 22	Knowlton Twp.	Warren County

SOILS:	Other	99.5% * 0	=	.00
	Prime	.5% * .15	=	.08

SOIL SCORE: .08

TILLABLE SOILS:	Cropland Harvested	11% * .15	=	1.65
	Permanent Pasture	11% * .02	=	.22
	Wetlands	7% * 0	=	.00
	Woodlands	71% * 0	=	.00

TILLABLE SOILS SCORE: 1.87

FARM USE:	Hay	29 acres	
	General Livestock NEC	7 acres	
	Horse & Other Equine	3 acres	
	Other	29 acres	Permanent Pasture

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

1. Available funding.
2. The allocation, not to exceed 0-Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st two (2) acres for Future residence
Exception is not to be severed from Premises
Exception is to be limited to one future single family residential unit(s)
 - 2nd three (3) acres for Existing residences
Exception is not to be severed from Premises
Exception is to be limited to two existing single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
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 FY2018R8(4)

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

**On the Property of
Woolwich Investors, LLC (Jeffrey Fernbach, Manager) ("Owner")
Woolwich Township, Gloucester County**

**N.J.A.C. 2:76-17A. et seq.
SADC ID#08-0191-PG**

August 24, 2017

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 Woolwich Township, Gloucester County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Woolwich Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017 and

WHEREAS, on January 25, 2016, the SADC received an application for the sale of a development easement from Woolwich Township for the subject farm identified as Block 41, Lot 7.01-7.23, Woolwich Township, Gloucester County, totaling 37.467 surveyed acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Woolwich Township's Oldman's Creek Project Area; and

WHEREAS, the Property includes one (1), approximately 1 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in 36.467 net surveyed acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and (0) non-agricultural uses; and

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

WHEREAS, the owner has 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 July 26, 2016, 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, the certification of easement value was and this final approval is conditioned on all lots being consolidated into one lot prior to closing; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 26, 2017, the SADC certified a development easement value of \$19,900 per acre based on zoning and environmental regulations in place as of the current valuation date December 16, 2016; and

WHEREAS, the Owner accepted the Township's offer of \$19,900 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on May 1, 2017, 2016 the Woolwich Township Committee approved the application and a funding commitment of an estimated \$3,980 per acre; and

WHEREAS, the Gloucester County Agriculture Development Board approved the application on April 20, 2017, and secured a commitment of funding from the Gloucester County Board of Chosen Freeholders for the \$3,980 per acre required local match on May 17, 2017; and

WHEREAS, the cost share breakdown is approximately as follows (based on 36.467 surveyed easement acres):

	<u>Total</u>	
SADC	\$435,415.98	(\$11,940/acre)
Gloucester County	\$145,138.66	(\$3,980/acre)
Woolwich Twp.	<u>\$145,138.66</u>	<u>(\$3,980/acre)</u>
Total Easement Purchase	\$725,693.30	(\$19,900/acre)

WHEREAS, Woolwich Township is requesting \$435,415.98 and sufficient funds are available (Schedule B); 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 and 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 FIG 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 Woolwich Township for the purchase of a development easement on the Property, comprising 36.467 surveyed easement acres, at a State cost share of \$11,940 per acre, (60% of certified easement value and purchase price), for a total grant need of \$435,415.98 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 1 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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, this final approval is conditioned on all lots being consolidated into one lot prior to closing; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Project Map

Schedler



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Application within the (PA 4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Woolwich Investors LLC

Block 41 Lots 7.01 (1.3 ac), 7.02 (1.3 ac), 7.03 (1.2 ac), 7.04 (1.2 ac), 7.05 (1.4 ac), 7.06 (1.1 ac)
 7.07 (1.2 ac), 7.08 (1.2 ac), 7.09 (1.2 ac), 7.10 (6.8 ac), 7.11 (1.2 ac), 7.12 (1.2 ac)
 7.13 (1.2 ac), 7.14 (1.2 ac), 7.15 (1.4 ac), 7.16 (1.1 ac), 7.17 (1.2 ac), 7.18 (1.2 ac), 7.19 (1.2 ac)
 7.20 (1.1 ac), 7.21 (2.9 ac), P/O 7.22 (0.6 ac)
 Right of Way #1 (0.9 ac), Right of Way #2 (1.7 ac) & P/O 7.23 (0.4 ac)
 & P/O 7.23-EN (non-severable exception - 1.0 ac)
 Gross Total - 37.4 ac
 Woolwich Twp, Gloucester County



Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJDEP Wetlands Data
 NJDOT/2016 2016 Digital Aerial Image

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

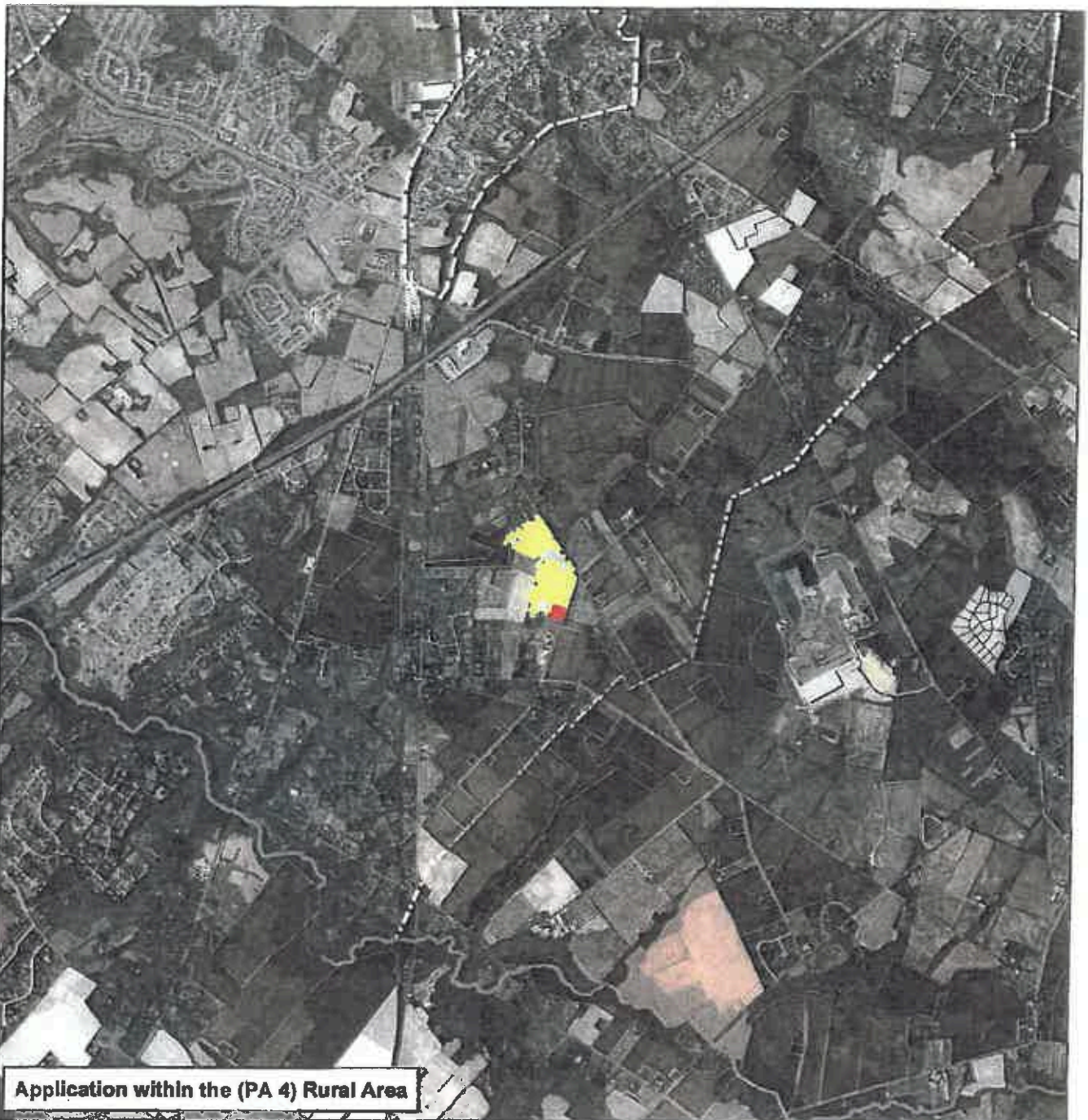
	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Highways
	County Roads
	Municipal/Local Roads



Wetlands Legend:
 F - Freshwater Wetlands
 L - Lower Wetlands
 M - Wetlands Modified for Agriculture
 T - Tidal Wetlands
 H - Non-Wetlands
 U - 200' Buffer
 W - Water

Preserved Farms and Active Applications Within Two Miles

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Application within the (PA 4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

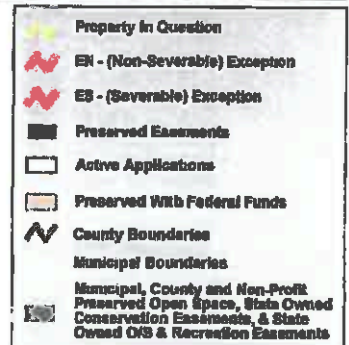
Woolwich investors LLC

Block 41 Lots 7.01 (1.3 ac), 7.02 (1.3 ac), 7.03 (1.2 ac), 7.04 (1.2 ac), 7.05 (1.4 ac), 7.06 (1.1 ac)
7.07 (1.2 ac), 7.08 (1.2 ac), 7.09 (1.2 ac), 7.10 (6.8 ac), 7.11 (1.2 ac), 7.12 (1.2 ac)
7.13 (1.2 ac), 7.14 (1.2 ac), 7.15 (1.4 ac), 7.16 (1.1 ac), 7.17 (1.2 ac), 7.18 (1.2 ac), 7.19 (1.2 ac)
7.20 (1.1 ac), 7.21 (2.9 ac), P/O 7.22 (0.6 ac)

Right of Way #1 (0.9 ac), Right of Way #2 (1.7 ac) & P/O 7.23 (0.4 ac)
& P/O 7.23-EN (non-severable exception - 1.0 ac)

Gross Total - 37.4 ac

Woolwich Twp. Gloucester County



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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDOT/ODOT 2018 Digital Aerial Image

June 12, 2017

SADC Municipal Financial Status
Schedule B

Woolwich Township, Gloucester County

SADC ID#	Farm	Acres	Pay Per Acre	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Grant (%) Per Acre	SADC			Federal Grant		Grant					
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 08	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Encumbered	pv	Expended
05-0086-PG	Eastack	47.5400	46.7100	15,200.00	9,300.00	60.00%	724,005.00	434,403.00	434,403.00	434,403.00	434,403.00	434,403.00	434,403.00	2,250,000.00	750,000.00		
05-0149-PG	VanderGracht	16.5370	16.5370	15,400.00	9,240.00	60.00%	254,669.80	152,801.88	152,801.88	152,801.88	152,801.88	152,801.88	152,801.88	1,815,657.00	500,000.00		
05-0178-PG	DeLuca Lot Investors	81.3680	81.3680	18,000.00	10,800.00	60.00%	1,464,284.00	878,568.40	878,568.40	878,568.40	878,568.40	878,568.40	878,568.40	1,662,795.12	500,000.00		
05-0179-PG	Russo Homes, LLC	58.6680	58.6679	23,000.00	4,844.84	21.08%	1,349,382.39	284,236.72	284,236.72	284,236.72	284,236.72	284,236.72	284,236.72	500,000.00	500,000.00		
05-0191-PG	Woolwich Investors, LLC	36.4670	36.4670	19,900.00	11,940.00	60.00%	725,693.30	435,415.98	435,415.98	435,415.98	435,415.98	435,415.98	435,415.98	64,584.02	64,584.02		
Totals Closed		4	204,1140	303,2679			3,792,301.18	1,756,000.00									
Totals Encumbered		1	36,4870	38,4670			725,083.30	435,415.98									
										Encumbered/Expended Fy08		750,000.00					
										Encumbered/Expended Fy11		800,000.00					
										Encumbered/Expended Fy13		800,000.00					
										Encumbered/Expended Fy17		435,415.98					
										Total		435,415.98					

State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase Schedule C

Woolwich Investors, LLC (Jeffrey Fernbach, Manager)
 08- 0191-PG
 PIG EP - Municipal 2007 Rule
 36 Acres

Block 41	Lot 7.01	Woolwich Twp.	Gloucester County
Block 41	Lot 7.02	Woolwich Twp.	Gloucester County
Block 41	Lot 7.03	Woolwich Twp.	Gloucester County
Block 41	Lot 7.04	Woolwich Twp.	Gloucester County
Block 41	Lot 7.05	Woolwich Twp.	Gloucester County
Block 41	Lot 7.06	Woolwich Twp.	Gloucester County
Block 41	Lot 7.07	Woolwich Twp.	Gloucester County
Block 41	Lot 7.08	Woolwich Twp.	Gloucester County
Block 41	Lot 7.09	Woolwich Twp.	Gloucester County
Block 41	Lot 7.10	Woolwich Twp.	Gloucester County
Block 41	Lot 7.11	Woolwich Twp.	Gloucester County
Block 41	Lot 7.12	Woolwich Twp.	Gloucester County
Block 41	Lot 7.13	Woolwich Twp.	Gloucester County
Block 41	Lot 7.14	Woolwich Twp.	Gloucester County
Block 41	Lot 7.15	Woolwich Twp.	Gloucester County
Block 41	Lot 7.16	Woolwich Twp.	Gloucester County
Block 41	Lot 7.17	Woolwich Twp.	Gloucester County
Block 41	Lot 7.18	Woolwich Twp.	Gloucester County
Block 41	Lot 7.19	Woolwich Twp.	Gloucester County
Block 41	Lot 7.20	Woolwich Twp.	Gloucester County
Block 41	Lot 7.21	Woolwich Twp.	Gloucester County
Block 41	Lot 7.22	Woolwich Twp.	Gloucester County
Block 41	Lot 7.23	Woolwich Twp.	Gloucester County
Block 41	Lot ROW #1	Woolwich Twp.	Gloucester County
Block 41	Lot ROW #2	Woolwich Twp.	Gloucester County

SOILS:	Local	17% * .05	=	.85
	Prime	42% * .15	=	6.30
	Statewide	41% * .1	=	4.10
				SOIL SCORE: 11.25
TILLABLE SOILS:	Cropland Harvested	81% * .15	=	12.15
	Other	14% * 0	=	.00
	Woodlands	5% * 0	=	.00
				TILLABLE SOILS SCORE: 12.15
FARM USE:	Soybeans-Cash Grain			30 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

- 1st (.999) acres for future single family residential unit
Exception is not to be severed from Premises
Exception is to be limited to one future single
family residential unit(s)
- c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No 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 FY2018R8(5)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

PITTSGROVE TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
CTI Solutions Inc. ("Owner")
Pittsgrove Township, Salem County**

**N.J.A.C. 2:76-17A. et seq.
SADC ID#17-0176-PG**

August 24, 2017

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 Pittsgrove Township, Salem County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Pittsgrove Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on September 9, 2016, the SADC received an application for the sale of a development easement from Pittsgrove Township for the subject farm identified as Block 1801, Lot 73, Pittsgrove Township, Salem County, totaling approximately 86.5 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Pittsgrove Township's East Project Area; and

WHEREAS, the Property includes one (1), approximately 2 acre non-severable exception area for and limited to one (1) existing single family residential unit and to afford future flexibility of uses resulting in approximately 84.5 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and (0) non-agricultural uses; and

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

WHEREAS, the owner has 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 December 21, 2016, 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 March 23, 2017, the SADC certified a development easement value of \$3,700 per acre based on zoning and environmental regulations in place as of February 17, 2017; and

WHEREAS, the Owner accepted the Township's offer of \$3,700 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on June 28, 2017, the Pittsgrove Township Committee approved the application and a funding commitment of an estimated \$540 per acre; and

WHEREAS, the Salem County Agriculture Development Board approved the application on May 24, 2017, and secured a commitment of funding from the Salem County Board of Chosen Freeholders for the \$540 per acre required local match on June 21, 2017; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 84.5 net easement acres):

	<u>Total</u>	
SADC	\$221,390	(\$2,620/ acre)
Salem County	\$ 45,630	(\$540/ acre)
<u>Pittsgrove Twp.</u>	<u>\$ 45,630</u>	<u>(\$540/ acre)</u>
Total Easement Purchase	\$312,650	(\$3,700/ acre)

WHEREAS, Pittsgrove Township is requesting \$221,390 and sufficient funds are available (Schedule B); 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 and 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 Pittsgrove Township for the purchase of a development easement on the Property, comprising approximately 84.5 net easement acres, at a State cost share of \$2,620 per acre, (70.81% of certified easement value and purchase price), for a total grant need of \$221,390 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 2 acre non-severable exception area for and limited to one (1) existing single family residential unit and to afford future flexibility of uses; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Project Map

Schedule A



X:\counties\salem\projects\CTI_Solutions_project_map2.mxd

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

CTI Solutions, Inc
 Block 1801 Lots P/O 73 (85.7 ac);
 & P/O 73-EN (non-severable exception - 2.0 ac)
 Gross Total = 87.7 ac
 Pittsgrove Twp., Salem County

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



DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The positional 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:
Green Acres Conservation Easement Data
NJOT/OG8 2015 Digital Aerial Image

December 13, 2016

Preserved Farms and Active Applications Within Two Miles



X:\courts\sealco\projects\CTI_Solutions_2miles.mxd

Application within the (PA 4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

CTI Solutions, Inc
Block 1801 Lots P/O 73 (85.7 ac);
& P/O 73-EN (non-severable exception - 2.0 ac)
Gross Total = 87.7 ac
Pittsgrove Twp., Salem County

2,500 1,250 0 2,500 5,000 7,500 Feet



	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Preserved Easements
	Active Applications
	Preserved With Federal Funds
	County Boundaries
	Municipal Boundaries
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements

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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT170619 2016 Digital Aerial Image

December 12, 2016

State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase

Schedule

CTI Solutions
 17- 0176-PG
 PIG EP - Municipal 2007 Rule
 86 Acres

Block 1801	Lot 73	Pittsgrove Twp.	Salem County	
SOILS:		Other	8% * 0	= .00
		Prime	83% * .15	= 12.45
		Statewide	9% * .1	= .90
				SOIL SCORE: 13.35
TILLABLE SOILS:		Cropland Harvested	33% * .15	= 4.95
		Wetlands	4% * 0	= .00
		Woodlands	63% * 0	= .00
				TILLABLE SOILS SCORE: 4.95
FARM USE:		Corn-Cash Grain	15 acres	
		Soybeans-Cash Grain	15 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st two (2) acres for Existing dwelling
 - Exception is not to be severed from Premises
 - Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
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 FY2018R8(6)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

UPPER PITTSBORO TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
James and Pauline Hackett ("Owners")
Upper Pittsgrove Township, Salem County

N.J.A.C. 2:76-17A. et seq.
SADC ID#17-0158-PG

August 24, 2017

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, Upper Pittsgrove Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on November 23, 2015, the SADC received an application for the sale of a development easement from Upper Pittsgrove Township for the subject farm identified as Block 55, Lot 1 and Block 72, Lot 6, Upper Pittsgrove Township, Salem County, totaling approximately 23 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Upper Pittsgrove Township's Project Area; and

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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on January 20, 2016, 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 June 23, 2016, the SADC certified a development easement value of \$6,000 per acre based on zoning and environmental regulations in place as of May 7, 2015; and

WHEREAS, the Owner accepted the Township's offer of \$6,000 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on July 13, 2017 the Upper Pittsgrove Township Committee approved the application and a funding commitment of an estimated \$1,050 per acre; and

WHEREAS, the Salem County Agriculture Development Board approved the application on June 28, 2017, and secured a commitment of funding from the Salem County Board of Chosen Freeholders for the \$24,150 required local match on July 19, 2017; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 23 net easement acres):

	<u>Total</u>	
SADC	\$89,700	(\$3,900 per acre)
Salem County	\$24,150	(\$1,050 per acre)
Upper Pittsgrove Twp.	<u>\$24,150</u>	<u>(\$1,050 per acre)</u>
Total Easement Purchase	\$138,000	(\$6,000 per acre)

WHEREAS, Upper Pittsgrove Township is requesting \$89,700 and sufficient funds are available (Schedule B); 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 subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, 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 23 net easement acres, at a State cost share of \$3,900 per acre, (65% of certified easement value and purchase price), for a total grant need of \$89,700 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date



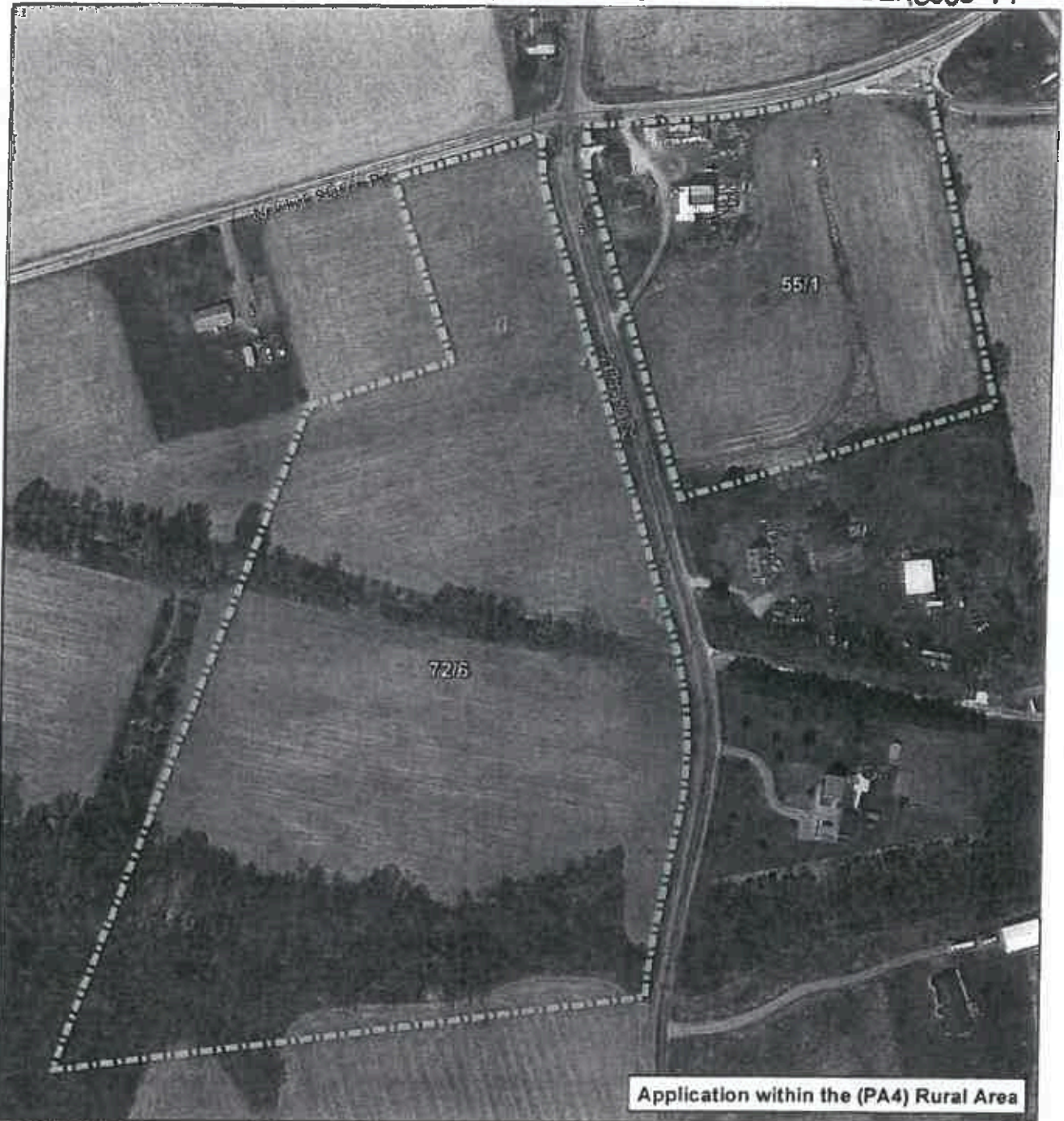
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Project Map

Schedule A

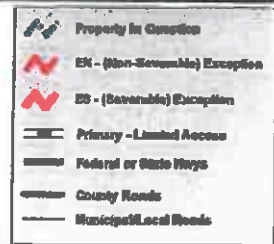


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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

James and Pauline Hackett
Block 55 Lot 1 (6.2 ac) & Block 72 Lot 6 (17.1 ac)
Gross Total = 23.3 ac
Upper Pittsgrove Twp., Salem County

250 125 0 250 500 Feet



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

Sources:
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

December 18, 2015

Preserved Farms and Active Applications Within Two Miles

X:\counties\sa\project\hackett_2mile.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

James and Pauline Hackett
Block 55 Lot 1 (6.2 ac) & Block 72 Lot 6 (17.1 ac)
Gross Total = 23.3 ac
Upper Pittsgrove Twp., Salem County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

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

SADC Municipal Pig Financial Status
Schedule B

Upper Pittsgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Grant (%) Per Acre	SADC			Federal Grant			Grant			Balance
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	Fiscal Year		Expended		
												09	11			
17-0096-PG	Kernan	75.3050	76.3050	4,200.00	2,920.00	68.52%	316,281.00	219,890.80	53,143.20	227,826.00	219,890.80	219,890.80	2,280,000.00			
17-0097-PG	Newdirk	59.6220	60.0480	6,600.00	4,160.00	63.03%	383,812.00	245,049.20	191,906.00	245,049.20	191,906.00	191,906.00	800,000.00			
17-0106-PG	Schmid	22.9460	22.1780	6,000.00	3,900.00	65.00%	133,074.00	86,498.10	191,906.00	86,498.10	86,498.10	86,498.10	800,000.00			
17-0114-PG	Lewis	18.1180	18.5420	6,050.00	3,925.00	64.88%	112,179.10	72,777.35	191,906.00	72,777.35	72,777.35	72,777.35	1,751,705.30			
17-0113-PG	Kramme	30.8720	30.8720	6,800.00	4,200.00	63.04%	203,755.20	129,852.40	191,906.00	129,852.40	129,852.40	129,852.40	1,678,927.95			
17-0120-PG	Sottile	57.5540	57.5540	4,800.00	3,280.00	68.33%	273,183.20	188,711.52	191,906.00	188,711.52	188,711.52	188,711.52	1,649,266.86			
17-0136-PG	Newkirk/Kernan ancillary	80.6290	85.2500	5,300.00	3,560.00	66.98%	451,826.00	302,637.60	191,906.00	302,637.60	302,637.60	302,637.60	1,429,213.46			
17-0137-PG	Bishop Bros	81.0000	81.0000	5,800.00	3,800.00	65.52%	469,800.00	307,800.00	191,906.00	307,800.00	307,800.00	307,800.00	1,126,876.85			
17-0158-PG	Thurlert, LaRoy J. & Katherine E.	64.3900	64.3900	5,600.00	3,700.00	66.07%	360,360.00	238,935.00	191,906.00	238,935.00	238,935.00	238,935.00	818,775.85			
17-0162-PG	Williams, Steven R. & Carolyn	22.0020	22.0020	3,780.00	2,680.00	70.87%	82,507.50	68,305.30	191,906.00	68,305.30	68,305.30	68,305.30	569,860.95			
09-0192-PG	Jasper ancillary	8.6020	8.6020	6,700.00	2,295.82	34.27%	97,633.40	19,748.64	191,906.00	19,748.64	19,748.64	19,748.64	502,375.85			
17-0188-PG	Thurlert ancillary												492,288.46			
17-0189-PG	Williams ancillary												486,282.96			
17-0199-PG	Hockett, James & Pauline	23.0000	23.0000	6,000.00	3,900.00	65.00%	138,000.00	89,700.00	191,906.00	89,700.00	89,700.00	89,700.00	482,770.86			
17-0167-PG	Seery	95.0000	95.0000	4,850.00	3,190.00	65.90%	255,750.00	175,450.00	191,906.00	175,450.00	175,450.00	175,450.00	393,070.98			
17-0167-PG	Ambruster, Larry C	25.0000	25.0000	7,800.00	3,900.00	49.37%	197,600.00	97,500.00	191,906.00	97,500.00	97,500.00	97,500.00	217,920.98			
Totals Closed		442.2860	435.0620				2,319,957.00	1,541,826.97	386,584.60	132,640.12			760,000.00			
Totals Encumbered		192.8020	192.8020				527,535.40	454,817.64	403,920.52	266,439.83			800,000.00			
													120,120.96			
													120,120.96			
													435,828.38			
													233,999.00			
													760,000.00			
													435,828.38			
													233,999.00			
													120,120.96			
													120,120.96			

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Hackett, James & Pauline
17- 0158-PG
PIG EP - Municipal 2007 Rule
23 Acres

Block 55 Lot 1 Upper Pittsgrove Twp. Salem County
Block 72 Lot 6 Upper Pittsgrove Twp. Salem County

SOILS:	Other	1% * 0	=	.00
	Prime	83% * .15	=	12.45
	Statewide	3% * .1	=	.30
	Unique zero	13% * 0	=	.00
				SOIL SCORE: 12.75
TILLABLE SOILS:	Cropland Harvested	76% * .15	=	11.40
	Other	7% * 0	=	.00
	Wetlands	15% * 0	=	.00
	Woodlands	2% * 0	=	.00
				TILLABLE SOILS SCORE: 11.40

FARM USE: Wheat-Cash Grain 12 acres
 Soybeans-Cash Grain 5 acres

the SADC certified a value of \$6,000.00 per acre for the development easement. The Township is contracted to purchase the easement for per acre. The SADC approves a purchase price of the development easement of per acre for an estimated. The SADC % cost share pursuant to N.J.A.C. 2:76-6.11 is per acre for an estimate of County % cost share is per acre for an estimate of. 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 Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: Standard Single Family
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
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 FY2018R8(7)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

**UPPER PITTSBORO TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
David J. Seery ("Owner")
Upper Pittsgrove Township, Salem County**

**N.J.A.C. 2:76-17A. et seq.
SADC ID#17-0159-PG**

August 24, 2017

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, Upper Pittsgrove Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on December 2, 2015, the SADC received an application for the sale of a development easement from Upper Pittsgrove Township for the subject farm identified as Block 6, Lots 7, 13, and 14, Upper Pittsgrove Township, Salem County, totaling approximately 61 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Upper Pittsgrove Township's Project Area; and

WHEREAS, the Property includes two (2), approximately 3 acre severable exception areas for and limited to one (1) future single family residential unit each and to afford future flexibility of uses resulting in approximately 55 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) housing opportunities, zero (0) agricultural labor units and (0) non-agricultural uses; and

WHEREAS, at the time of application the Property was in corn 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 March 18, 2016, 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 May 26, 2016 the SADC certified a development easement value of \$4,650 per acre based on zoning and environmental regulations in place as of April 27, 2016; and

WHEREAS, the Owner accepted the Township's offer of \$4,650 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on August 9, 2016 the Upper Pittsgrove Township Committee approved the application and a funding commitment of an estimated \$730 per acre; and

WHEREAS, the Salem County Agriculture Development Board approved the application on May 25, 2016 and secured a commitment of funding from the Salem County Board of Chosen Freeholders for the \$730 per acre required local match on June 1, 2016; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 55 net easement acres):

	<u>Total</u>	
SADC	\$175,450	(\$3,190/acre)
Salem County	\$ 40,150	(\$730/acre)
Upper Pittsgrove Twp.	<u>\$ 40,150</u>	<u>(\$730/acre)</u>
Total Easement Purchase	\$255,750	(\$4,650/acre)

WHEREAS, Upper Pittsgrove Township is requesting \$175,450 and sufficient funds are available (Schedule B); 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 and 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; and

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 55 net easement acres, at a State cost share of \$3,190 per acre, (68.60% of certified easement value and purchase price), for a total grant need of \$175,450 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes two (2), approximately 3 acre severable exception areas for and limited to one (1) future single family residential unit each and to afford future flexibility of uses; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17

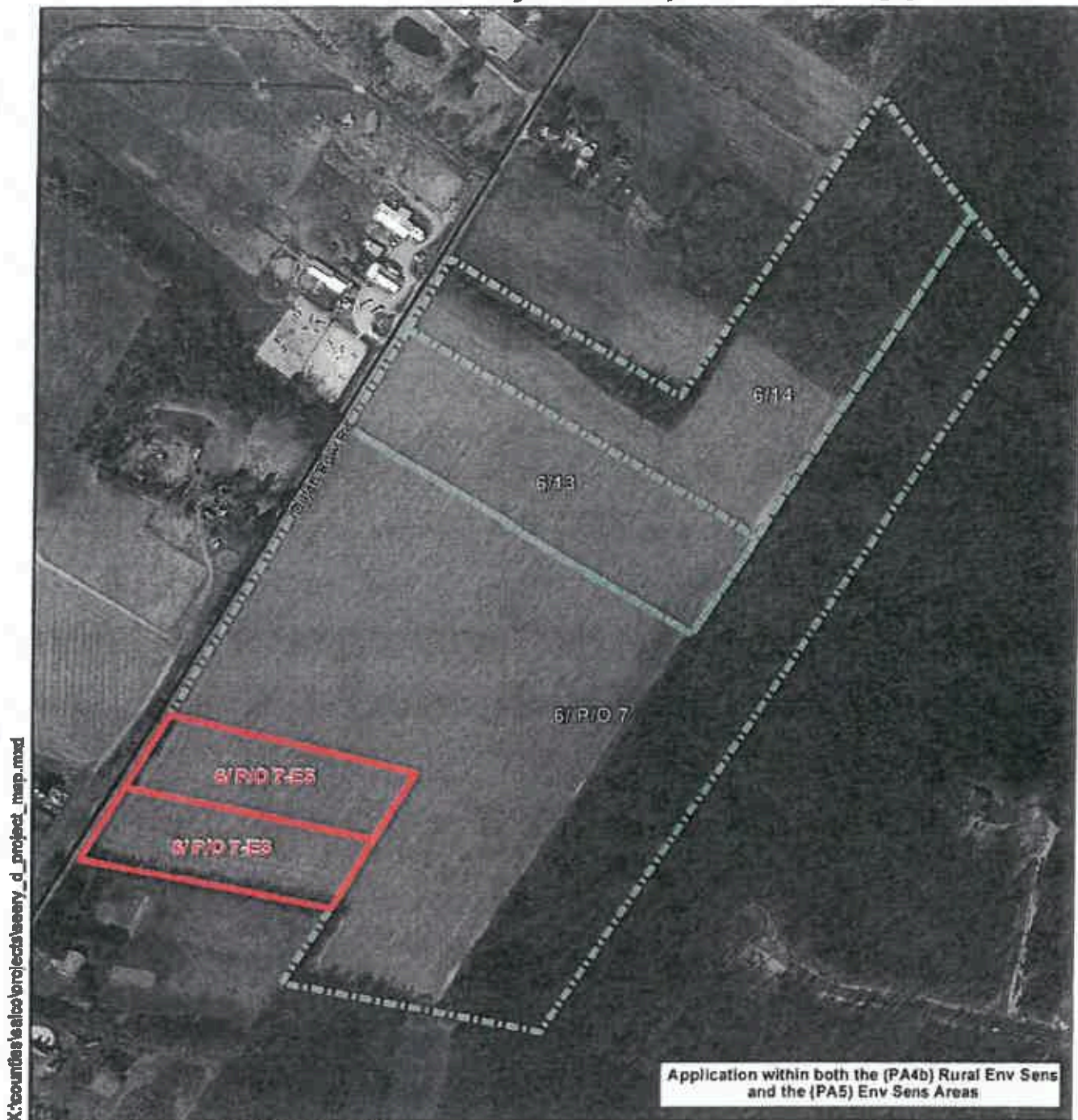
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT



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

David J. Seery
 Block 6 Lots P/O 7 (35.8 ac);
 P/O 7-ES (severable exceptions - 3.0 and 3.0 ac);
 13 (7.0 ac) & 14 (12.2 ac)
 Gross Total = 61.0 ac
 Upper Pittsgrove Twp., Salem County

	Property in Contention
	ES - (Non-Severable) Exception
	ES - (Severable) Exception
	Primary - Limited Access
	Federal or State Highways
	County Roads
	Municipal/Local Roads



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

Sources:
 Green Acres Conservation Easement Data
 NJDOT/OGIS 2012 Digital Aerial Image

Preserved Farms and Active Applications Within Two Miles

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

David J. Seery
 Block 6 Lots P/O 7 (35.8 ac);
 P/O 7-ES (severable exceptions - 3.0 and 3.0 ac);
 13 (7.0 ac) & 14 (12.2 ac)
 Gross Total = 61.0 ac
 Upper Pittsgrove Twp., Salem County

- Property In Question
- ES - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Boundaries
- Active Applications
- Clearly Boundaries
- Municipal Boundaries
- Municipal, County and Non-Footh Printed Open Space
- State Owned Conservation Easement
- State Owned US & Reversion Easement



Source:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJGIT/IGIS 2012 Digital Aerial Image

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

February 11, 2018

SADC Municipal Pig Financial Status
Schedule B

Upper Pittsgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Grant (%) Per Acre	SADC		Federal Grant		Grant			Balances
							Cost Basis	Cost Share	Total Federal Grant	Federal Grant	Encumbered	PV	Expended	
17-0096-PG	Kernan	75.3060	75.3060	4,200.00	2,820.00	66.62%	316,281.00	219,890.80	191,806.00	221,920.00	219,890.80	219,890.80	2,260,000.00	
17-0097-PG	Newkirk	59.6220	59.0488	6,900.00	4,160.00	63.00%	383,612.00	245,048.20	191,806.00	245,048.20	191,806.00	191,806.00	2,030,109.40	
17-0108-PG	Schmid	22.8450	22.1750	6,000.00	3,800.00	63.00%	133,074.00	86,498.10	86,498.10	86,498.10	86,498.10	86,498.10	1,838,203.40	
17-0111-PG	Lewis	18.1160	18.5420	6,050.00	3,825.00	64.80%	112,178.10	72,777.35	72,777.35	72,777.35	72,777.35	72,777.35	1,751,705.30	
17-0113-PG	Kranz	30.8720	30.8720	6,800.00	4,200.00	63.64%	203,755.20	129,682.40	129,682.40	129,682.40	129,682.40	129,682.40	1,878,927.95	
17-0120-PG	Sortile	57.5340	57.5340	4,800.00	3,280.00	68.33%	276,163.20	189,711.62	189,711.62	189,711.62	189,711.62	189,711.62	1,548,265.95	
17-0136-PG	Newkirk/Kernan ancillary	90.6200	85.2500	5,300.00	3,650.00	68.99%	481,826.00	302,637.50	302,637.50	302,637.50	302,637.50	302,637.50	1,428,213.45	
17-0137-PG	Jasper	81.0000	81.0000	5,800.00	3,700.00	65.52%	468,800.00	307,800.00	307,800.00	307,800.00	307,800.00	307,800.00	1,126,675.95	
17-0162-PG	Bishop Bros	64.3500	64.3500	5,600.00	3,700.00	66.07%	390,360.00	238,095.00	238,095.00	238,095.00	238,095.00	238,095.00	960,680.95	
17-0163-PG	Thumert, LeRoy J.	22.0020	22.0020	3,750.00	2,650.00	70.67%	82,607.50	66,305.30	66,305.30	66,305.30	66,305.30	66,305.30	522,375.85	
08-0162-PG	Williams, Steven R. & Katherine E.	6.9020	8.9020	6,700.00	2,295.62	34.27%	57,633.40	19,748.64	41,325.52	2,625.93	19,748.68	19,748.68	502,626.95	
	Foose, Michael & Carolyn												10,337.60	
	Jasper ancillary												8,888.80	
	Thumert ancillary												488,288.48	
	Williams ancillary												482,770.88	
17-0158-PG	Hickell, James & Pauline	23.0000	23.0000	6,000.00	3,900.00	65.00%	138,000.00	88,700.00	88,700.00	88,700.00	88,700.00	88,700.00	393,070.95	
17-0158-PG	Stery	55.0000	55.0000	4,850.00	3,190.00	65.90%	255,790.00	175,450.00	175,450.00	175,450.00	175,450.00	175,450.00	217,620.95	
17-0167-PG	Anbrauser, Larry C.	25.0000	25.0000	7,900.00	3,900.00	48.37%	197,500.00	97,500.00	97,500.00	97,500.00	97,500.00	97,500.00	120,120.96	
Totals Closed		442.2660	435.0520				2,319,957.00	1,641,626.97	358,654.88	152,640.12				
Totals Encumbered		192.6020	192.6020				527,536.40	454,917.64	403,920.62	204,439.93				
													760,000.00	
													636,926.39	
													233,886.90	
													120,120.96	
													120,120.96	

State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase *Schedule C*

Seery, David
 17- 0159-PG
 PIG EP - Municipal 2007 Rule
 55 Acres

Block 6	Lot 7	Upper Pittsgrove Twp. Salem County
Block 6	Lot 13	Upper Pittsgrove Twp. Salem County
Block 6	Lot 14	Upper Pittsgrove Twp. Salem County

SOILS:	Other	3% * 0	=	.00
	Prime	97% * .15	=	14.55
				SOIL SCORE: 14.55

TILLABLE SOILS:	Cropland Harvested	62% * .15	=	9.30
	Wetlands	4% * 0	=	.00
	Woodlands	34% * 0	=	.00
				TILLABLE SOILS SCORE: 9.30

FARM USE: Corn-Cash Grain 34 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st three (3) acres for Future single family residential unit
 Exception is severable
 Right to Farm language is to be included in Deed of Future Lot
 Exception is to be limited to one future single family residential unit(s)
 - 2nd three (3) acres for Future single family residential unit
 Exception is severable
 Right to Farm language is to be included in Deed of Future Lot
 Exception is to be limited to one future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 No 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 FY2018R8(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
Larry C. Ambruster ("Owner")
Upper Pittsgrove Township, Salem County**

**N.J.A.C. 2:76-17A. et seq.
SADC ID#17-0167-PG**

August 24th , 2017

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, Upper Pittsgrove Township received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on March 21, 2016, the SADC received an application for the sale of a development easement from Upper Pittsgrove Township for the subject farm identified as Block 10, Lot 10, Upper Pittsgrove Township, Salem County, totaling approximately 28 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Upper Pittsgrove Township's Project Area; and

WHEREAS, the Property includes one (1), approximately 3 acre non-severable exception area for a future farm market and to afford future flexibility of uses with no residential opportunity resulting in approximately 25 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes one (1) existing single family residential unit, zero (0) agricultural labor units and (0) non-agricultural uses; and

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

WHEREAS, the owner has 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 June 12, 2016, 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 September 22, 2016, the SADC certified a development easement value of \$7,900 per acre based on zoning and environmental regulations in place as of August 6, 2016; and

WHEREAS, the Owner accepted the Township's offer of \$7,900 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on June 13, 2017 the Upper Pittsgrove Township Committee approved the application and a funding commitment of an estimated \$1,525 per acre; and

WHEREAS, the Salem County Agriculture Development Board approved the application on May 24th, 2017, and secured a commitment of funding from the Salem County Board of Chosen Freeholders for the \$1,525/acre required local match on June 21, 2017; and

WHEREAS, the cost share breakdown is approximately as follows (based on approximately 25 net easement acres):

	<u>Total</u>	
SADC	\$121,250	(\$4,850/acre)
Salem County	\$ 38,125	(\$1,525/acre)
Upper Pittsgrove Twp.	<u>\$ 38,125</u>	<u>(\$1,525/acre)</u>
Total Easement Purchase	\$197,500	(\$7,900/acre)

WHEREAS, Upper Pittsgrove Township is requesting \$121,250 and sufficient funds are available (Schedule B); 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 and 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 25 net easement acres, at a State cost share of \$4,850 per acre, (61.39% of certified easement value and purchase price), for a total grant \$121,250 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C);

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 3 acre non-severable exception area for a future farm market and to afford future flexibility of uses with no housing opportunity; and

BE IT FURTHER RESOLVED, the portion of the Property outside the exception area includes one (1) existing single family residential unit, zero (0) agricultural labor units and (0) non-agricultural uses; and

BE IT FURTHER RESOLVED, should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds; and

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

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT



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

Ambruster, Larry C.
Block 10 Lots P/O 10 (24.6 ac);
P/O 10-EN (non-severable exception - 3.0 ac)
Gross Total = 27.6 ac
Upper Pittsgrove, Salem County



Property to Exception

- 01 - (Non-Severable) Exception
- 02 - (Severable) Exception
- Wetlands Boundaries
- Primary - LI water Access
- Public or State Ways
- County Roads
- Street-Open Local Roads
- Municipal, County and State-Open Protected Open Space
- State Designated Conservation Easement
- State Owned G&S & 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

Source:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJDEP Wetlands Data
 NJDOT/ODOT 2012 Digital Aerial Image

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

Preserved Farms and Active Applications Within Two Miles

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Application within the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ambruster, Larry C.
Block 10 Lots P/O 10 (24.6 ac);
P/O 10-EN (non-severable exception - 3.0 ac)
Gross Total = 27.6 ac
Upper Pittsgrove, Salem County

- Property In Overlay
- EN - (Non-Severable) Exception
- SE - (Severable) Exception
- Preserved Easements
- Active Applications
- County Boundaries
- Municipal Boundaries
- Unshaded, County and Non-Perk Preserved Open Space
- State Owned Conservation Easement
- State Owned S&B & Recreation Easement



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NORTHGIS 2012 Digital Aerial Image

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

SADC Municipal Pig Financial Status
Schedule B

Upper Pittsgrove Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Grant (%) Per Acre	SADC		Federal Grant Total	Grant		
							Cost Basis	Cost Share		Encumbered	FY	Expended
17-0056-PG	Kernan	78.3650	78.3650	4,200.00	2,920.00	69.82%	316,251.00	219,890.50	191,905.00	221,930.00	219,890.00	2,260,000.00
17-0057-PG	Newkirk	58.6230	58.6230	6,500.00	4,150.00	63.85%	383,912.00	245,043.20	191,905.00	246,048.20	191,906.00	2,050,109.40
17-0166-PG	Schmid	22.9468	22.1790	6,000.00	3,000.00	50.00%	133,074.00	86,488.10	86,488.10	86,488.10	86,488.10	1,838,203.40
17-0111-PG	Lewis	19.1160	19.5420	6,080.00	3,025.00	54.88%	112,178.10	72,777.35	72,777.35	72,777.35	72,777.35	1,751,705.30
17-0113-PG	Kranme	30.8720	30.8720	6,000.00	4,200.00	63.44%	203,768.20	129,652.40	129,652.40	129,652.40	129,652.40	1,678,937.80
17-0120-PG	Sottile	57.5240	57.5240	4,800.00	3,200.00	68.33%	276,163.20	188,711.52	188,648.00	188,711.52	188,648.00	1,549,265.80
17-0136-PG	Newkirk/Kernan ancillary	80.8200	80.8200	5,500.00	3,550.00	64.00%	451,828.00	302,637.50	302,637.50	302,637.50	302,637.50	1,420,213.40
17-0137-PG	Jasper	81.0000	81.0000	5,800.00	3,800.00	65.52%	469,800.00	307,800.00	307,800.00	307,800.00	307,800.00	1,198,675.95
17-0165-PG	Bishop Bros	84.3600	84.3600	6,000.00	3,700.00	60.97%	360,390.00	238,098.00	237,768.45	238,098.00	238,098.00	890,600.90
17-0162-PG	Thurmont, LeRoy J. Williams, Steven R. & Katherine E. Focis, Michael & Carolyn	22.0020	22.0020	3,750.00	2,460.00	70.67%	82,607.60	58,305.30	58,305.00	58,305.00	58,305.00	822,378.80
08-0162-PG	Jasper ancillary	8.6020	8.6020	6,700.00	2,295.82	34.27%	57,633.40	19,748.04	41,555.52	2,626.93	16,337.50	502,626.96
17-0168-PG	Thurmont ancillary	23.0000	23.0000	6,000.00	3,900.00	65.00%	138,000.00	89,700.00	89,700.00	89,700.00	89,700.00	486,289.46
17-0169-PG	Hockett, James & Pauline	55.0000	55.0000	4,650.00	3,160.00	68.00%	255,750.00	175,450.00	175,450.00	175,450.00	175,450.00	395,070.96
17-0187-PG	Seery, David J. Ambruster, Larry C.	25.0000	25.0000	7,900.00	4,650.00	51.36%	197,500.00	121,250.00	121,250.00	121,250.00	121,250.00	217,620.96
Totals Closed		442.2660	438.0820				2,318,857.00	1,541,626.97	389,854.80	132,840.12		
Totals Encumbered		192.8020	192.8020				827,838.40	444,917.64	403,828.82	204,439.93		
										Encumbered/Expanded FY08	765,060.00	
										Encumbered/Expanded FY11	64,170.65	
										Encumbered/Expanded FY13	268,008.00	
										Encumbered/Expanded FY17	233,898.00	
										Total	603,623.04	
											86,370.96	
											86,370.96	

Schedule

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Ambruster, Larry C.
17- 0167-PG
PIG EP - Municipal 2007 Rule
25 Acres

Block 10	Lot 10	Upper Pittsgrove Twp. Salem County.
SOILS:	Statewide	100% * .1 = 10.00
		SOIL SCORE: 10.00
TILLABLE SOILS:	Cropland Harvested	88% * .15 = 13.20
	Other	12% * 0 = .00
		TILLABLE SOILS SCORE: 13.20
FARM USE:	Hay	22 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st three (3) acres for Future farm market
 - Exception is not to be severed from Premises
 - no housing opportunities
 - 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 FY2018R8(9)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

WARREN COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Apple Mountain Recreation Inc ("Owners")
White Township, Warren County

N.J.A.C. 2:76-17 et seq.
SADC ID# 21-0581-PG

AUGUST 24, 2017

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Warren 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, Warren County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on March 6, 2015 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 16, Lot 23, White Township, Warren County, totaling approximately 67 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Warren County's West Project Area and in the Highlands Preservation Area; and

WHEREAS, the Property includes one (1), approximately 2-acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses and one (1), approximately 704 square foot non-severable exception area for a driveway encroachment resulting in approximately 65 net acres to be preserved; and

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

WHEREAS, the Owner(s) has 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 59.37 which exceeds 43 , which is 70% of the County's average quality score as determined by the SADC July 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on May 19, 2015 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 September 24, 2015 the SADC certified a development easement value of \$3,900 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$2,000 per acre based on zoning and environmental regulations in place as of the current valuation date August 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,900 per acre for the development easement for the Property; and

WHEREAS, on July 11, 2017 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 12, 2015 the White Township Committee approved the Owner's application for the sale of development, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 19, 2015 the Warren County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 24, 2015, the Board of Chosen Freeholders of the County of Warren passed a resolution granting final approval and a commitment of funding for \$1,160 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 66.95 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 66.95 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$183,443	(\$2,740/acre)
<u>Warren County</u>	<u>\$ 77,662</u>	<u>(\$1,160/acre)</u>
Total Easement Purchase	\$261,105	(\$3,900/acre)

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, the Warren County Agriculture Development Board is requesting \$183,433 in FY13 competitive grant funding which is available at this time (Schedule B); 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 subject to available funds and 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 Warren County for the purchase of a development easement on the Property, comprising approximately 66.95 net easement acres, at a State cost share of \$2,740 per acre, (70.25% of certified easement value and purchase price), for a total grant not to exceed \$183,443 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 2-acre non-severable exception area for and limited to one(1) future single family residential unit(s) and to afford future flexibility of uses and one (1), approximately 704 square foot non-severable exception area for a driveway encroachment; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

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

BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date

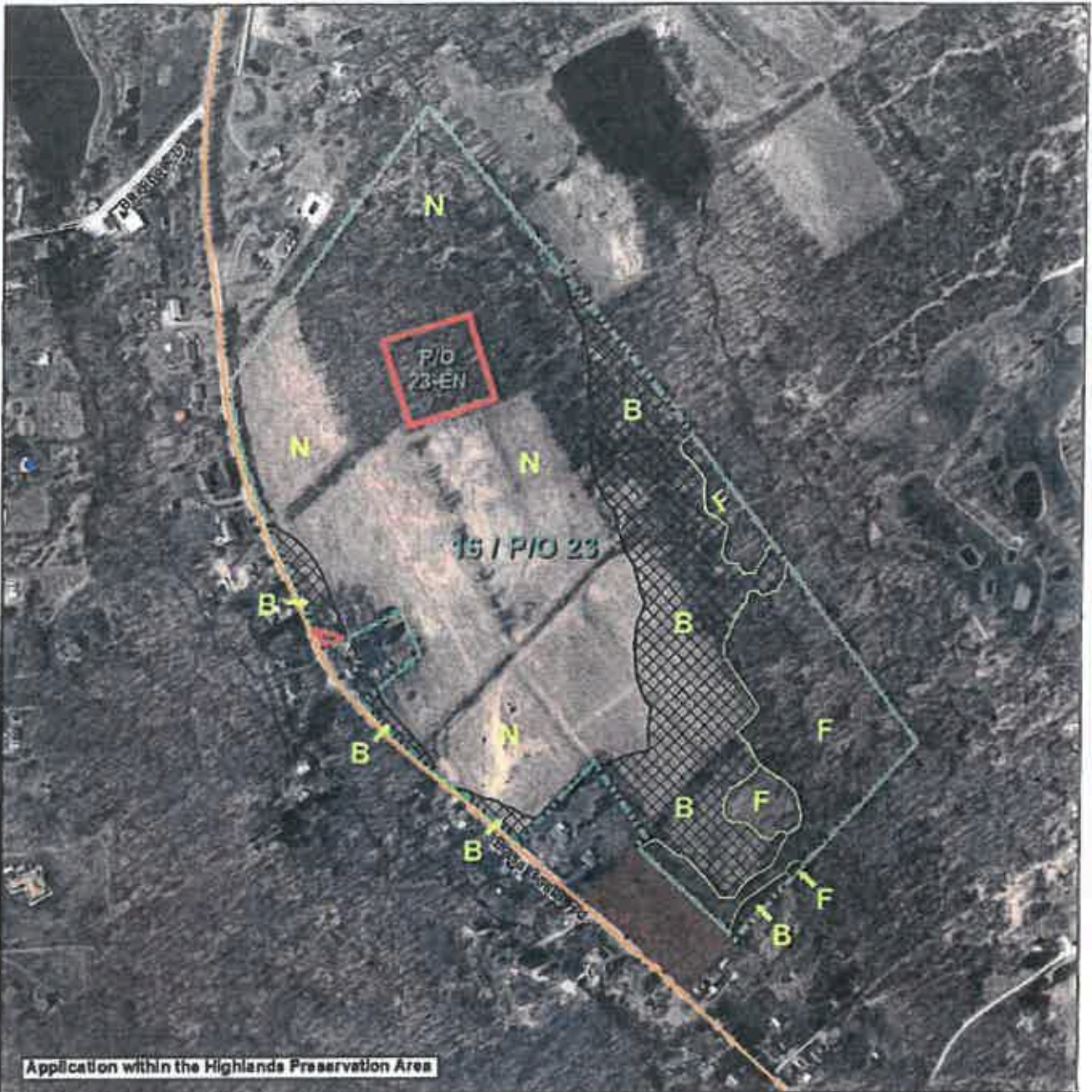


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Wetlands



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Application within the Highlands Preservation Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Apple Mountain Recreation Inc.
Block 16 P/O Lot 23 (88.77 ac.)
& P/O Lot 23-EN (non-severable exception – 2.0 ac.)
Gross Total – 70.77 ac.
White Twp. Warren County



Wetlands Legend:
 F - Freshwater Wetlands
 L - Lotic Wetlands
 M - Wetlands Modified by Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 B - 30' 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.

Source:
 NJDEP Freshwater Wetlands Data
 State Aerial Coverage for Easement Data
 NDOT Road Data
 NICTD/USGS 2010 Digital Aerial Image

Date: 3/24/2016

State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase

Apple Mtn Recreation Inc Farm
 21- 0581-PG
 County FIG Program
 65 Acres

Block 16	Lot 23	White Twp.	Warren County	
SOILS:		Other	35% * 0	= .00
		Prime	42% * .15	= 6.30
		Statewide	23% * .1	= 2.30
				SOIL SCORE: 8.60
TILLABLE SOILS:		Cropland Harvested	49% * .15	= 7.35
		Wetlands	15% * 0	= .00
		Woodlands	36% * 0	= .00
				TILLABLE SOILS SCORE: 7.35
FARM USE:	Timber Tracts		acres	
	Soybeans-Cash Grain		34 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st two (2) acres for future residence
Exception is not to be severed from Premises
Exception is to be limited to one future single family residential unit(s)
 - 2nd (.016) acres for Driveway encroachment
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.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R8(10)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Giberson, Patrick and Johanna (Home Farm) ("Owners")

Pemberton Township, Burlington County

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

SADC ID#03-0412-PG

August 24, 2017

WHEREAS, on December 15, 2008 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 FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 794, Lot 7, Pemberton Township, Burlington County, totaling 250.2 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1), three (3) acre non-severable exception area limited to one (1) existing single family residential unit and to afford future flexibility of uses; one (1) 4.255 severable exception and one (1) 6.1 acre severable exception resulting in 236.845 net acres (surveyed) to be preserved; and

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

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

WHEREAS, the Owner has 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 67.34 which exceeds 48, which is 70% of

the County's average quality score as determined by the SADC on July 24, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 4, 2015 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, the New Jersey Pinelands Commission Amended Letter of Interpretation #1584 allocated 9.75 Pinelands Development Credits (PDCs) to Block 794, Lot 7; and

WHEREAS, SADC Green Light Approval and Certification of Value were conditioned upon the owners obtaining formal access to the property over Block 100.01, Lot 1 in Pemberton Borough. On February 2, 2017 the Owners recorded an access easement in Book 13263, page 72 in the Burlington County Clerk's Office which meets this condition; and

WHEREAS, the Burlington County Board of Chosen Freeholders purchased the development easement on July 19, 2016 and as a result the 9.75 PDCs were 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, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and

WHEREAS, on November 4, 2015, 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: \$3,294 per acre

Formula Valuation with 10% impervious cover option: \$3,706 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.13 a landowner may choose to receive a higher base value pursuant to N.J.A.C. 2:76-19.4(c) by placing a deed restriction on the property that limits impervious coverage on the property to 10% of the total property acreage; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on November 12, 2015 the SADC certified a development easement value of \$2,300 per acre and a fee simple before value of \$5,000 per acre based on zoning and environmental regulations in place as of August 26, 2015; and

WHEREAS, N.J.A.C. 2:76-19.14, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee,

which is \$4,000 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,706 per acre for the development easement for the Property based on the Formula Value with impervious coverage option; and

WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 23.68 acres; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.13, impervious coverage shall include, but is not limited to, houses, barns, stables, sheds, silos, outhouses, cabanas, and other buildings, swimming pools, docs or decks. Temporary greenhouses or other temporary coverings which do not have impervious floors are not included; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on April 6, 2016 the Pemberton Township Council approved the Owner's application (Resolution No. 79-2016) for the sale of development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$927,908 to cover the cost of the development easement; and

WHEREAS, the Burlington County Board of Chosen Freeholders purchased the development easement on July 19, 2016 for \$877,747.57 (\$3,706 per acre) which was recorded in the Burlington County Clerk's Office on August 25, 2016 in Deed Book 13237, Page 2145; and

WHEREAS, the United States of America, Department of the Air Force through a cooperative agreement with Burlington County has contributed \$438,873.78 towards the preservation of the Property; and

WHEREAS, the estimated cost share breakdown is as follows (based on 236.845 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$438,873.79	(\$1,853/acre, 50%)
County (DOD)	\$438,873.78	(\$1,853/acre, 50%)
Total Easement Purchase	\$877,747.57	(\$3,706/acre); 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, the Burlington County Agriculture Development Board is requesting \$438,873.79 in FY17 base grant funding which is available at this time (Schedule B); 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 236.845 net easement acres, at a State cost share of \$1,853 per acre, (50% of the easement value based on Pinelands Formula), for a total grant need of \$438,873.79 in FY17 base grant funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 23.68 acres; and

BE IT FURTHER RESOLVED, the Property includes one (1), three (3) acre non-severable exception area limited to one (1) existing single family residential unit and to afford future flexibility of uses; one (1) 4.255 severable exception and one (1) 6.1 acre severable exception resulting in 236.845 net acres (surveyed) to be preserved; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunity, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; 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, if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date



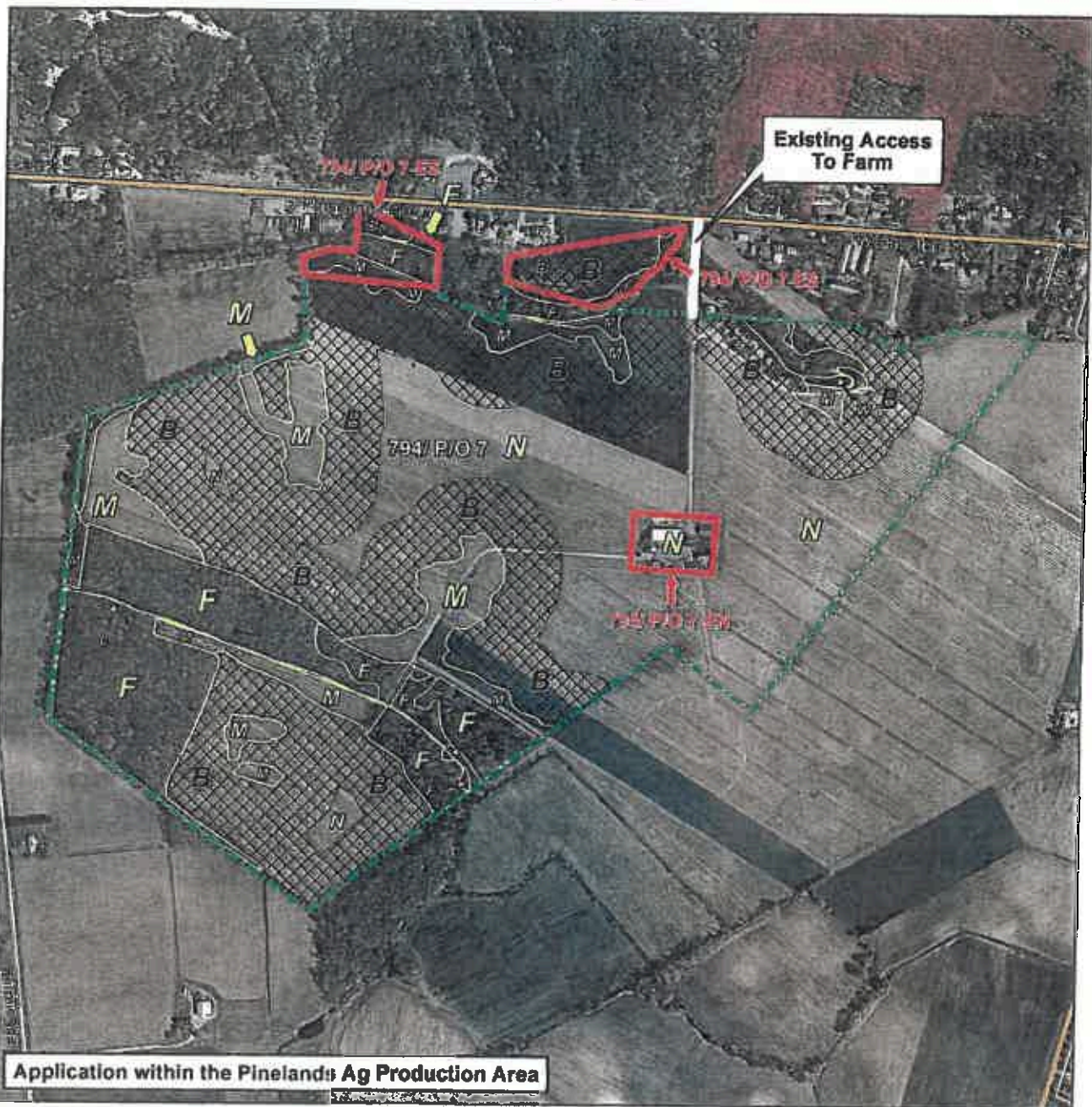
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanulikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	ABSTAIN
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Wetlands

Schedule A



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Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

William and Joanna Giberson
Block 794 Lots P/O 7 (238.1 ac);
P/O 7-EN (non-severable exception - 3.0 ac)
& P/O 7-ES (severable exceptions - 4.0 ac & 5.0 ac)
Gross Total = 250.1 ac
Pemberton Twp., Burlington County

- Property in Question
- SE - (Non-Severable) Exception
- ES - (Severable) Exception
- Wetlands Bufferlines
- 300' Buffer Wetlands
- Primary - Modified Access
- Federal or State Ways
- County Roads
- Municipal/Local Roads
- Municipal, County and Non-Point Preserved Open Space
- State Owned Conservation Easement
- State Owned GFD & Forestage Easement



500 250 0 500 1,000 Feet

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

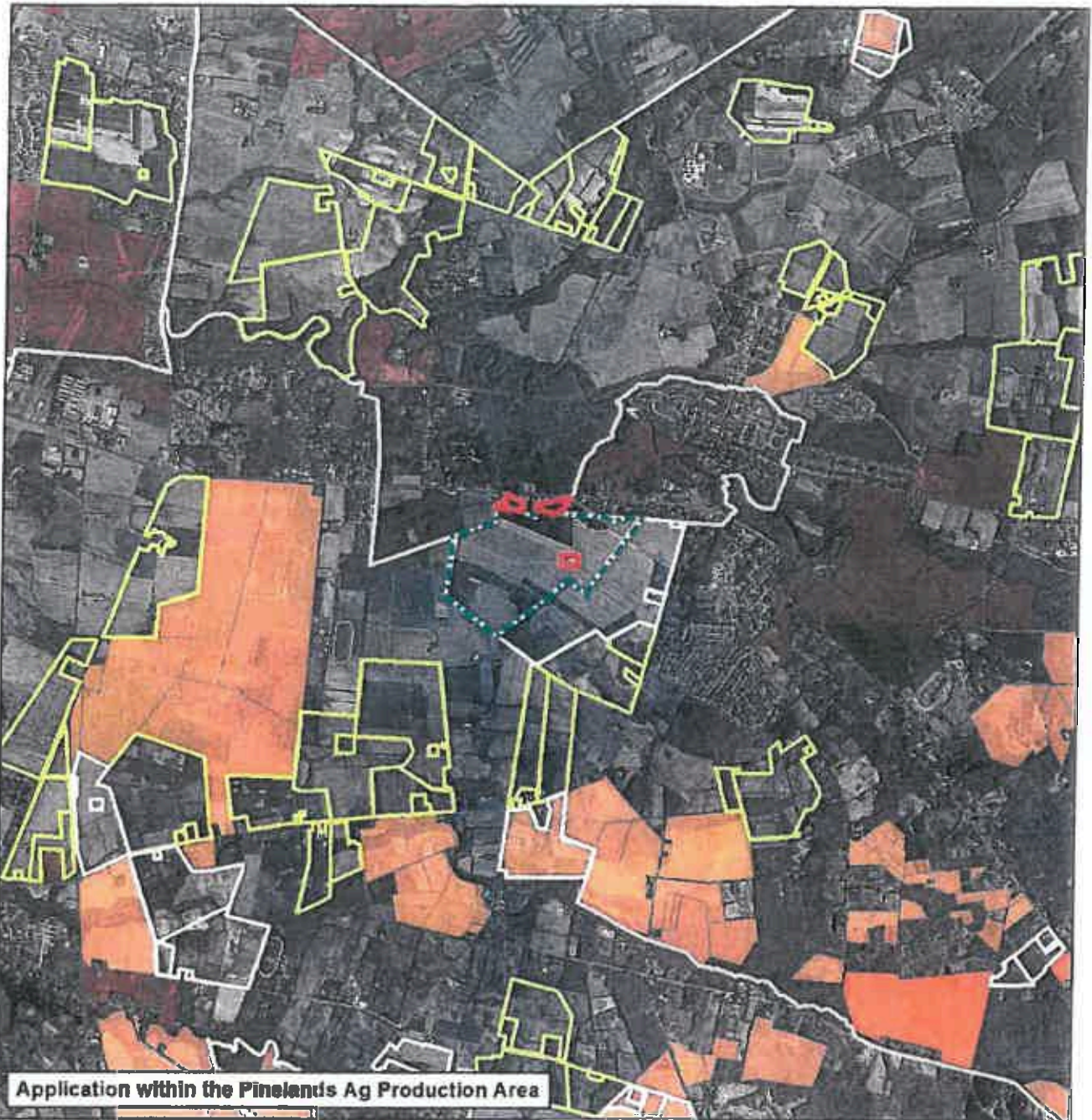
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The products accuracy and precision 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 coordinates as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Source:
NJ Farmland Preservation Program
Coast Access Conservation Easement Data
NJ State Wetlands Data
NJ Pinelands Commission PDC Data
NAD83/IGRS 2012 Digital Aerial Image

October 30, 2015

Preserved Farms and Active Applications Within Two Miles

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Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

William and Joanna Giberson
Block 794 Lots P/O 7 (238.1 ac);
P/O 7-EN (non-severable exception - 3.0 ac)
& P/O 7-ES (severable exceptions - 4.0 ac & 5.0 ac)
Gross Total = 250.1 ac
Pemberton Twp., Burlington County



Property in Question	County Boundaries
EN - (Non-Severable) Exception	Municipal Boundaries
ES - (Severable) Exception	Pinelands Development Credits
Preserved Escrow/Lease	Highlands Development Credits
Active Applications	Highlands Placement Limits
Primary - Limited Access	Monmouth County Parks
Federal or State Ways	Municipal, County and Non-Profit Prescribed Open Space
County Roads	State-Owned Conservation Easement
Municipal Local Roads	State-Owned GIS R. 1000000 Easement

Source:
NJ Farmland Preservation Program
State Aerial Photography
NJ Pinelands Commission PDC Data
NJ Highlands Council Data
NJGIS 2012 Digital Aerial Image

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

July 7, 2015

SADC County Financial Status
Schedule B

Burlington County

SADC ID#	Farm	SADC		Federal Grant		Base Grant				Competitive Funds				FY17 Balance	
		Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 08	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Encumbered	PV	Maximum Grant	Expended		FY14 Balance
03-0346-PG	Bur Cyl/Giffin	307,639.79	199,945.95	210,385.97	199,945.95	1,067.50	1,069,000.00	1,000,000.00	1,000,000.00	1,067.50	3,301,111.64	3,000,000.00	3,000,000.00	0.00	
03-0382-PG	Bur Cyl/Krause	643,702.50	406,845.25	406,845.25	406,845.25	2,895,266.39	2,895,266.39	2,895,266.39	2,895,266.39	2,895,266.39	2,895,266.39	2,895,266.39	2,895,266.39	2,895,266.39	
03-0385-PG	Bur Cyl/Wainwright, Cora	1,310,467.20	795,290.32	291,847.72	291,847.72	2,803,416.87	2,803,416.87	2,803,416.87	2,803,416.87	2,803,416.87	2,803,416.87	2,803,416.87	2,803,416.87	2,803,416.87	
03-0386-PG	Bur Cyl/Wainwright, Curtis	1,107,802.35	654,891.41	602,361.17	602,361.17	2,001,067.80	2,001,067.80	2,001,067.80	2,001,067.80	2,001,067.80	2,001,067.80	2,001,067.80	2,001,067.80	2,001,067.80	
03-0388-PG	Bur Cyl/Murphy	387,450.90	238,911.85												
03-0389-PG	Bur Cyl/Durr Estate	424,930.40	284,596.40												
03-0390-PG	Bur Cyl/Basilio	1,913,290.04	1,147,974.02	477,981.00											
03-0391-PG	Bur Cyl/Stevenson	482,614.34	292,151.08												
03-0392-PG	Bur Cyl/Dittus, Anthony	337,491.86	246,786.19												
03-0393-PG	Bur Cyl/Dittus, Anthony	689,991.90	426,636.06												
03-0394-PG	Bur Cyl/Molloy Family	488,526.32	336,746.99												
03-0395-PG	Bur Cyl/Bush	178,153.53	121,408.34												
03-0396-PG	Bur Cyl/Chung	312,322.62	222,192.69												
03-0397-PG	Bur Cyl/Simons Berry Farm	482,707.10	350,718.57												
03-0398-PG	Cramer	99,000.00	73,600.00												
03-0399-PG	Thompson - Gease Pond	1,638,865.21	1,210,012.89												
03-0400-PG	Thompson - Peitch	634,064.71	465,953.36												
03-0401-PG	Thompson & Wright (Birches)	327,784.32	240,975.16												
03-0402-PG	Alloway - Prickett	410,114.97	205,067.48												
03-0403-PG	Alloway - Hall	246,294.41	123,147.21												
03-0404-PG	Whaler South	353,891.56	257,529.58												
03-0405-PG	Thompson - Vincentown	192,888.80	119,779.40												
03-0406-PG	Whalen Home	378,940.87	278,643.87												
03-0407-PG	Haines, Thomas	358,648.57	216,402.61												
03-0408-PG	Hudlik Estate	686,458.55	534,228.78												
03-0409-PG	Abrams Homestead Farms	334,546.32	230,140.90												
03-0410-PG	Indigo Mills Farm, LLC	742,947.84	492,680.66												
03-0411-PG	Wells	191,892.28	127,145.97												
03-0412-PG	Abrams	274,887.00	171,380.00												
03-0413-PG	Henry, BJ & Deborah M	211,711.84	132,865.33												
03-0414-PG	Stevenson, P. & J.L. (Home Farm)	877,747.57	436,873.79												
03-0415-PG	Stevenson Farm, LLC	745,159.80	372,579.40												
03-0416-PG	Chung, Peter & Monica	435,178.17	307,824.90												
03-0417-PG	Rowe, Stanley & Roseette	238,960.04	147,771.50												
03-0418-PG	Abrams, Pearl A.	480,539.59	326,124.55												
03-0419-PG	McLaughlin, Noble & Dorothy	58,854.54	42,862.38												
03-0420-PG	To Better Days Boarding, LLC	185,242.20	119,862.60												
03-0421-PG	Caul, Adam & Lisa	108,766.10	53,383.05												
Totals Closed	31	16,468,965.90	10,676,989.46	1,277,051.41	0.000	1,067.50	1,069,000.00	1,000,000.00	1,000,000.00	1,067.50	3,301,111.64	3,000,000.00	3,000,000.00	0.00	
Totals Encumbered	8	3,126,667.11	1,812,932.17	811,453.18	0.000	1,067.50	1,069,000.00	1,000,000.00	1,000,000.00	1,067.50	3,301,111.64	3,000,000.00	3,000,000.00	0.00	
				Encumbered/Expended FY09		1,067.50	1,069,000.00	1,000,000.00	1,000,000.00	1,067.50	3,301,111.64	3,000,000.00	3,000,000.00	0.00	
				Encumbered/Expended FY11											
				Encumbered/Expended FY13											
				Encumbered/Expended FY17											
				Total		1,067.50	1,069,000.00	1,000,000.00	1,000,000.00	1,067.50	3,301,111.64	3,000,000.00	3,000,000.00	0.00	

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Giberson, Patrick and Johanna (Home Farm)
03- 0412-PG
County PIG Program
238 Acres

Block 794	Lot 7	Pemberton Boro	Burlington County		
SOILS:		Local	17% *	.05	= .85
		Other	7% *	0	= .00
		Prime	65% *	.15	= 9.75
		Statewide	11% *	.1	= 1.10
					SOIL SCORE: 11.70
TILLABLE SOILS:		Cropland Harvested	83% *	.15	= 12.45
		Wetlands	17% *	0	= .00
					TILLABLE SOILS SCORE: 12.45
FARM USE:	Cash Grains	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.
4. Execution of and agreement between the Municipality, State Agriculture Development Committee and Landowner.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st three (3) acres for flexibility around single family residence
Exception is not to be severed from Premises
 - 2nd four (4) acres for flexibility
Exception is severable
 - 3rd five (5) acres for flexibility
Exception is severable
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions:
 1. Prior to closing, a formal unrestricted access, 50 foot wide access easement providing access to the farm, across Block 100.01, Lot 1 in Pemberton Boro. (owned by Giberson) will be recorded and put in place. This condition has been met, Deed Book 13263, Page 72.
 - 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 FY2018R8(11)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
BURLINGTON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Giberson Grain Farm, LLC ("Owners")
Pemberton Township, Burlington County

N.J.A.C. 2:76-17 et seq.
SADC ID#03-0406-PG

August 24, 2017

WHEREAS, on December 15, 2008 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 FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 794, Lot 9, Pemberton Township, Burlington County, totaling 178.992 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1), 3.274 acre non-severable exception area limited to one (1) existing single family residential unit and to afford future flexibility of uses resulting in 175.745 net acres (surveyed) to be preserved; and

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

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

WHEREAS, the Owner has 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 72.36 which exceeds 48 , which is 70% of the County's average quality score as determined by the SADC on July 24, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 4, 2015 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, the New Jersey Pinelands Commission Letter of Interpretation #2123 allocated 7.75 Pinelands Development Credits (PDCs) to Block 794, Lot 9; and

WHEREAS, the Burlington County Board of Chosen Freeholders purchased the development rights on July 19, 2016 and as a result, the 7.75 PDCs were 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, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and

WHEREAS, on November 4, 2015, 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: \$3,810 per acre

Formula Valuation with 10% impervious cover option: \$4,286 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.13 a landowner may choose to receive a higher base value pursuant to N.J.A.C. 2:76-19.4(c) by placing a deed restriction on the property that limits impervious coverage on the property to 10% of the total property acreage; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on November 12, 2015 the SADC certified a development easement value of \$2,300 per acre and a fee simple "before" value of \$5,300 per acre based on zoning and environmental regulations in place as of August 26, 2015; and

WHEREAS, N.J.A.C. 2:76-19.14, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$4,240 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$4,240 per acre for the development easement for the Property based on the Formula Value with impervious coverage option, which is \$4,286 per acre further reduced to \$4,240 in order to meet the requirements of N.J.A.C. 2:76-19.14; and

WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 17.57 acres; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.13, impervious coverage shall include, but is not limited to, houses, barns, stables, sheds, silos, outhouses, cabanas, and other buildings, swimming pools, docs or decks. Temporary greenhouses or other temporary coverings which do not have impervious floors are not included; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on April 6, 2016 the Pemberton Township Council approved the Owner's application (Resolution No. 79-2016) for the sale of development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed a resolution granting final approval for funding the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$821,161 to cover the cost of the development easement; and

WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on July 19, 2016 for \$745,158.80 (\$4,240 per acre) which was recorded in the Burlington County Clerk's Office on August 25, 2016 in Deed Book 13237, Page 2113; and

WHEREAS, the United States of America, Department of the Air Force through a cooperative agreement with Burlington County has contributed \$372,579.40 towards the preservation of the Property; and

WHEREAS, the estimated cost share breakdown is as follows (based on 175.745 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$372,579.40	(\$2,120/acre; 50%)
County (DOD)	\$372,579.40	(\$2,120/acre; 50%)
Total Easement Purchase	\$745,158.80	(\$4,240/acre)

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, the Burlington County Agriculture Development

Board is requesting \$372,579.40 in FY17 base grant funding which is available at this time (Schedule B); 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 175.745 net easement acres, at a State cost share of \$2,120 per acre, (50% of the easement value based on Pinelands Formula), for a total grant need of \$372,579.40 in FY17 base grant funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 17.57 acres; and

BE IT FURTHER RESOLVED, the Property includes one (1), 3.247 acre non-severable exception area limited to one (1) existing single family residential unit and to afford future flexibility of use; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunity, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; 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 if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date

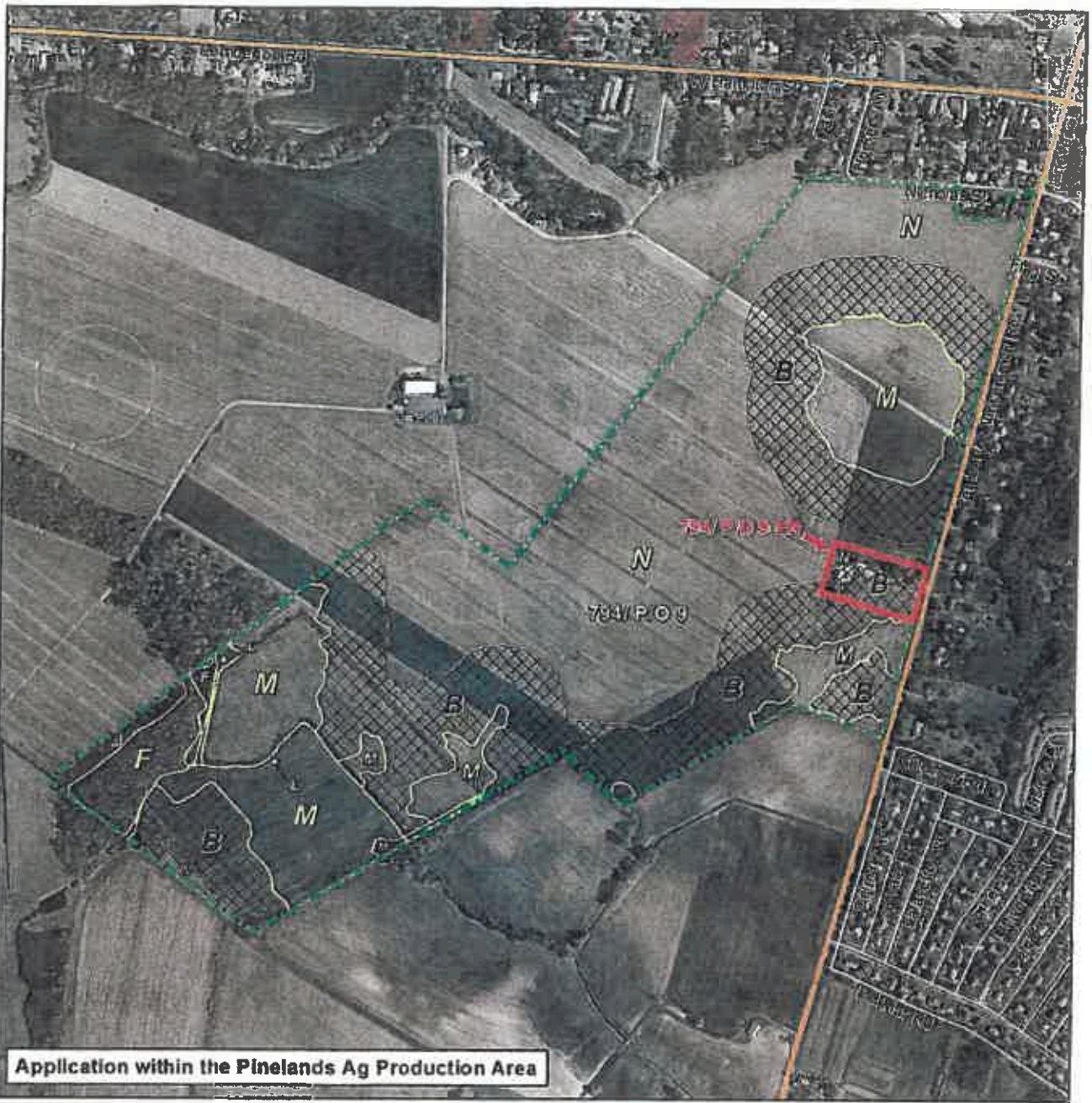


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	ABSTAIN
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Wetlands



X:\courtfiler\bur\cort\projects\giberson_grain_farm.mxd

Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Giberson Grain Farm, LLC
 Block 794 Lots P/O 9 (180.9 ac);
 P/O 7-EN (non-severable exception - 3.0 ac)
 Gross Total = 183.9 ac
 Pemberton Twp., Burlington County



Property to Question	Township Boundary
EN - Non-Severable Exception	Pinelands Development Credits
ES - E-Severable Exception	Highlands Development Credits
Wetlands Boundary	Highlands Protected Lands
300 ft Buffered Wetlands	Monmouth County Parks
Primary - Limited Access	Municipal, County and Bio-Point Protected Open Space
Federal or State Traps	State Owned Conservation Easement
County Roads	State Owned O&G & Recreational Easement
Municipal Local Roads	



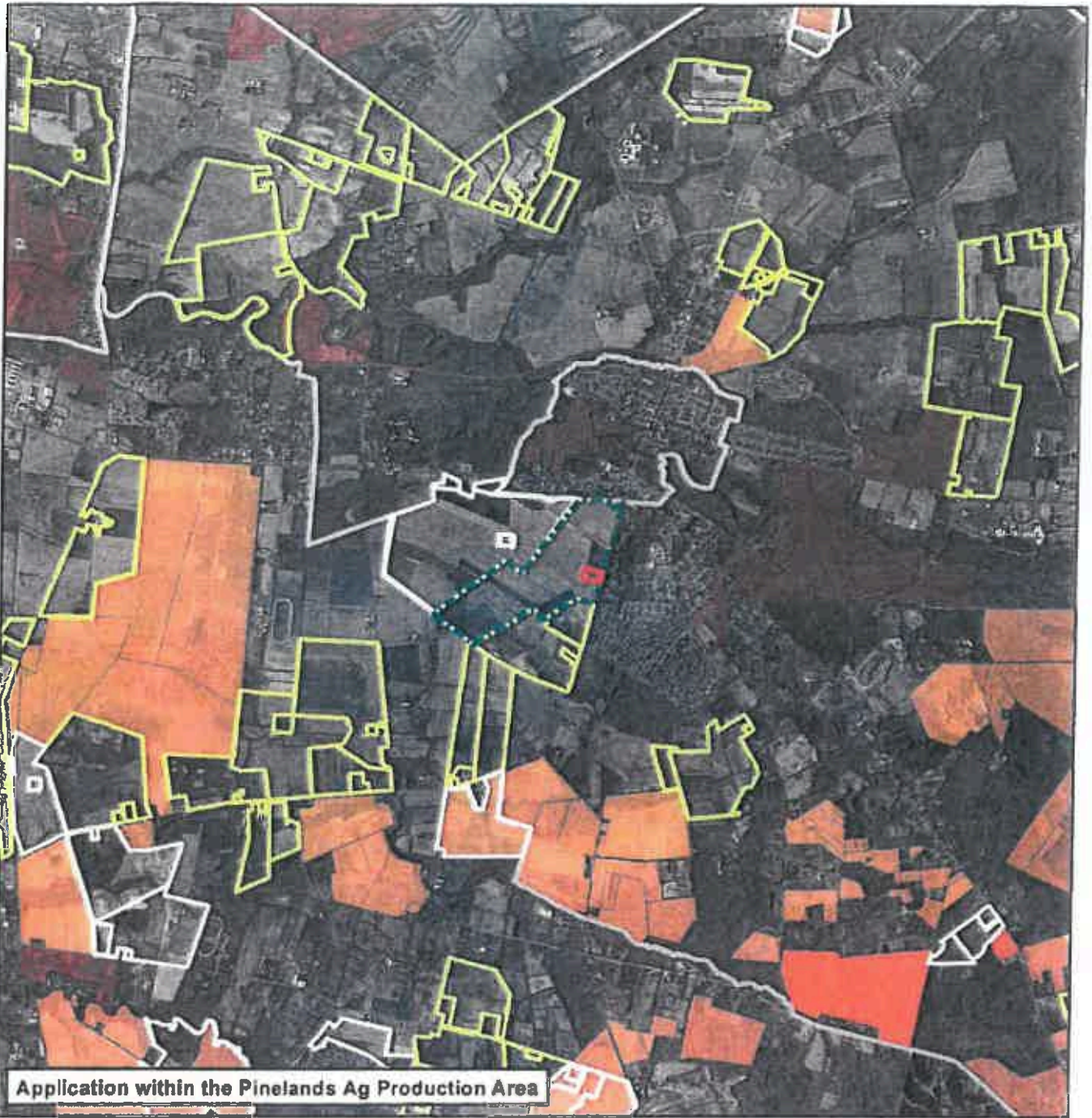
Wetlands Legend:
 F - Freshwater Wetlands
 L - Lowland Wetlands
 M - Wetlands Modified for Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 B - 300 ft Buffer
 W - Water

Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJDEP Wetlands Data
 NJ Pinelands Commission PDC Data
 NJ Highlands Council Data
 NJ HNJGIS 2012 Digital Aerial Image

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geographic 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 detection and location of true ground by aerial and/or visual methods as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Preserved Farms and Active Applications Within Two Miles

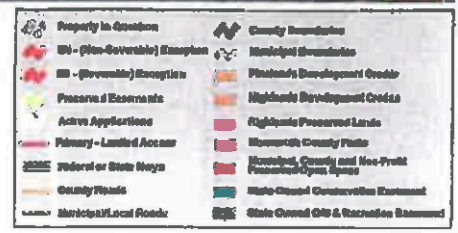
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Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Giberson Grain Farm, LLC
 Block 794 Lots P/O 9 (180.9 ac);
 P/O 7-EN (non-severable exception - 3.0 ac)
 Gross Total = 183.9 ac
 Pemberton Twp., Burlington County



Source:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJ Pinelands Commission FDG Data
 NJ Highlands Council Data
 NJCR/OGIS 2012 Digital Aerial Image

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

SADC County Financial Status Schedule B

Burlington County

SADC ID#	Farm	SADC		Federal Grant		Base Grant				Competitive Funds						
		Cost Basis	Grant Share	Federal Grant	SADC	Fiscal Year 08	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Encumbered	PV	Expended	Fund Balance	FY11 Balance	FY13 Balance	FY17 Balance
00-0348-PG	Bur Cty/Draftm	307,630.79	199,945.88	210,333.57	199,945.88	199,945.88	199,945.88	199,945.88	199,945.88	199,945.88	199,945.88	199,945.88	199,945.88	199,945.88	199,945.88	199,945.88
00-0352-PG	Bur Cty/Kreusac	643,702.50	405,845.25	405,845.25	405,845.25	405,845.25	405,845.25	405,845.25	405,845.25	405,845.25	405,845.25	405,845.25	405,845.25	405,845.25	405,845.25	405,845.25
00-0349-PG	Bur Cty/Clayton Block East	448,988.89	291,847.72	316,817.11	291,847.72	291,847.72	291,847.72	291,847.72	291,847.72	291,847.72	291,847.72	291,847.72	291,847.72	291,847.72	291,847.72	291,847.72
00-0351-PG	Bur Cty/Winterlight, Core	1,310,467.20	795,280.32	682,361.17	682,361.17	682,361.17	682,361.17	682,361.17	682,361.17	682,361.17	682,361.17	682,361.17	682,361.17	682,361.17	682,361.17	682,361.17
00-0350-PG	Bur Cty/Winterlight, Curds	1,107,602.38	654,881.41													
00-0358-PG	Bur Cty/D'Amico	387,450.90	236,911.56													
00-0355-PG	Bur Cty/Murphy	424,850.40	264,596.40													
00-0356-PG	Bur Cty/Dair Emate	1,913,290.04	1,147,574.02	477,981.00												
00-0358-PG	Bur Cty/Bialos	482,814.34	292,151.00													
00-0359-PG	Bur Cty/Shewessen	337,691.63	245,785.19													
00-0375-PG	Bur Cty/D'Altilio, Anthony	689,881.60	425,639.00	427,600.00	425,639.00	425,639.00	425,639.00	425,639.00	425,639.00	425,639.00	425,639.00	425,639.00	425,639.00	425,639.00	425,639.00	425,639.00
00-0372-PG	Bur Cty/Alloway Family	486,526.32	336,746.99	335,746.99	335,746.99	335,746.99	335,746.99	335,746.99	335,746.99	335,746.99	335,746.99	335,746.99	335,746.99	335,746.99	335,746.99	335,746.99
00-0372-PG	Bur Cty/Busch	179,153.93	121,408.34	121,408.34	121,408.34	121,408.34	121,408.34	121,408.34	121,408.34	121,408.34	121,408.34	121,408.34	121,408.34	121,408.34	121,408.34	121,408.34
00-0377-PG	Bur Cty/Chung	312,322.82	222,192.88	117,206.67	117,206.67	117,206.67	117,206.67	117,206.67	117,206.67	117,206.67	117,206.67	117,206.67	117,206.67	117,206.67	117,206.67	117,206.67
00-0380-PG	Bur Cty/Simons Berry Farm	482,707.10	360,719.57													
00-0376-PG	Cramer	89,006.00	73,800.00													
00-0382-PG	Thompson - Goose Pond	1,638,864.21	1,210,012.89													
00-0383-PG	Thompson - Peach	634,864.71	465,953.36													
00-0382-PG	Thompson - White (Sheehee)	327,764.23	240,675.16													
00-0391-PG	Alloway - Prickett	410,114.97	206,067.49	205,057.49	205,057.49	205,057.49	205,057.49	205,057.49	205,057.49	205,057.49	205,057.49	205,057.49	205,057.49	205,057.49	205,057.49	205,057.49
00-0394-PG	Whalen South	246,294.41	123,147.21	123,147.21	123,147.21	123,147.21	123,147.21	123,147.21	123,147.21	123,147.21	123,147.21	123,147.21	123,147.21	123,147.21	123,147.21	123,147.21
00-0378-PG	Thompson - Vincentown	182,688.60	119,779.40													
00-0393-PG	Whalen Home	378,940.67	278,643.87													
00-0396-PG	Haines, Thomas	268,648.37	216,402.65													
00-0390-PG	Hablik Estate	668,683.58	334,228.77													
00-0402-PG	Abraham Horstead Farms	334,444.32	252,140.59													
00-0404-PG	Indian Hill Farm, LLC	742,847.84	482,800.69													
00-0398-PG	Wells	191,992.29	127,745.97													
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00-0407-PG	Henry, S.J. & Debra M	211,711.84	122,885.33													
00-0412-PG	Giberson, P. & J.L. (Home Farm)	877,747.57	458,873.78	438,873.78	438,873.78	438,873.78	438,873.78	438,873.78	438,873.78	438,873.78	438,873.78	438,873.78	438,873.78	438,873.78	438,873.78	438,873.78
00-0408-PG	Giberson Grain Farm, LLC	745,168.80	372,579.40	372,579.40	372,579.40	372,579.40	372,579.40	372,579.40	372,579.40	372,579.40	372,579.40	372,579.40	372,579.40	372,579.40	372,579.40	372,579.40
00-0413-PG	Chung, Peter & Monica	435,178.17	307,824.00													
00-0409-PG	Rowe, Stanley & Rosemarie	238,800.04	147,771.50													
00-0415-PG	Abrams, Pearl A.	480,638.59	329,124.55													
00-0409-PG	McLaughlin, Noble & Dorothy	58,854.64	42,662.36													
00-0414-PG	To Better Daye Boarding, LLC	185,242.20	118,862.80													
00-0411-PG	Coul, Adam & Lisa	106,766.10	53,383.05													
Totals Encumbered	31	18,469,888.90	10,676,968.66	1,277,051.41	0.000	1,087.50	1,087.50	1,087.50	1,087.50	1,087.50	1,087.50	1,087.50	1,087.50	1,087.50	1,087.50	1,087.50
Totals Expended	8	3,329,097.11	1,912,032.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				Encumbered/Expended FY08			1,087.50									
				Encumbered/Expended FY11			1,000,000.00									
				Encumbered/Expended FY13			1,000,000.00									
				Encumbered/Expended FY17	1,000,000.00											
				Total	0.00											

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Giberson Grain Farm, LLC
03- 0406-PG
County PIG Program
181 Acres

Block 794	Lot 9	Shamong Twp.	Burlington County
SOILS:		Local	4% * .05 = .20
		Other	1% * 0 = .00
		Prime	69% * .15 = 10.35
		Statewide	26% * .1 = 2.60
			SOIL SCORE: 13.15
TILLABLE SOILS:		Cropland Harvested	96% * .15 = 14.40
		Wetlands	4% * 0 = .00
			TILLABLE SOILS SCORE: 14.40
FARM USE:	Corn-Cash Grain	42 acres	
	Soybeans-Cash Grain	46 acres	
	Beef Cattle Except Feedlots	64 acres	25 beef cows

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st three (3) acres for around existing SF residence and ag structures
 - 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.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R8(12)

**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
BURLINGTON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
Chung, Peter and Monica ("Owners")
Shamong Township, Burlington County**

**N.J.A.C. 2:76-17 et seq.
SADC ID#03-0413-PG**

August 24, 2017

WHEREAS, on December 15, 2008 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 FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 15.01, Lot 7.02, Shamong Township, Burlington County, totaling 118.795 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1), two (2) acre non-severable exception area limited to zero (0) single family residential unit(s) and to afford future flexibility of uses resulting in 116.795 net acres (surveyed) to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

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

WHEREAS, the Owner has 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 69.61 which exceeds 48 , which is 70% of the County's average quality score as determined by the SADC on July 24, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 5, 2015 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, the New Jersey Pinelands Commission Letter of Interpretation #2134 allocated 5.25 Pinelands Development Credits (PDCs) to Block 15.01, Lot 7.02; and

WHEREAS, the Burlington County Board of Chosen Freeholders purchased the development easement on June 23, 2016 and as a result the 5.25 PDCs were 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, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and

WHEREAS, on November 4, 2015, 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: \$3,312 per acre

Formula Valuation with 10% impervious cover option: \$3,726 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.13 a landowner may choose to receive a higher base value pursuant to N.J.A.C. 2:76-19.4(c) by placing a deed restriction on the property that limits impervious coverage on the property to 10% of the total property acreage; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on November 12, 2015 the SADC certified a development easement value of \$3,585 per acre and a fee simple "before" value of \$8,185 based on zoning and environmental regulations in place as of July 14, 2015; and

WHEREAS, N.J.A.C. 2:76-19.14, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$6,548 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,726 per acre for the development easement for the Property which is based on the Formula Value with the impervious cover option; and

WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 11.68 acres; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.13, impervious coverage shall include, but is not limited to, houses, barns, stables, sheds, silos, outhouses, cabanas, and other buildings, swimming pools, docs or decks. Temporary greenhouses or other temporary coverings which do not have impervious floors are not included; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 8, 2016 the Shamong Township Committee approved the Owner's application (Resolution 2016R-40) for the sale of development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$458,298 to cover the cost of the development easement; and

WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on June 23, 2016 for \$435,178.17 (\$3,726 per acre) which was recorded in the Burlington County Clerk's Office on July 21, 2016 in Deed Book 13232, Page 4168; and

WHEREAS, the estimated cost share breakdown is as follows (based on 116.795 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$307,824.90	(\$2,635.60/acre)
<u>County</u>	<u>\$127,353.27</u>	<u>(\$1,090.40/acre)</u>
Total Easement Purchase	\$435,178.17	(\$3,726/acre)

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, the Burlington County Agriculture Development Board is requesting \$188,546.81 in FY17 base grant funding and \$119,278.09 in FY17 competitive funding which is available at this time (Schedule B); 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 116.795 net easement acres, at a State cost share of \$2,635.60 per acre, (70.7% of the easement value based on Pinelands Formula), for a total grant need of \$307,824.90, \$188,546.81 in FY17 base grant funding and \$119,278.09 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 11.68 acres; and

BE IT FURTHER RESOLVED, the Property includes one (1), two (2) acre non-severable exception area limited to zero (0) single family residential units and to afford future flexibility of use; and

BE IT FURTHER RESOLVED, the Property includes one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; 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 if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f

8/24/17

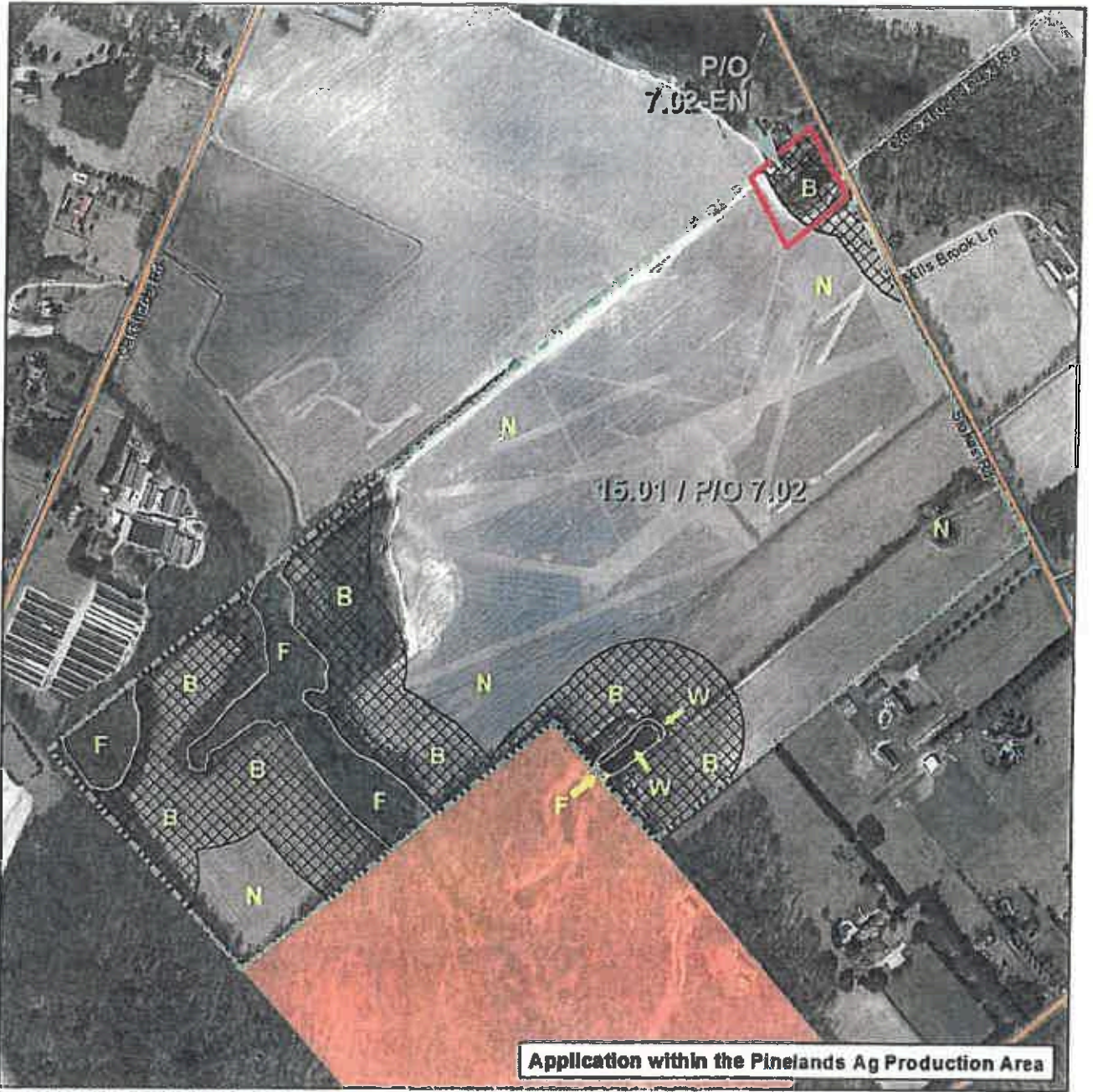
Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	ABSTAIN
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Wetlands



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Application within the Pinelands Ag Production Area

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

Peter & Monica Chung
Block 16.01 P/O Lot 7.02 (116.06 ac)
& P/O Lot 7.02-EN (non-severable exception - 2.0 ac)
Gross Total = 118.06 ac
Shamong Twp., Burlington County

Property in Question	Pinelands No Wetland Credits
SE - Non-Severable Exception	High-Value Agricultural Credits
EX - Conveyance Exception	Municipal, County and non-severable P/O Wetland Credits
Wetland Wetlands	State Owned Conservation Easement
300 ft Buffer Wetlands	State Owned GIS & Recreation Easement
Primary - Limited Access	State Owned GIS & Recreation Easement
Primary or State Ways	State Owned GIS & Recreation Easement
County Roads	
Subplot Wetland	



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

Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJDP Wetlands Data
 NJ Pinelands Commission PDC Data
 NJ Municipal GIS Data
 NJDOTGIS 2013 Digital Aerial Image

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

Preserved Farms and Active Applications Within Two Miles

Application within the Pinelands Ag Production Area

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Peter & Monica Chung
Block 15.01 P/O Lot 7.02 (116.06 ac)
& P/O Lot 7.02-EN (non-severable exception - 2.0 ac)
Gross Total = 118.06 ac
Shamong Twp., Burlington County

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



Legend

- Property in Question
- EN - non-severable Exception
- EN - (severable) Exception
- Preserved Exemption
- Active Application
- County Boundaries
- Municipal Boundaries
- Pinelands Development Credit
- Wetland, County Wetland, Wetland Open Space
- 2015 State GIS & Innovation Exception



Source:
NJ Farmland Preservation Program
Open Space Conservation Easement Data
NJ Pinelands Commission POC Data
NJ State GIS & Innovation
MCH/2015 2015 Digital Aerial Image

Date: 7/28/20 10

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

SADC County Financial Status Schedule B

Burlington County

SADC ID#	Farm	SADC		Federal Grant		Base Grant				Competitive Funds				FY17 Balance							
		Cost Basis	Grant Share	Total	SADC	Encumbered	Fiscal Year			Maximum Grant	Encumbered	Expended	FY11 Balance		FY13 Balance						
							09	11	13							Fiscal Year 17					
03-0348-PG	Bur Cty/Griffin	307,639.79	198,945.86	210,343.57	1,067.50	1,500,000.00	1,067.50														
03-0352-PG	Bur Cty/Krause	643,702.50	405,846.25	405,846.25																	
03-0349-PG	Bur Cty/Clayton Block East	449,996.99	291,847.72	291,847.72																	
03-0351-PG	Bur Cty/Wainwright Cora	1,310,467.20	766,280.32	316,817.11																	
03-0350-PG	Bur Cty/Wainwright Curtis	1,107,802.35	664,681.41	602,361.17																	
03-0346-PG	Bur Cty/Anlico	387,480.90	238,911.85																		
03-0345-PG	Bur Cty/Murphy	424,990.40	294,996.40																		
03-0350-PG	Bur Cty/Burr Estate	1,913,290.04	1,147,974.02	477,861.00																	
03-0349-PG	Bur Cty/Stevens	482,614.34	292,181.00																		
03-0345-PG	Bur Cty/Stevenson	337,491.65	246,756.19																		
03-0349-PG	Bur Cty/D'Amico, Anthony	689,981.50	425,638.09	427,500.00																	
03-0372-PG	Bur Cty/Aloway Family	489,826.52	335,746.99	335,746.99																	
03-0372-PG	Bur Cty/Aloway Family	179,153.93	121,408.34	121,408.34																	
03-0377-PG	Bur Cty/Chung	312,322.82	225,192.99	117,209.67																	
03-0380-PG	Bur Cty/Simpson Berry Farm	462,707.10	360,718.57	117,209.67																	
03-0376-PG	Gramer	99,000.00	74,800.00																		
03-0381-PG	Thompson - Goose Pond	1,638,863.21	1,210,012.89																		
03-0383-PG	Thompson - Parish	634,064.71	465,953.36																		
03-0382-PG	Thompson & Wright (Birches)	327,764.23	240,874.16																		
03-0382-PG	Aloway - Prickett	410,114.97	208,067.48	208,067.48																	
03-0384-PG	Aloway - Hall	246,294.41	123,147.21	123,147.21																	
03-0384-PG	Whalen South	353,891.99	257,929.66																		
03-0378-PG	Thompson - Vicenttown	192,698.60	119,779.40																		
03-0383-PG	Whalen Home	378,940.67	278,643.87																		
03-0385-PG	Haines, Thomas	288,648.37	215,402.68																		
03-0386-PG	Hubbick Estate	668,459.35	334,229.78																		
03-0402-PG	Abrams Homestead Farms	334,546.32	232,140.59																		
03-0404-PG	Indian Mills Farm, LLC	742,847.84	482,600.55																		
03-0389-PG	Wells	191,592.29	137,448.97																		
03-0403-PG	Abrams	274,907.00	171,380.00																		
03-0407-PG	Henry, S J & Debra M	211,711.84	123,886.39																		
03-0412-PG	Giberson, P. & J.L. (Home Farm)	877,747.57	438,873.79	438,873.79																	
03-0406-PG	Giberson Grain Farm, LLC	745,158.80	372,579.40	372,579.40																	
03-0413-PG	Chung, Peter & Monica	435,178.17	307,824.90																		
03-0408-PG	Rowe, Stanley & Roseanne	238,990.04	147,721.50																		
03-0415-PG	Abrams, Pearl A.	480,639.69	329,124.65																		
03-0405-PG	McKaupman, Noble & Dorothy	58,954.64	41,982.38																		
03-0414-PG	To Better Days Boarding, LLC	185,242.20	119,862.90																		
03-0411-PG	Caul, Adam & Lisa	106,766.10	58,383.05																		
Totals Closed	31	16,469,965.90	10,975,858.45	1,277,061.41	0.00																
Totals Encumbered	8	3,128,687.11	1,812,033.17	811,453.19	0.00																
				Encumber/Expended FY09	1,067.50																
				Encumber/Expended FY11	1,900,000.00																
				Encumber/Expended FY13	1,000,000.00																
				Encumber/Expended FY17	1,000,000.00																
				Total	4,967,500.00																
					3,000,000.00																
					5,000,000.00																
					17,536,217.93																
					0.00																
					4,890,721.91																
					4,793,000.41																
					4,403,875.86																
					4,351,213.48																
					4,241,350.86																
					4,187,967.83																
					(0.00)																
					(0.00)																

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Chung, Peter & Monica
03- 0413-PG
County PIG Program
116 Acres

Block 15.01	Lot 7.02	Shamong Twp.	Burlington County
SOILS:		Prime	29% * .15 = 4.35
		Statewide	61% * .1 = 6.10
		Unique zero	10% * 0 = .00
			SOIL SCORE: 10.45
TILLABLE SOILS:		Cropland Harvested	82% * .15 = 12.30
		Woodlands	18% * 0 = .00
			TILLABLE SOILS SCORE: 12.30
FARM USE:	Corn-Cash Grain		acres
	Vegetable & Melons		acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st two (2) acres for flexibility of use around ag structures and non ag use
 - Exception is not to be severed from Premises
 - No residences
 - 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 FY2018R8(13)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
BURLINGTON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Rowe, Stanley and Roseanne ("Owners")
Shamong Township, Burlington County

N.J.A.C. 2:76-17 et seq.
SADC ID#03-0408-PG

August 24, 2017

WHEREAS, on December 15, 2008 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 FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 17, Lot 12.01, Shamong Township, Burlington County, totaling 34.758 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes zero (0) existing single family residential unit; zero (0) agricultural labor units; no pre-existing non-agricultural uses; and no exception areas; resulting in 34.758 net acres (surveyed) to be preserved; and

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

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

WHEREAS, the Property has a quality score of 77.07 which exceeds 48 , which is 70% of the County's average quality score as determined by the SADC July 24, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 4, 2015 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, the New Jersey Pinelands Commission Letter of Interpretation #2136 allocated 1.75 Pinelands Development Credits (PDCs) to Block 17, Lot 12.01; and

WHEREAS, as a result of the conveyance of the deed of easement to the County, the 1.75 PDCs will be retired; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on November 12, 2015 the SADC certified a development easement value of \$6,700 per acre and a fee simple value of \$10,500 per acre based on zoning and environmental regulations in place as of July 25, 2015; and

WHEREAS, N.J.A.C. 2:76-19.4, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$8,400 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 (Formula) or pursuant to N.J.S.A. 4:1C-31; and

WHEREAS, on November 4, 2015, 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: \$3,775 per acre

Formula Valuation with 10% impervious cover option: \$4,247 per acre; and

WHEREAS, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,818 per acre for the development easement which is higher than the SADC certified easement value of \$6,700 per acre but less than the highest easement value of \$6,935 per acre; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 8, 2016 the Shamong Township

Committee approved the Owner's application (Resolution No. 2016R-40) for the sale of development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed Resolution #2016-7 granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$248,039 to cover the cost of the development easement; and

WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on September 8, 2016 for \$236,980.04 (\$6,818 per acre) which was recorded in the Burlington County Clerk's Office on October 1, 2016 in Deed Book 13242, Page 7070; and

WHEREAS, the estimated cost share breakdown is as follows (based on 34.758 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$147,721.50	(\$4,250/acre)
<u>County</u>	<u>\$ 89,258.54</u>	<u>(\$2,568/acre)</u>
Total Easement Purchase	\$236,980.04	(\$6,818/acre)

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, the Burlington County Agriculture Development Board is requesting \$147,721.50 in FY17 competitive funding which is available at this time (Schedule B); 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 34.758 net easement acres, at a State cost share of \$4,250 per acre, (63.43% of certified easement value and 62.33% of purchase price), for a total grant need of \$147,721.50 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes zero (0) existing single family residential unit; zero (0) agricultural labor units; no pre-existing non-agricultural uses; and no exception areas; resulting in 34.758 net acres (surveyed) to be preserved; 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 if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17

Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	ABSTAIN
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Wetlands

Schedule A



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Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Stanley and Roseanne Rowe
Block 17 Lot 12.01 (34.3 ac)
Gross Total = 34.3 ac
Shamong Twp., Burlington County



Pinelands Boundary	
	Property to Question
	W1 - Non-Conservation Easement
	W2 - (Reserved) Easement
	Wetland Boundaries
	300' Buffer Wetlands
	Primary - Limited Access
	Federal State Ways
	County Roads
	Neighborhood Roads
	Pinelands Development Credits
	Highlands Development Credits
	Highlands Protected Lands
	Highlands County Parks
	Municipal, County and Non-Profit Protected Open Space
	State Owned Conservation Easement
	State Owned Open Space/Conservation 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:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJDEP Wetlands Data
 NJ Pinelands Committee PDC Data
 NJ Highlands Council Data
 NJON/OGIS 2012 Digital Aerial Image

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

Preserved Farms and Active Applications Within Two Miles



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Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Stanley and Roseanne Rowe
Block 17 Lot 12.01 (34.3 ac)
Gross Total = 34.3 ac
Shamong Twp., Burlington County

Property in Case File	County Boundaries
M - (Non-Reserve) Exemption	Municipal Boundaries
G - (Reversible) Exemption	Private Development Cutoffs
Preserved Easements	Municipal Development Cutoffs
Active Applications	Highlands Protected Lands
Primary - Limited Access	No growth County Parts
Federal or State Ways	Municipal County and Non-Profit Preserved Open Space
County Roads	State Owned Cooperative Easement
Municipal Roads	State Owned O&E & Recreational Easement



Sources:
NJ Farmland Preservation Program
Open Acres Conservation Easement Data
NJ Pinelands Commission FDC Data
NJ Highlands Council Data
NOI/NOIS 2012 Digital Aerial Image

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

SADC County I Financial Status
Schedule B

Burlington County

SADC ID#	Farm	SADC			Federal Grant			Base Grant			Competitive Funds			FY17 Balance
		Cost Basis	Cost Share	SADC	Total Federal Grant	SADC Federal Grant	Fiscal Year			Machbourn Grant	Expended	FY17 Balance		
							09	11	17					
03-0348-PG	Bar Cyl/Griffin	307,439.79	199,945.86											
03-0352-PG	Bar Cyl/Krause	643,702.50	405,845.25											
03-0349-PG	Bar Cyl/Clyde Block East	448,988.98	281,847.72											
03-0351-PG	Bar Cyl/Walwright, Cora	1,370,487.20	786,289.32											
03-0350-PG	Bar Cyl/Walwright, Cards	1,107,802.35	664,881.41											
03-0353-PG	Bar Cyl/D'Amico	307,458.98	238,811.68											
03-0354-PG	Bar Cyl/Humilty	424,880.40	296,286.40											
03-0350-PG	Bar Cyl/Durt Estate	1,913,280.04	1,147,974.02		477,261.00									
03-0356-PG	Bar Cyl/Stavrel	482,814.34	292,181.00											
03-0358-PG	Bar Cyl/Stevenson	337,491.88	246,786.15											
03-0359-PG	Bar Cyl/D'Iullo, Anthony	693,991.80	428,638.00											
03-0376-PG	Bar Cyl/Alloway Family	408,588.32	336,746.98											
03-0372-PG	Bar Cyl/Birch	178,153.93	127,408.34											
03-0377-PG	Bar Cyl/Chung	312,392.82	222,182.88											
03-0380-PG	Bar Cyl/Simons Berry Farm	482,707.10	359,718.87											
03-0376-PG	Cramer	89,000.00	73,900.00											
03-0381-PG	Thompson - George Pond	1,838,885.21	1,210,012.89											
03-0382-PG	Thompson - Peach	834,064.71	488,983.36											
03-0382-PG	Thompson & Wright (Birches)	327,784.23	240,675.15											
03-0382-PG	Alloway - Pricet	410,114.97	286,087.48		206,057.49									
03-0381-PG	Alloway - Hall	248,284.41	123,147.21		123,147.20									
03-0384-PG	Whalen South	353,891.96	287,528.36											
03-0378-PG	Thompson - Vinecstown	192,868.80	119,779.40											
03-0383-PG	Whalen Home	378,940.97	275,943.87											
03-0385-PG	Haines, Thomas	288,848.37	215,402.98											
03-0390-PG	Hulbik Estate	608,488.88	334,228.78											
03-0394-PG	Abrams Horstead Farms	742,847.64	482,800.66											
03-0398-PG	Wells	191,882.88	127,146.97											
03-0393-PG	Abrams	274,887.80	171,388.00											
03-0407-PG	Henry, S. & DeJores M	211,711.84	122,888.30											
03-0412-PG	Gibson, P. & J.L. (Home Farm)	877,747.57	438,873.78											
03-0413-PG	Gibson Grain Farm, LLC	745,158.80	372,579.40											
03-0413-PG	Chung, Peter & Monica	435,178.17	307,824.90											
03-0418-PG	Rowe, Stanley & Roseanne	238,980.04	147,721.50											
03-0415-PG	Abrams, Pearl A.	480,638.68	320,124.55											
03-0419-PG	McNeuhob, Noble & Dorothy	58,954.64	42,882.38											
03-0414-PG	To Better Days Boarding, LLC	185,242.20	119,862.80											
03-0411-PG	Caul, Adam & Jina	706,768.10	53,383.05											
Totals Cleared		31	16,489,853.98	10,975,982.46	1,277,051.41	0.00								
Totals Encumbered		8	3,128,887.11	1,812,032.17	811,453.18	0.00								
											Encumbered/Expanded FY08	0.00		
											Encumbered/Expanded FY11	1,000,000.00		
											Encumbered/Expanded FY13	1,000,000.00		
											Encumbered/Expanded FY17	1,000,000.00		
											Total	0.00		
											Encumbered	812,832.17		
											Expanded	3,000,000.00		
											FY17 Balance	6,000,000.00		
											FY13 Balance	0.00		
											FY11 Balance	17,538,217.28		
											FY17 Balance	687,829.87		
											Final Balance	0.00		

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Rowe, Stanley & Roseanne
03- 0408-PG
County PIG Program
34 Acres

Block 17	Lot 12.01	Shamong Twp.	Burlington County
SOILS:		Other	5% * 0 = .00
		Prime	95% * .15 = 14.25
			SOIL SCORE: 14.25
TILLABLE SOILS:		Cropland Harvested	94% * .15 = 14.10
		Wetlands	2% * 0 = .00
		Woodlands	4% * 0 = .00
			TILLABLE SOILS SCORE: 14.10
FARM USE:	Vegetable & Melons		29 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No 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 of New Jersey
 State Agriculture Development Committee
 Farmland Preservation Program
 Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Burlington Shamong Twp. 0332
 APPLICANT Rowe, Stanley & Roseanne

PRIORITIZATION SCORE

SOILS:		Other	5% * 0	=	.00	
		Prime	95% * .15	=	14.25	
					SOIL SCORE:	14.25
TILLABLE SOILS:		Cropland Harvested	94% * .15	=	14.10	
		Wetlands	2% * 0	=	.00	
		Woodlands	4% * 0	=	.00	
					TILLABLE SOILS SCORE:	14.10
BOUNDARIES AND BUFFERS:		Deed Restricted Farmland (Permanent)	54% * .2	=	10.80	
		Residential Development	15% * 0	=	.00	
		Streams and Wetlands	20% * .18	=	3.60	
		Woodlands	11% * .06	=	.66	
					BOUNDARIES AND BUFFERS SCORE:	15.06
CONTIGUOUS PROPERTIES / DENSITY:		Rowe	Restricted Farm or Current Application		2	
		Chung	Restricted Farm or Current Application		2	
		Abrams Romestead	Restricted Farm or Current Application		2	
		Wells	Restricted Farm or Current Application		2	
		PDC	Restricted Farm or Current Application		2	
					DENSITY SCORE:	10.00
LOCAL COMMITMENT:			100% * 20	=	20.00	
					LOCAL COMMITMENT SCORE:	20.00
SIZE:						
					SIZE SCORE:	1.49
IMMIMENCE OF CHANGE:		SADC Impact factor ~ 2.17				
					IMMINENCE OF CHANGE SCORE:	2.17
COUNTY RANKING:						
EXCEPTIONS:						
					EXCEPTION SCORE:	.00
					TOTAL SCORE:	77.07

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R8(14)

**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
BURLINGTON COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
Abrams, Pearl A. ("Owner")
Shamong Township, Burlington County**

**N.J.A.C. 2:76-17 et seq.
SADC ID#03-0415-PG**

August 24, 2017

WHEREAS, on December 15, 2008 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 FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm that at the time was identified as Block 18, Lots 11.01 and 12, Shamong Township, Burlington County, totaling 108.237 gross acres hereinafter referred to as "the Property" and

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

WHEREAS, the Property includes one (1), 6.385 acre non-severable exception area limited to zero (0) single family residential units and to afford future flexibility of uses resulting in 101.852 net acres (surveyed) to be preserved; and

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

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

WHEREAS, on advice of counsel the Owners refused to sign the SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses, the County has informed the SADC the Owners were provided copies of the documents; and

WHEREAS, the Property has a quality score of 73.77 which exceeds 48, which is 70% of

the County's average quality score as determined by the SADC on July 24, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 4, 2015 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, the New Jersey Pinelands Commission Letter of Interpretation #1338 allocated 5.5 Pinelands Development Credits (PDCs) to Block 18, Lots 11.01 and 12; and

WHEREAS, as a result of the survey, it was revealed that Lot 15 (0.474 acres) is owned by the Applicant and if Lot 11.01 were preserved, Lot 15 would become a landlocked parcel. The Applicant agreed to include Lot 15 in the preservation application and to donate the value of Lot 15, which has no Pinelands Development Credits assigned to it as confirmed by the Pinelands Commission; and

WHEREAS, the inclusion of Lot 15 increases the total net easement surveyed acres of the Property to be preserved to 102.326 acres as shown on Schedule A; and

WHEREAS, the Burlington County Board of Chosen Freeholders purchased the development easement on August 25, 2016 and as a result the 5.5 PDCs associated with Block 18 Lot 11.01 and 12 were 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, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and

WHEREAS, on December 1, 2015, 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: \$4,194 per acre
Formula Valuation with 10% impervious cover option: \$4,719 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.13 a landowner may choose to receive a higher base value pursuant to N.J.A.C. 2:76-19.4(c) by placing a deed restriction on the property that limits impervious coverage on the property to 10% of the total property acreage; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 24, 2016 the SADC certified a development easement value of \$4,598 per acre and a fee simple "before" value of \$8,198 per acre based on zoning and environmental regulations in place as of

November 11, 2015; and

WHEREAS, N.J.A.C. 2:76-19.14, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$6,558.40 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$4,719 per acre for the development easement for the Property based on the Formula Value with impervious coverage option; and

WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 10.23 acres; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.13, impervious coverage shall include, but is not limited to, houses, barns, stables, sheds, silos, outhouses, cabanas, and other buildings, swimming pools, docs or decks. Temporary greenhouses or other temporary coverings which do not have impervious floors are not included; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 5, 2010 the Shamong Township Committee approved the Owner's application (Resolution 2010R-74) for the sale of development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed a revised resolution granting final approval for funding the Property. A condition of the final approval was that the landowner donate the easement value of Block 18, Lot 15; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 14, 2011, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$486,954 to cover the cost of the development easement; and

WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on August 25, 2016 for \$480,639.59 (\$4,719 per acre) which was recorded in the Burlington County Clerk's Office on September 28, 2016 in Deed Book 13244, Page 2086; and

WHEREAS, the estimated cost share breakdown is as follows (based on 101.852 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$329,124.55	(\$3,231.40/acre)
County	\$151,515.04	(\$1,487.60/acre)
Total Easement Purchase	\$480,639.59	(\$4,719/acre); 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, the Burlington County Agriculture Development Board is requesting \$329,124.55 in FY17 competitive funding which is available at this time (Schedule B); 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 102.326 net easement acres (Lot 15 containing 0.474 acres will be donated), at a State cost share of \$3,231.40 per acre, (68.48% the easement value based on Pinelands Formula), for a total grant need of \$329,124.55 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property outside of the exception area which totals approximately 10.23 acres; and

BE IT FURTHER RESOLVED, the Property includes one (1), 6.385 acre non-severable exception area limited to zero (0) single family residential units and to afford future flexibility of uses resulting in 102.326 net acres (surveyed) to be preserved; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunity, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; 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 if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-46

8/24/17
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

- | | |
|--|---------|
| Monique Purcell, Acting Chairperson | YES |
| Cecile Murphy (rep. DEP Commissioner Martin) | YES |
| Thomas Stanuikynas (rep. DCA Commissioner Richman) | YES |
| Ralph Siegel (rep. State Treasurer Scudder) | ABSENT |
| Jane Brodhecker | YES |
| Alan Danser, Vice Chairman | ABSENT |
| W. Scott Ellis | ABSENT |
| Denis C. Germano, Esq. | YES |
| Peter Johnson | ABSTAIN |
| Brian Schilling (rep. Executive Dean Goodman) | YES |
| James Waltman | ABSENT |



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

Abrams, Pearl
 Block 18 Lots 12 (10.4 ac), 15 (0.6 ac), P/O 11.01 (83.3 & 10.5 ac)
 & P/O 11.01-EN (non-severable exception – 6.4 ac)
 Gross Total – 111.11 ac.
 Shamong Twp., Burlington County



Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJDEP Wetlands Data
 NJ Pinelands Commission PDC Data
 NJOT/DOBIS 2015 Digital Aerial Image

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

	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	300 ft Buffered Wetlands
	Primary - Limited Access
	Federal or State Highways
	County Roads
	Municipal/Local Roads
	Highlands (or Pinelands) Development Credits

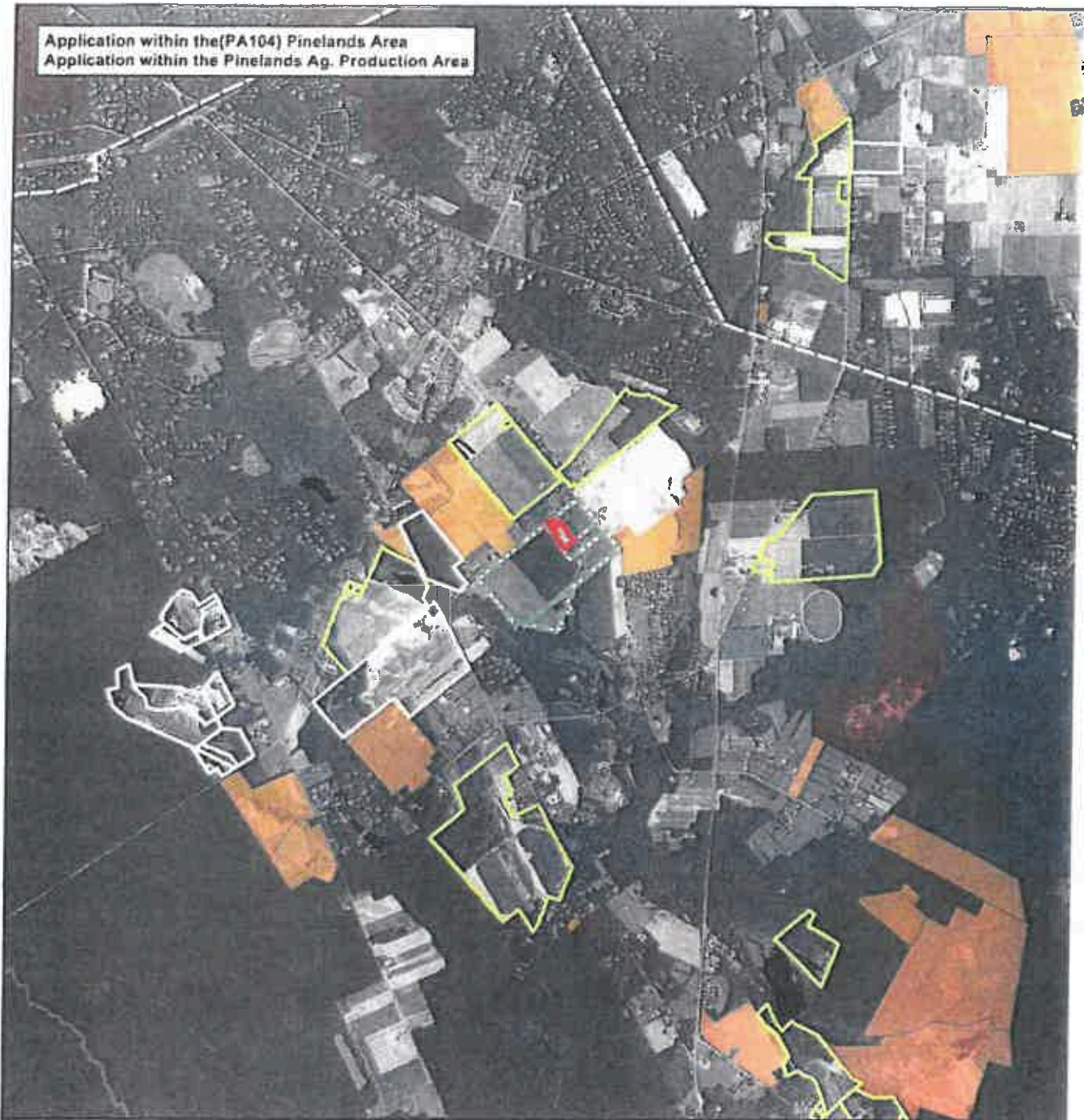


Wetlands Legend:
 F - Freshwater Wetlands
 L - Linear Wetlands
 M - Wetlands Modified for Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 B - 300' Buffer
 W - Water

Preserved Farms and Active Applications within Two Miles

Application within the (PA104) Pinelands Area
Application within the Pinelands Ag. Production Area

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Abrams, Pearl
Block 18 Lot 12 (10.35 ac), Lot 15 (.598 ac), P/O Lot 11.01 (96.16 ac)
& P/O Lot 11.01-EN (non-severable exception – 4.0 ac)
Gross Total – 111.11 ac.
Shamong Twp. Burlington County

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

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

- Property lot boundaries
- EN - (non-severable) Exception
- ES - (severable) Exception
- Preserved Knowledge
- Active Applications
- County boundaries
- Municipal boundaries
- Farmland Development Credits
- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned O&E & Recreation Easement



Source:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ Pinelands Commission PDC Data
NJ Pinelands Council Data
NICTD/COS 2012 Digital Aerial Image

Date: 10/1/201

SADC County Financial Status
Schedule B

Burlington County

SADC ID#	Form	SADC		Federal Grant		Base Grant			Competitive Funds			FY17 Balance			
		Cost Basis	Grant Share	Total Federal Grant	SADC Grant	Fiscal Year 09		Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Maximum Grant		Expended	FY11 Balance	FY13 Balance
						Encumbered	PV								
03-0348-PG	Bur Cty/Griffin	307,639.79	199,946.86	210,383.67	199,946.86	199,946.86	1,067.60	1,067.60	1,067.60	3,000,000.00	3,000,000.00	0.00	0.00		
03-0352-PG	Bur Cty/Kreuzer	643,702.60	408,948.25	408,948.25	408,948.25	408,948.25	1,000,000.00	1,000,000.00	1,000,000.00	6,000,000.00	6,000,000.00	667,429.67	667,429.67		
03-0348-PG	Bur Cty/Clayton Block East	448,998.99	291,847.72	316,817.11	291,847.72	291,847.72	1,000,000.00	1,000,000.00	1,000,000.00	5,000,000.00	5,000,000.00	17,636,217.28	17,636,217.28		
03-0351-PG	Bur Cty/Walmsley, Core	1,310,467.20	864,881.41	602,361.17	602,361.17	602,361.17	2,001,007.50	2,001,007.50	2,001,007.50	183,919.15	183,919.15	#####	#####		
03-0350-PG	Bur Cty/Walmsley, Curtis	1,107,402.35	694,881.41	602,361.17	602,361.17	602,361.17	2,001,007.50	2,001,007.50	2,001,007.50	664,691.41	664,691.41	#####	#####		
03-0356-PG	Bur Cty/Ranco	387,480.90	239,911.85	602,361.17	602,361.17	602,361.17	2,001,007.50	2,001,007.50	2,001,007.50	239,911.85	239,911.85	#####	#####		
03-0356-PG	Bur Cty/Murphy	424,880.40	264,968.40	602,361.17	602,361.17	602,361.17	2,001,007.50	2,001,007.50	2,001,007.50	264,968.40	264,968.40	#####	#####		
03-0360-PG	Bur Cty/Doug Estate	1,913,200.04	1,147,974.02	477,861.00	477,861.00	477,861.00	3,801,057.60	3,801,057.60	3,801,057.60	1,147,974.02	1,147,974.02	1,147,974.02	1,147,974.02		
03-0359-PG	Bur Cty/Stratell	482,614.34	292,161.00	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	292,161.00	292,161.00	186,760.37	186,760.37		
03-0365-PG	Bur Cty/Shevelev	337,491.66	246,756.19	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	181,131.95	181,131.95	35,634.42	35,634.42		
03-0365-PG	Bur Cty/Ditullo, Anthony	889,961.60	426,638.00	427,600.00	426,638.00	426,638.00	1,578,419.60	1,578,419.60	1,578,419.60	426,638.00	426,638.00	#####	#####		
03-0376-PG	Bur Cty/Aloway Family	488,536.32	336,746.99	121,408.34	121,408.34	121,408.34	1,116,264.37	1,116,264.37	1,116,264.37	336,746.99	336,746.99	#####	#####		
03-0372-PG	Bur Cty/Bueh	178,183.93	121,408.34	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	121,408.34	121,408.34	#####	#####		
03-0371-PG	Bur Cty/Chung	312,332.82	222,629.68	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	222,629.68	222,629.68	#####	#####		
03-0368-PG	Bur Cty/Dimitra Berry Farm	462,767.10	350,718.57	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	350,718.57	350,718.57	#####	#####		
03-0376-PG	Cramer	99,090.00	73,000.00	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	73,000.00	73,000.00	#####	#####		
03-0376-PG	Thompson - Gooses Pond	1,838,968.21	1,210,012.89	483,543.36	483,543.36	483,543.36	1,210,012.89	1,210,012.89	1,210,012.89	1,210,012.89	1,210,012.89	#####	#####		
03-0383-PG	Thompson - Peach	634,064.71	486,863.36	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	486,863.36	486,863.36	#####	#####		
03-0383-PG	Thompson & Wright (Birches)	327,764.33	246,976.18	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	246,976.18	246,976.18	#####	#####		
03-0382-PG	Aloway - Prickett	410,114.87	205,067.48	123,147.21	123,147.21	123,147.21	1,116,264.37	1,116,264.37	1,116,264.37	205,067.48	205,067.48	#####	#####		
03-0391-PG	Aloway - Hall	246,294.41	123,147.21	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	123,147.21	123,147.21	#####	#####		
03-0384-PG	Whelan South	353,891.66	267,629.68	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	267,629.68	267,629.68	#####	#####		
03-0378-PG	Thompson - Vincentown	192,666.60	119,779.40	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	119,779.40	119,779.40	#####	#####		
03-0393-PG	Whelan Home	378,990.57	273,443.97	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	273,443.97	273,443.97	#####	#####		
03-0394-PG	Haines, Thomas	286,648.37	216,402.66	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	216,402.66	216,402.66	#####	#####		
03-0390-PG	Hulbik Estate	688,469.66	534,229.77	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	534,229.77	534,229.77	#####	#####		
03-0402-PG	Abrams Homestead Farms	334,546.32	233,140.59	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	233,140.59	233,140.59	#####	#####		
03-0400-PG	Indian Mills Farm, LLC	742,947.84	662,660.58	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	662,660.58	662,660.58	#####	#####		
03-0386-PG	Wells	191,892.29	137,146.97	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	137,146.97	137,146.97	#####	#####		
03-0403-PG	Abrams	274,987.00	171,380.00	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	171,380.00	171,380.00	#####	#####		
03-0407-PG	Henry, SJ & Delores M	211,711.64	122,665.33	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	122,665.33	122,665.33	#####	#####		
03-0412-PG	Giberson, P. & J.L. (Home Farm)	677,747.57	436,673.78	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	436,673.78	436,673.78	#####	#####		
03-0409-PG	Giberson Grain Farm, LLC	745,158.80	372,679.40	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	372,679.40	372,679.40	#####	#####		
03-0413-PG	Chung, Peter & Monica	435,178.17	307,824.90	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	307,824.90	307,824.90	#####	#####		
03-0408-PG	Rowe, Stanley & Rosemarie	236,980.04	147,721.50	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	147,721.50	147,721.50	#####	#####		
03-0415-PG	Abrams, Pearl A.	480,639.59	329,124.56	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	329,124.56	329,124.56	#####	#####		
03-0408-PG	McNeaughton, Noble & Dorothy	58,964.64	42,692.38	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	42,692.38	42,692.38	#####	#####		
03-0414-PG	To Baker Devs Boarding, LLC	185,242.20	119,862.60	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	119,862.60	119,862.60	#####	#####		
03-0411-PG	Caul, Adam & Lisa	105,766.10	53,363.05	117,206.67	117,206.67	117,206.67	1,001,057.60	1,001,057.60	1,001,057.60	53,363.05	53,363.05	#####	#####		
Totals Closed		31	16,489,985.80	10,676,968.46	1,277,081.41	0.00				116,278.09	116,278.09	4,680,791.91	4,680,791.91		
Totals Encumbered		8	3,128,687.11	1,612,032.17	111,453.18	0.00				147,721.50	147,721.50	4,733,000.41	4,733,000.41		
					Encumbered/Expended FY09	0.00				328,124.55	328,124.55	4,403,675.66	4,403,675.66		
					Encumbered/Expended FY11	1,067.60				42,692.38	42,692.38	4,391,213.48	4,391,213.48		
					Encumbered/Expended FY13	1,000,000.00				119,862.60	119,862.60	4,241,350.88	4,241,350.88		
					Encumbered/Expended FY17	1,000,000.00				63,363.05	63,363.05	4,197,967.83	4,197,967.83		
					Total	0.00				812,052.17	812,052.17	16,000,000.00	16,000,000.00		
												0.00	0.00		
												16,000,000.00	16,000,000.00		
												0.00	0.00		
												16,000,000.00	16,000,000.00		

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Abrams, Pearl
03- 0415-PG
County PIG Program
107 Acres

Block 18	Lot 11.01	Shamong Twp.	Burlington County
Block 18	Lot 12	Shamong Twp.	Burlington County
Block 18	Lot 15	Shamong Twp.	Burlington County
SOILS:		Prime	99% * .15 = 14.85
		Unique .125	1% * .125 = .13
			SOIL SCORE: 14.98
TILLABLE SOILS:		Cropland Harvested	97% * .15 = 14.55
		Wetlands	2% * 0 = .00
		Woodlands	1% * 0 = .00
			TILLABLE SOILS SCORE: 14.55
FARM USE:		Corn-Cash Grain	10 acres
		Soybeans-Cash Grain	65 acres
		Vegetable & Melons	18 acres
		Irish Potatoes-Field Crop	10 acres
			carrots

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st (6.4) acres for flexibility around ag structures, no residential use
 - Exception is not to be severed from Premises
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 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 FY2018R8(15)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
McNaughton, Noble and Dorothy ("Owners")
Tabernacle Township, Burlington County**

**N.J.A.C. 2:76-17 et seq.
SADC ID#03-0409-PG**

August 24, 2017

WHEREAS, on December 15, 2008 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 FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 1101, Lot 11.02, Tabernacle Township, Burlington County, totaling 18.224 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1) existing single family residential unit; zero (0) agricultural labor units; no pre-existing non-agricultural uses; and no exception areas; resulting in 18.224 net acres (surveyed) to be preserved; and

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

WHEREAS, on advice of counsel the Owners refused to sign the SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses, the County has informed the SADC the Owners were provided copies of the documents; and

WHEREAS, the Property has a quality score of 65.6 which exceeds 48 , which is 70% of the County's average quality score as determined by the SADC on July 24, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 9, 2015 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, the New Jersey Pinelands Commission Letter of Interpretation #2135 allocated 0.75 Pinelands Development Credits (PDCs) to Block 1101, Lot 11.02; and

WHEREAS, Burlington County Board of Chosen Freeholders purchased the development easement on September 28, 2016 and as a result the 0.75 PDCs were 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, the Formula takes into consideration the PDC's for a particular parcel and the presence of important agricultural and environmental features. The Formula provides for certain base values to be adjusted upward in varying percentages depending on factors such as site-specific environmental quality, access to highways, septic suitability and agricultural viability; and

WHEREAS, on November 4, 2015, 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: \$2,876 per acre

Formula Valuation with 10% impervious cover option: \$3,235 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.13 a landowner may choose to receive a higher base value pursuant to N.J.A.C. 2:76-19.4(c) by placing a deed restriction the property that limits impervious coverage on the property to 10% of the total property acreage; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on November 12, 2015 the SADC certified a development easement value of \$1,804 per acre and a fee simple "before" value of \$9,631 per acre based on zoning and environmental regulations in place as of August 20, 2015; and

WHEREAS, N.J.A.C. 2:76-19.14, provides that the development easement value shall not exceed 80 percent of the fee simple market value as determined by the Committee, which is \$7,705 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,235 per acre for the development easement for the Property based on Formula Value with impervious coverage option; and

WHEREAS, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property which totals approximately 1.83 acres; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.13, impervious coverage shall include, but is not limited to, houses, barns, stables, sheds, silos, outhouses, cabanas, and other buildings, swimming pools, docs or decks. Temporary greenhouses or other temporary coverings which do not have impervious floors are not included; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 14, 2016 the Tabernacle Township Committee approved the Owner's application (Resolution No. 2016-46) for the sale of development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed Resolution #2016-5 granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$65,768 to cover the cost of the development easement; and

WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on September 28, 2016 for \$58,954.64 (\$3,235 per acre) which was recorded in the Burlington County Clerk's Office in Deed Book 13250, Page 3195; and

WHEREAS, the estimated cost share breakdown is as follows (based on 18.224 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$42,662.38	(\$2,341/acre)
County	\$16,292.26	(\$ 894/acre)
Total Easement Purchase	\$58,954.64	(\$3,235/acre); 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, the Burlington County Agriculture Development Board is requesting \$42,662.38 in FY17 competitive funding which is available at this time (Schedule B); 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 18.224 net easement acres, at a State cost share of \$2,341 per acre, (72.36% of the easement value based on Pinelands Formula), for a total grant need of \$42,662.38 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Owner agreed to the additional restrictions associated with accepting the higher of the two Pinelands formula evaluations, a maximum (10%) impervious cover available for the construction of agricultural infrastructure on the Property which totals approximately 1.83 acres; and

BE IT FURTHER RESOLVED, the Property includes one (1) existing single family residential unit; zero (0) agricultural labor units; no pre-existing non-agricultural uses; and no exception areas; resulting in 18.224 net acres (surveyed) to be preserved; 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 if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date



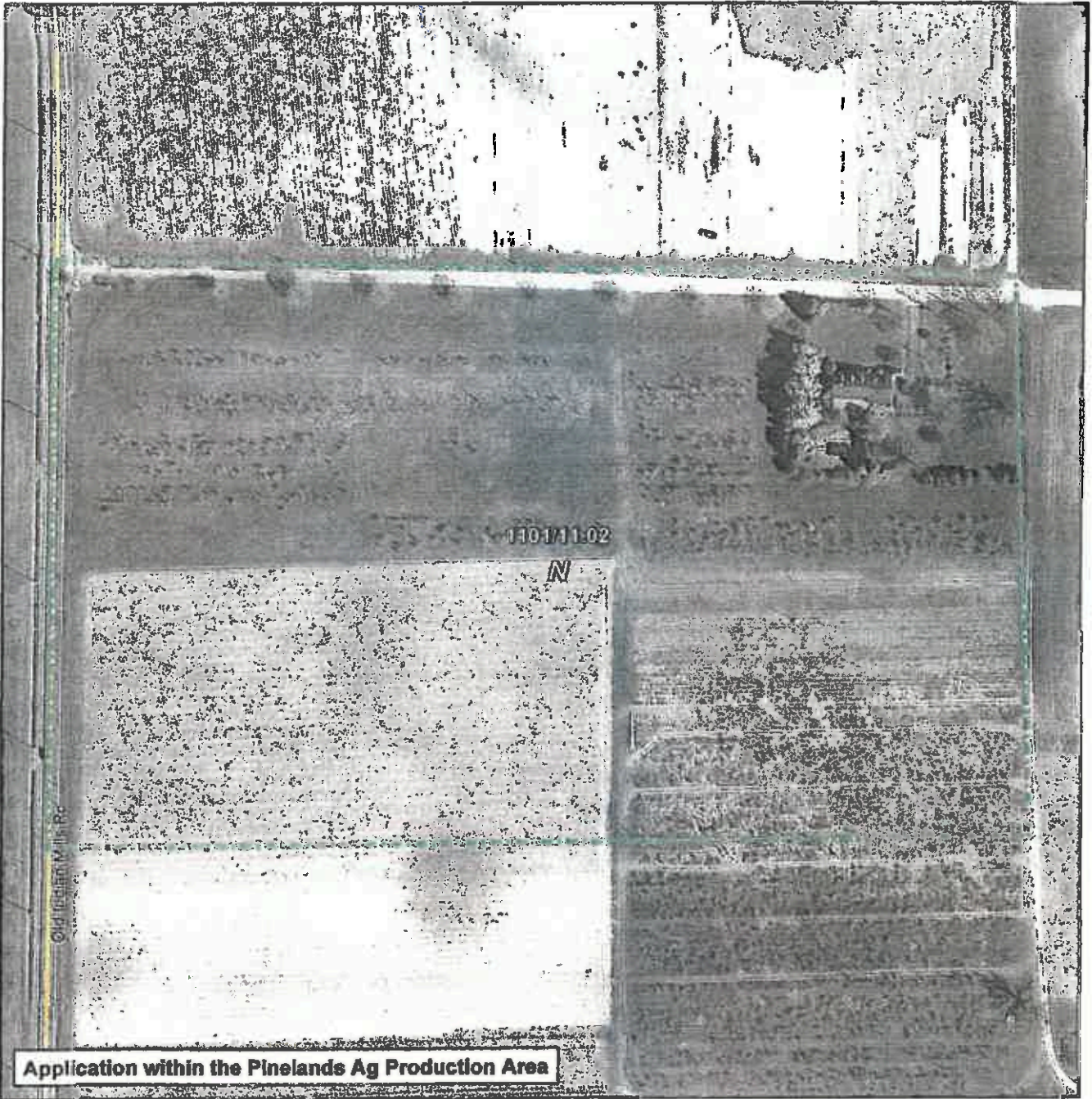
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	ABSTAIN
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Wetlands

Schedule A



X:\courtesy\unco\projects\mcnaughton_n_fw\mxd

Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Noble and Dorothy McNaughton
Block 1101 Lot 11.02 (18.7 ac)
Gross Total = 18.7 ac
Tabernacle Twp., Burlington County

	Property in Question		Wetlands Boundary
	E1 - (Non-Removable) Exception		Pinelands Development Credits
	E2 - (Removable) Exception		Highlands Development Credits
	Wetlands Boundaries		Highlands Preserved Lands
	S14 B Wetlands		Municipal County Parks
	Primary - Limited Access		Wetlands, Swampy and Non-Perk Protected Open Space
	Federal or State Highways		State Owned Conservation Easement
	County Roads		State Owned GIS & Aerial Imagery
	Municipal/Land Roads		



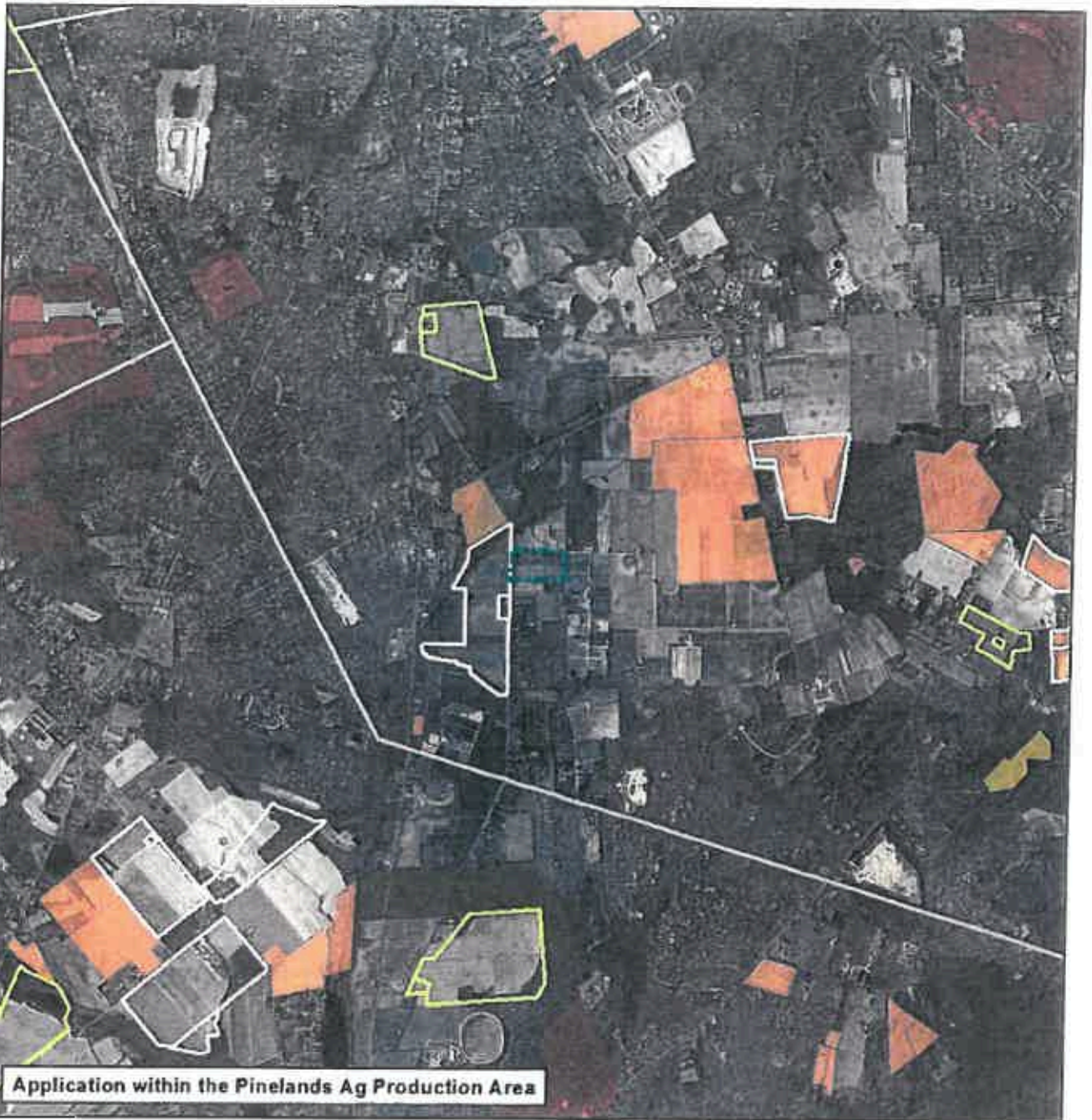
Wetlands Legend:
 F - Freshwater Wetlands
 L - Linear Wetlands
 M - Wetlands Modified for Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 B - 300 Buffer
 W - Water

Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJDEP Wetlands Data
 NJ Pinelands Commission PDC Data
 NJ Highlands Council Data
 NOAA/USGS 2012 Digital Aerial Image

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

Preserved Farms and Active Applications Within Two Miles

X:\course\burco\project\m craughton_r_2miles.mxd



Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Noble and Dorothy McNaughton
Block 1101 Lot 11.02 (18.7 ac)
Gross Total = 18.7 ac
Tabernacle Twp., Burlington County



Property in Question	County Acquisition
EM - (New Jersey) Exception	Municipal Acquisition
EM - (Overable) Exception	Private Development/Concess
Preserved Estates	Highway Development/Concess
Active Applications	Highways Approval/Lease
Family - Limited Access	Municipality/County Parks
Federal or State Tracts	No Single County and Non-Part
County Parks	Private and State Parks
Municipal/Local Parks	State Game Commission/Managed
	State Game Commission/Conservat



Source:
NJ Farmland Preservation Program
Open Access Communities Database Data
NJ Pinelands Commission PDC Data
NJ Pinelands Council Data
NCEM/2012 2012 Digital Aerial Image

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

SADC County Financial Status
Schedule B

Burlington County

SADC ID#	Farm	SADC		Federal Grant			Base Grant			Competitive Funds								
		Cost Basis	Grant Share	Total Federal Grant	SADC Federal Grant	Encumbered	PY	Expended	Balance	Maximum Grant			Expenditures		FY17 Balance			
										Fiscal Year 09	Fiscal Year 11	Fiscal Year 13	Fiscal Year 15	Fiscal Year 17		FY11 Balance	FY13 Balance	
03-0348-PG	Bur City/Griffin	307,635.79	199,946.86				199,946.86	199,946.86	3,301,111.54									
03-0352-PG	Bur City/Krause	643,702.50	406,845.25				406,845.25	406,845.25	2,665,266.39									
03-0349-PG	Bur City/Clayton Block East	448,998.99	291,847.72				291,847.72	291,847.72	2,663,418.57									
03-0351-PG	Bur City/Walmsley/Cora	1,310,467.20	789,280.32				789,280.32	789,280.32	2,663,418.57									
03-0350-PG	Bur City/Walmsley/Curtis	1,107,802.35	664,881.41				664,881.41	664,881.41	2,001,057.50									
03-0356-PG	Bur City/D'Amico	387,468.90	238,311.85				238,311.85	238,311.85	2,001,057.50									
03-0356-PG	Bur City/Murphy	424,890.40	294,996.40				294,996.40	294,996.40	2,001,057.50									
03-0350-PG	Bur City/Durr Estate	1,913,280.04	1,147,974.02				1,147,974.02	1,147,974.02	2,001,057.50									
03-0358-PG	Bur City/Stetzel	442,614.34	292,151.00				292,151.00	292,151.00	2,001,057.50									
03-0361-PG	Bur City/Stevenson	337,491.65	248,756.19				248,756.19	248,756.19	2,001,057.50									
03-0355-PG	Bur City/D'Uffino, Anthony	688,941.60	428,332.00				428,332.00	428,332.00	2,001,057.50									
03-0375-PG	Bur City/Malloway Family	488,528.32	335,746.99				335,746.99	335,746.99	2,001,057.50									
03-0372-PG	Bur City/Bush	178,183.93	121,408.34				121,408.34	121,408.34	2,001,057.50									
03-0377-PG	Bur City/Chung	312,522.52	222,192.89				222,192.89	222,192.89	2,001,057.50									
03-0380-PG	Bur City/Williams Berry Farm	462,707.10	350,718.67				350,718.67	350,718.67	2,001,057.50									
03-0378-PG	Cramer	99,000.00	73,800.00				73,800.00	73,800.00	2,001,057.50									
03-0381-PG	Thompson - Goose Pond	1,836,886.21	1,210,912.89				1,210,912.89	1,210,912.89	2,001,057.50									
03-0382-PG	Thompson - Peach	634,064.71	465,565.36				465,565.36	465,565.36	2,001,057.50									
03-0382-PG	Thompson & Wright (Birches)	327,784.23	240,676.16				240,676.16	240,676.16	2,001,057.50									
03-0392-PG	Alloway - Peckett	410,194.87	295,067.48				295,067.48	295,067.48	2,001,057.50									
03-0391-PG	Alloway - Hall	268,284.41	123,147.20				123,147.20	123,147.20	2,001,057.50									
03-0394-PG	Whelan South	353,881.98	287,828.68				287,828.68	287,828.68	2,001,057.50									
03-0379-PG	Thompson - Vinpantown	192,688.80	119,778.40				119,778.40	119,778.40	2,001,057.50									
03-0395-PG	Whalen Home	378,940.67	278,643.67				278,643.67	278,643.67	2,001,057.50									
03-0386-PG	Haines, Thomas	288,648.37	216,492.66				216,492.66	216,492.66	2,001,057.50									
03-0390-PG	Hilobik Estate	688,469.85	334,228.77				334,228.77	334,228.77	2,001,057.50									
03-0402-PG	Abrams-Homeside Farms	334,648.32	232,140.59				232,140.59	232,140.59	2,001,057.50									
03-0404-PG	Indian Mills Farm, LLC	742,947.84	482,680.56				482,680.56	482,680.56	2,001,057.50									
03-0398-PG	Wells	181,982.28	127,145.97				127,145.97	127,145.97	2,001,057.50									
03-0403-PG	Abrams	274,987.00	171,390.00				171,390.00	171,390.00	2,001,057.50									
03-0407-PG	Henry, S.J. & Delores M	211,711.84	122,686.33				122,686.33	122,686.33	2,001,057.50									
03-0412-PG	Gibson, P. & J.L. (Farms Farm)	877,747.57	498,873.78				498,873.78	498,873.78	2,001,057.50									
03-0406-PG	Gibson/Gain Farm, LLC	745,188.80	372,579.40				372,579.40	372,579.40	2,001,057.50									
03-0413-PG	Chung, Peter & Monica	435,176.17	307,824.00				307,824.00	307,824.00	2,001,057.50									
03-0409-PG	Rovak, Stanley & Roseann	236,880.04	147,721.50				147,721.50	147,721.50	2,001,057.50									
03-0415-PG	Abrams, Paul A.	480,838.59	328,124.55				328,124.55	328,124.55	2,001,057.50									
03-0409-PG	McNaughton, Nicole & Dorothy	58,954.84	42,662.38				42,662.38	42,662.38	2,001,057.50									
03-0414-PG	To Better Days Boarding, LLC	186,242.20	119,882.60				119,882.60	119,882.60	2,001,057.50									
03-0411-PG	Caul, Adam & Lisa	100,766.10	59,388.05				59,388.05	59,388.05	2,001,057.50									
Totals Canceled	31	16,469,988.90	10,676,968.48	1,277,051.41	0.00		1,277,051.41	1,277,051.41	1,000,000.00									
Totals Encumbered	8	3,126,687.11	1,812,032.17	811,453.18	0.00		811,453.18	811,453.18	1,000,000.00									
									Encumbered/Expended FY09	1,007.50								
									Encumbered/Expended FY11	1,800,000.00								
									Encumbered/Expended FY13	1,000,000.00								
									Encumbered/Expended FY17	1,000,000.00								
									Total	4,808,850.50								
										3,000,000.00								
										6,000,000.00								
										(6.00)								
										(6.00)								
										4,187,987.83								
										4,187,987.83								

State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase

Schedule C

McNaughton, Noble & Dorothy
 03- 0409-PG
 County PIG Program
 19 Acres

Block 1101	Lot 11.02	Tabernacle Twp.	Burlington County
SOILS:		Prime	100% * .15 = 15.00
			SOIL SCORE: 15.00
TILLABLE SOILS:		Cropland Harvested	86% * .15 = 12.90
		Other	14% * 0 = .00
			TILLABLE SOILS SCORE: 12.90
FARM USE:	Cash Grains		11 acres
	Ornament Nursery Products		6 acres
			rye

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
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 FY2018R8(16)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
To Better Days Boarding, LLC ("Owner")
Springfield Township, Burlington County**

**N.J.A.C. 2:76-17 et seq.
SADC ID#03-0414-PG**

August 24, 2017

WHEREAS, on December 15, 2008 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 FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 303, Lot 22.02, Springfield Township, Burlington County, totaling 58.5 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the owner requested a 1.5 acre severable exception. The 1.5 acre severable exception has been subdivided and is identified as Lot 22.04 (Schedule A); and

WHEREAS, the Property includes one (1), 2.117 acre non-severable exception area limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in 54.883 net acres (surveyed) to be preserved; and

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

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

WHEREAS, the Owner has 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 68.38 which exceeds 48, which is 70% of the County's average quality score as determined by the SADC on July 24, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 5, 2015 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 November 12, 2015 the SADC certified a development easement value of \$3,000 per acre based on zoning and environmental regulations in place as of September 2, 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,400 per acre for the development easement, which is higher than the certified easement value, but not higher than the highest appraised value of \$4,800 per acre; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 9, 2016 the Springfield Township Committee approved the Owner's application (Resolution 2016-03-04) for the sale of development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$192,814 to cover the cost of the development easement; and

WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on August 19, 2016 for \$185,242.20 (\$3,400 per acre) which was recorded in the Burlington County Clerk's Office on September 15, 2016 in Deed Book 13240, Page 817; and

WHEREAS, the estimated cost share breakdown is as follows (based on 54.483 payable acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$119,862.60	(\$2,200/acre; 73.33% of \$3,000)
County	\$ 65,379.60	(\$1,200/acre)
Total Easement Purchase	\$185,242.20	(\$3,400/acre)

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, the Burlington County Agriculture Development Board is requesting \$119,862.60 in FY17 competitive grant funding which is available at this time (Schedule B); 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 54.883 net easement acres, at a State cost share of \$2,200 per acre, (73.33% of certified easement value and 64.71% of purchase price), for a total grant need of \$119,862.60 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), 2.117 acre non-severable exception area limited to one (1) future single family residential unit and to afford future flexibility of use; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunity, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; 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 if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f

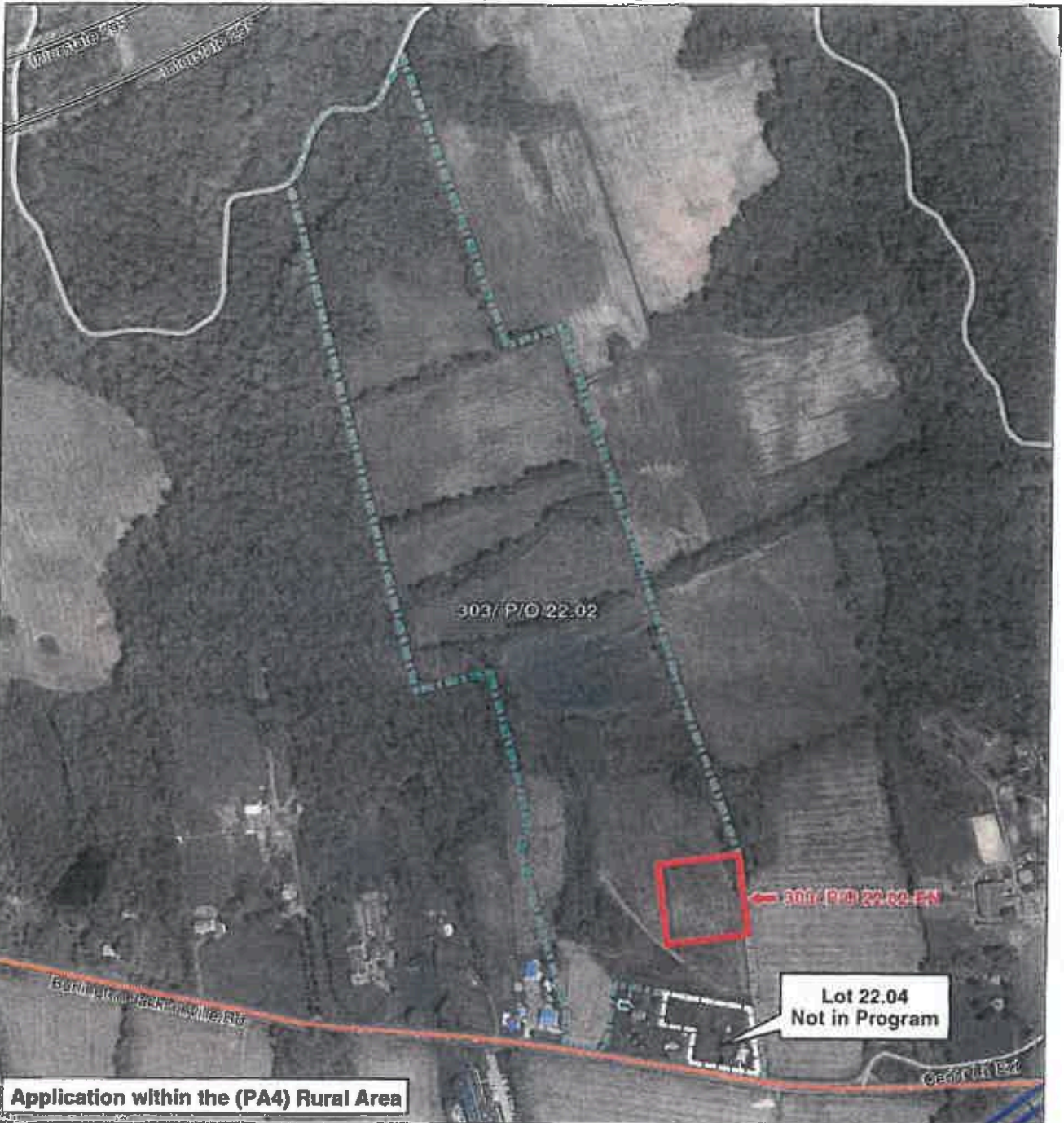
8/24/17
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	ABSTAIN
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT



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

To Better Days Boarding, LLC
 Block 303 Lots P/O 22.02 (55.1 ac)
 & 22.02-EN (non-severable exception - 2.0 ac)
 Gross Total = 57.1 ac
 Springfield Twp., Burlington County



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



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

Sources:
 Green Acres Conservation Easement Data
 NJGIT/OGIS 2016 Digital Aerial Image

Preserved Farms and Active Applications Within Two Miles



X:\coun\banbur\projects\better_days_boarding_2mile2.mxd

Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

To Better Days Boarding, LLC
Block 303 Lots P/O 22.02 (55.1 ac)
& 22.02-EN (non-severable exception - 2.0 ac)
Gross Total = 57.1 ac
Springfield Twp., Burlington County



- Property in Question
- EN - (Non-Severable) Exception
- EB - (Severable) Exception
- Preserved Easements
- Active Applications
- Preserved With Federal Funds
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned Oils & Recreation Easements

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

State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase

To Better Days Boarding, LLC
 03- 0414-PG
 County PIG Program
 57 Acres

Block 303	Lot 22.02	Springfield Twp.	Burlington County	
SOILS:		Other	19% * 0 = .90	
		Prime	81% * .15 = 12.15	
			SOIL SCORE:	12.15
TILLABLE SOILS:		Cropland Harvested	65% * .15 = 9.75	
		Wetlands	11% * 0 = .00	
		Woodlands	24% * 0 = .00	
			TILLABLE SOILS SCORE:	9.75
FARM USE:	Soybeans-Cash Grain		35 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st two (2) acres for future single family residential unit
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.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R8(17)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

BURLINGTON COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Caul, Adam and Lisa ("Owners")
Springfield Township, Burlington County

N.J.A.C. 2:76-17 et seq.
SADC ID#03-0411-PG

August 24, 2017

WHEREAS, on December 15, 2008 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 FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on June 26, 2015 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 2302, Lot 4, Springfield Township, Burlington County, totaling 41.617 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1), two (2) acre non-severable exception area limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in 39.617 net acres (surveyed) to be preserved; and

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

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

WHEREAS, the Owner has 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 72.09 which exceeds 48, which is 70% of the County's average quality score as determined by the SADC July 24, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 14, 2015 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 November 12, 2015 the SADC certified a development easement value of \$2,700 per acre based on zoning and environmental regulations in place as of July 16, 2015; and

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 9, 2016 the Springfield Township Committee approved the Owner's application (Resolution 2016-03-03) for the sale of development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 14, 2016 the Burlington CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on February 24, 2016, the Board of Chosen Freeholders of the County of Burlington passed a resolution granting final approval and a commitment of funding for \$106,893 to cover the cost of the development easement; and

WHEREAS, the Burlington County Board of Chosen Freeholders closed on the development easement on May 17, 2016 for \$106,766.10 (\$2,700 per acre) which was recorded in the Burlington County Clerk's Office in Deed Book 13225, Page 8754; and

WHEREAS, the United States of America, Department of the Air Force through a cooperative agreement with Burlington County has contributed \$53,383.05 towards the preservation of the Caul farm; and

WHEREAS, the estimated cost share breakdown is as follows (based on 39.543 payable acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$ 53,383.05	(\$1,350/acre)
<u>County (DOD)</u>	<u>\$ 53,383.05</u>	<u>(\$1,350/acre)</u>
Total Easement Purchase	\$106,766.10	(\$2,700/acre)

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, the Burlington County Agriculture Development Board is requesting \$53,383.05 in FY17 competitive funding which is available at this time (Schedule B); 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 39.617 net easement acres, at a State cost share of \$1,350 per acre, (50% of certified easement value and purchase price), for a total grant need of \$53,383.05 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), two (2) acre non-severable exception area limited to one (1) future single family residential unit and to afford future flexibility of use; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunity, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; 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 if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17

Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	ABSTAIN
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

V lands

Schedule A



- Property in Question
- 2B - (Other-Severable) Exception
 - 2C - (Non-Severable) Exception
 - 2D - (Other-Severable) Exception
 - 2E - (Non-Severable) Exception
 - 2F - (Other-Severable) Exception
 - 2G - (Non-Severable) Exception
 - 2H - (Other-Severable) Exception
 - 2I - (Non-Severable) Exception
 - 2J - (Other-Severable) Exception
 - 2K - (Non-Severable) Exception
 - 2L - (Other-Severable) Exception
 - 2M - (Non-Severable) Exception
 - 2N - (Other-Severable) Exception
 - 2O - (Non-Severable) Exception
 - 2P - (Other-Severable) Exception
 - 2Q - (Non-Severable) Exception
 - 2R - (Other-Severable) Exception
 - 2S - (Non-Severable) Exception
 - 2T - (Other-Severable) Exception
 - 2U - (Non-Severable) Exception
 - 2V - (Other-Severable) Exception
 - 2W - (Non-Severable) Exception
 - 2X - (Other-Severable) Exception
 - 2Y - (Non-Severable) Exception
 - 2Z - (Other-Severable) Exception

Prepared by: [Name]
 Date: 08/27/15
 Scale: 1" = 100 Feet
 Project: [Name]
 Client: [Name]

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Adam & Lisa Cauti
 Block 2302 P/O Lot 4 (38.78 ac) & P/O Lot 4-EN (non-severable exception - 2.0 ac)
 Gross Total - 40.78 ac
 Springfield twp. Burlington County

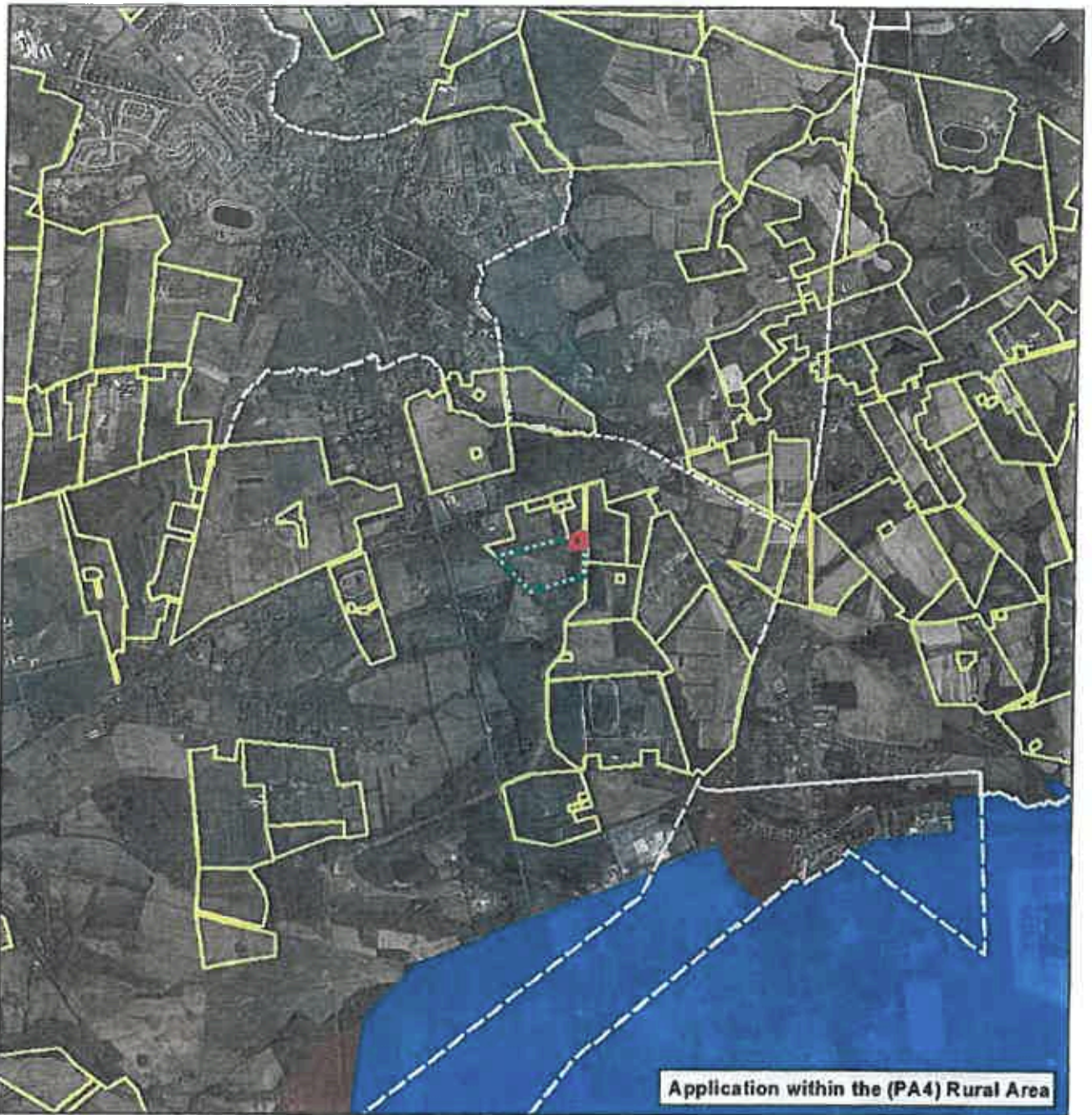


NOTES: Any area which would be subject to taxation and which is not the subject of a tax exemption shall be subject to taxation. The location of any area which is subject to taxation shall be indicated by a red outline. The location of any area which is not subject to taxation shall be indicated by a green outline. The location of any area which is subject to a non-severable exception shall be indicated by a yellow outline. The location of any area which is subject to an other-severable exception shall be indicated by a blue outline. The location of any area which is subject to a non-severable exception shall be indicated by a yellow outline. The location of any area which is subject to an other-severable exception shall be indicated by a blue outline. The location of any area which is subject to a non-severable exception shall be indicated by a yellow outline. The location of any area which is subject to an other-severable exception shall be indicated by a blue outline.

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Preserved Farms and Active Applications Within Two Miles

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Adam & Lisa Caul
Block 2302 P/O Lot 4 (38.78 ac) & P/O Lot 4-EN (non-severable exception - 2.0 ac)
Gross Total - 40.78 ac
Springfield twp. Burlington County



Source:
NJ Farmland Preservation Program
Open Space Conservation Easement Data
NJ Planning Commission PDC Data
NJ Highlands Council Data
NORTHCOG 2012 Digital Aerial Image

Date: 8/3/2015

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

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Caul, Adam & Lisa
03- 0411-PG
County PIG Program
37 Acres

Block 2302	Lot 4	Springfield Twp.	Burlington County
SOILS:		Other	22% * 0 = .00
		Prime	78% * .15 = 11.70
			SOIL SCORE: 11.70
TILLABLE SOILS:		Cropland Pastured	55% * .15 = 8.25
		Cropland Harvested	25% * .15 = 3.75
		Woodlands	20% * 0 = .00
			TILLABLE SOILS SCORE: 12.00
FARM USE:		Hay	acres
		Beef Cattle Except Feedlots	acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st two (2) acres for Flexibility of use and for possible housing opportunity
 - Exception is not to be severed from Premises
 - Exception is to be limited to one future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
 - No 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 FY2018R8(18)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
GLOUCESTER COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Piersol Homes @ Country Bridge Estates, LLC ("Owners")
South Harrison Township, Gloucester County

N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0171-PG

August 24, 2017

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on March 1, 2013 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as and Block 5, Lots 7.09 - 7.28; and Block 5.01 Lots 1 - 6, South Harrison Township, Gloucester County, totaling 49.824 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the targeted Property is located in Gloucester County's Raccoon Creek Project Area; and

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

WHEREAS, there are zero (0) exception areas; and

WHEREAS, at the time of application the Property was in sorghum 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 68.03 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on June 11, 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 September 26, 2013 the SADC certified a development easement value of \$28,800 per acre based on zoning and environmental regulations in place as of July 2013; and

WHEREAS, a condition of the certification of easement value and this final approval is to vacate prior to closing all utility, access, drainage, conservation and other easements associated with the subject's development approvals and no longer officially deemed necessary to the property. A Termination of Drainage Easements Agreement was recorded in the County Clerk's office on September 18, 2014 in Book 5234, Page 153, which will be reviewed by the SADC prior to issuing a cost share grant; and

WHEREAS A Judgment was recorded in the County Clerk's office on October 30, 2014 in Book 5250, Page 1 which vacated sight triangle easement, road access easements and drainage easements associated with the subject's development approvals, which will be reviewed by the SADC prior to issuing a cost share grant; and

WHEREAS, a condition of the Certification of Easement Value was to consolidate all individual lots into one tax lot simultaneous with closing or shortly after closing. This condition has been met and a Deed of Consolidation was recorded on May 18, 2015 in Book 5319, Page 342 which consolidated the individual lots into Block 5, Lot 7; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$28,800 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on December 4, 2013 the South Harrison Township Committee approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on December 4, 2013, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$28,800 per acre; and

WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on December 31, 2013 for \$1,434,931.20 (\$28,800 per acre) which was recorded on September 18, 2014 in the Gloucester County Clerk's Office in Deed Book 5234, Page 156; and

WHEREAS, on January 21, 2016 the Gloucester CADB passed a resolution confirming their request for SADC final approval for a cost share grant for the Piersol farm; and

WHEREAS, due to insufficient funding, the SADC has not been able to provide a cost share for the Property and therefore the County's request for SADC final approval and a cost share were significantly delayed; and

WHEREAS, at this time funding has become available and in order to provide a cost share and pursuant to SADC Policy P-52 an updated certified easement value was needed in order to establish a current date of value and establish the basis for the SADC cost share grant; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 22, 2017 the SADC certified an updated development easement value of \$25,800 per acre based on a valuation date of May 4, 2017; and

WHEREAS, the current easement value of \$25,800 per acre is \$3,000 per acre less than the \$28,800 per acre previously certified by the SADC and as per N.J.A.C. 2:76-6.11 (d) and Policy P-52 the SADC cost share will be based on the lower and updated certified development easement value; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 49.824 surveyed acres):

	<u>Cost Share</u>	
SADC	\$ 771,275.52	(\$15,480/acre; 60% of \$25,800)
Gloucester County	\$ 663,655.68	(\$13,320/acre;)
Total Easement Purchase	\$1,434,931.20	(\$28,800/acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-14(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, the Gloucester County Agriculture Development Board is requesting \$771,275.52 from its FY17 base grant (Schedule B); 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 Gloucester County for the purchase of a development easement on the Property, comprising approximately 49.824 acres, at a State cost share of \$15,480 per acre, (60% of updated certified value of \$25,800), for a total grant not to exceed \$771,275.52 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property is approved with zero (0) exception areas; and

BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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-C; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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 be subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED , a condition of the certification of easement value and this final approval is to vacate prior to closing all utility, access, drainage, conservation and other easements associated with the subject's development approvals and no longer officially deemed necessary to the property. A Termination of Drainage Easements Agreement was recorded in the County Clerk's office on September 18, 2014 in Book 5234, Page 153, which will be reviewed by the SADC prior to issuing a cost share grant; and

BE IT FURTHER RESOLVED, a Judgment was recorded in the County Clerk's office on October 30, 2014 in Book 5250, Page 1 which vacated sight triangle easement, road access easements and drainage easements associated with the subject's development approvals, which will be reviewed by the SADC prior to issuing a cost share grant; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Deris C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Wetlands

Schedule A

Application within the (PA4) Rural Area

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

Susan Piersol/Piersol Homes at Country Bridge Estates, LLC
 Block 5 Lots 7.08 (2.0 ac); 7.10 (3.7 ac); 7.11 (1.5 ac); 7.12 (3.5 ac);
 7.13 (11.4 ac); 7.14 (1.4 ac); 7.15 (1.3 ac); 7.16 (1.4 ac); 7.17 (1.2 ac);
 7.18 (1.5 ac); 7.19 (1.4 ac); 7.20 (1.3 ac); 7.21 (1.9 ac); 7.22 (1.7 ac);
 7.23 (1.3 ac); 7.24 (1.1 ac); 7.25 (1.1 ac); 7.26 (1.1 ac); 7.27 (1.1 ac); & 7.28 (1.3 ac)
 Block 5.01 Lots 1 (1.8 ac); 2 (1.4 ac); 3 (1.3 ac); 4 (1.1 ac); 5 (1.8 ac); & 6 (1.3 ac)
 Gross Total = 50.6 ac
 South Harrison Twp., Gloucester County
 Gross Total As Reported by Landowner - 54.03 ac

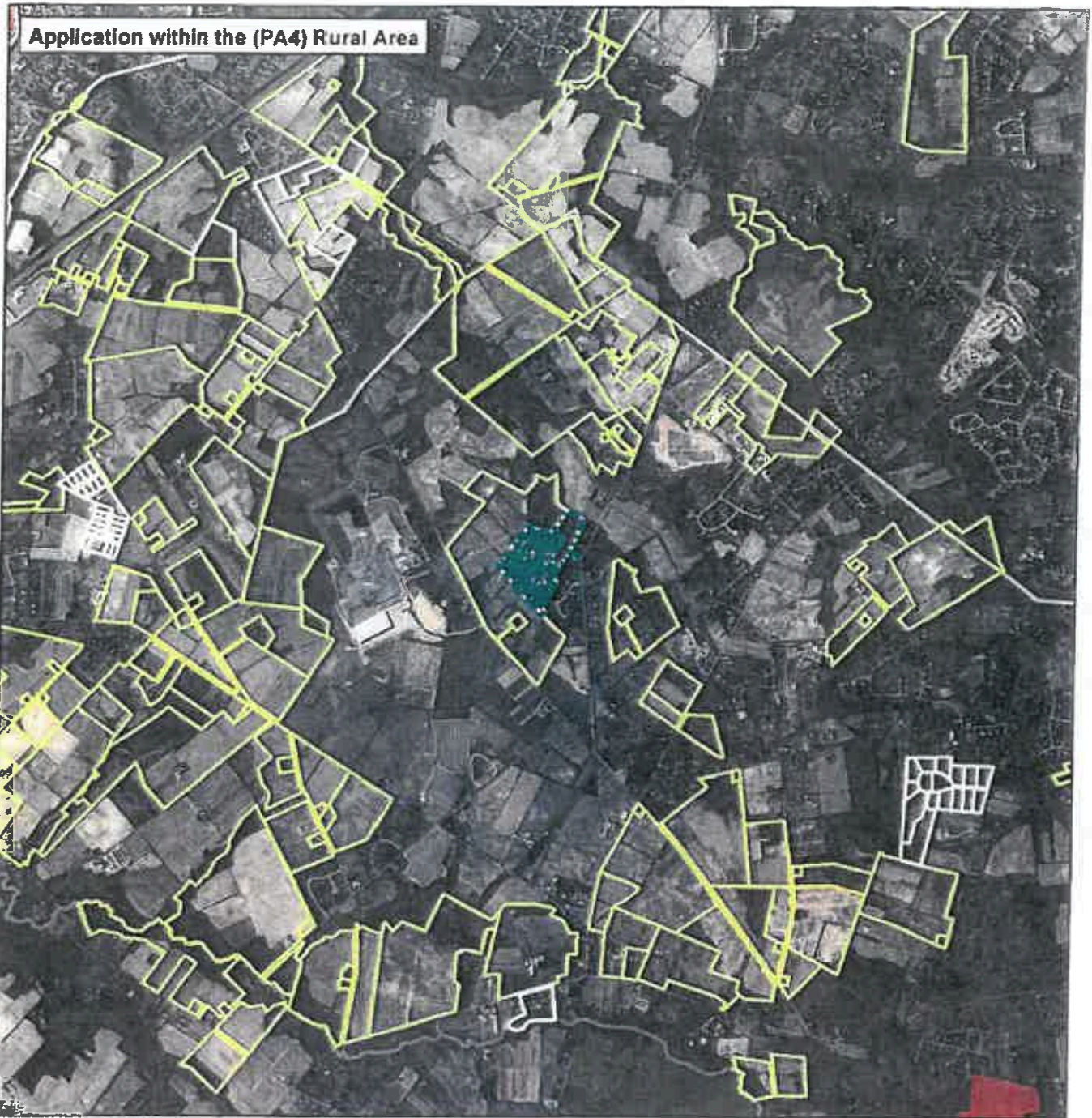


Wetlands Legend:
 F - Freshwater Wetlands
 L - Linear Wetlands
 T - Total Wetlands
 N - Non-Wetlands
 S - 300' Buffer
 W - Water

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 geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Source:
 NJDEP Freshwater Wetlands Data
 Green Area Conservation Easement Data
 NJDOTGIS 2015 Digital Aerial Image

Preserved Farms and Active Applications Within Two Miles



xc:\counties\gto\co\projects\piersol_2m\la.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Susan Piersol/Piersol Homes at Country Bridge Estates, LLC
 Block 5 Lots 7.09 (2.0 ac); 7.10 (3.7 ac); 7.11 (1.5 ac); 7.12 (3.5 ac);
 7.13 (11.4 ac); 7.14 (1.4 ac); 7.15 (1.3 ac); 7.16 (1.4 ac); 7.17 (1.2 ac);
 7.18 (1.5 ac); 7.19 (1.4 ac); 7.20 (1.3 ac); 7.21 (1.9 ac); 7.22 (1.7 ac);
 7.23 (1.3 ac); 7.24 (1.1 ac); 7.25 (1.1 ac); 7.26 (1.1 ac); 7.27 (1.1 ac); & 7.28 (1.3 ac)
 Block 5.01 Lots 1 (1.6 ac); 2 (1.4 ac); 3 (1.3 ac); 4 (1.1 ac); 5 (1.6 ac); & 6 (1.3 ac).
Gross Total = 50.6 ac
 South Harrison Twp., Gloucester County
Gross Total As Reported by Landowner - 54.03 ac

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

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



Source:
 NJ Farmland Preservation Program
 Great Acres Conservation Program Data
 NJOTD018 2012 Digital Aerial Image

May 21, 2013

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Piersol Homes @ Country Bridge Estates, LLC
08- 0171-PG
County PIG Program
51 Acres

Block 5	Lot 7.10	South Harrison Twp.	Gloucester County
Block 5	Lot 7.11	South Harrison Twp.	Gloucester County
Block 5	Lot 7.12	South Harrison Twp.	Gloucester County
Block 5	Lot 7.13	South Harrison Twp.	Gloucester County
Block 5	Lot 7.14	South Harrison Twp.	Gloucester County
Block 5	Lot 7.15	South Harrison Twp.	Gloucester County
Block 5	Lot 7.16	South Harrison Twp.	Gloucester County
Block 5	Lot 7.17	South Harrison Twp.	Gloucester County
Block 5	Lot 7.18	South Harrison Twp.	Gloucester County
Block 5	Lot 7.19	South Harrison Twp.	Gloucester County
Block 5	Lot 7.20	South Harrison Twp.	Gloucester County
Block 5	Lot 7.21	South Harrison Twp.	Gloucester County
Block 5	Lot 7.22	South Harrison Twp.	Gloucester County
Block 5	Lot 7.23	South Harrison Twp.	Gloucester County
Block 5	Lot 7.24	South Harrison Twp.	Gloucester County
Block 5	Lot 7.25	South Harrison Twp.	Gloucester County
Block 5	Lot 7.26	South Harrison Twp.	Gloucester County
Block 5	Lot 7.27	South Harrison Twp.	Gloucester County
Block 5	Lot 7.28	South Harrison Twp.	Gloucester County
Block 5.01	Lot 1	South Harrison Twp.	Gloucester County
Block 5.01	Lot 2	South Harrison Twp.	Gloucester County
Block 5.01	Lot 3	South Harrison Twp.	Gloucester County
Block 5.01	Lot 4	South Harrison Twp.	Gloucester County
Block 5.01	Lot 5	South Harrison Twp.	Gloucester County
Block 5.01	Lot 6	South Harrison Twp.	Gloucester County
Block 5	Lot 7.09	South Harrison Twp.	Gloucester County

SOILS:	Local	7% * .05	=	.35
	Other	26% * 0	=	.00
	Prime	50% * .15	=	7.50
	Statewide	17% * .1	=	1.70

SOIL SCORE: 9.55

TILLABLE SOILS:	Cropland Harvested	60% * .15	=	9.00
	Other	2% * 0	=	.00
	Wetlands	21% * 0	=	.00
	Woodlands	17% * 0	=	.00

TILLABLE SOILS SCORE: 9.00

FARM USE:	Field Crop Except Cash Grain	34 acres	Sorghum
	Soybeans-Cash Grain	34 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:

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Piersol Homes @ Country Bridge Estates, LLC
08- 0171-PG
County PIG Program
51 Acres

Block 5	Lot 7.10	South Harrison Twp.	Gloucester County
Block 5	Lot 7.11	South Harrison Twp.	Gloucester County
Block 5	Lot 7.12	South Harrison Twp.	Gloucester County
Block 5	Lot 7.13	South Harrison Twp.	Gloucester County
Block 5	Lot 7.14	South Harrison Twp.	Gloucester County
Block 5	Lot 7.15	South Harrison Twp.	Gloucester County
Block 5	Lot 7.16	South Harrison Twp.	Gloucester County
Block 5	Lot 7.17	South Harrison Twp.	Gloucester County
Block 5	Lot 7.18	South Harrison Twp.	Gloucester County
Block 5	Lot 7.19	South Harrison Twp.	Gloucester County
Block 5	Lot 7.20	South Harrison Twp.	Gloucester County
Block 5	Lot 7.21	South Harrison Twp.	Gloucester County
Block 5	Lot 7.22	South Harrison Twp.	Gloucester County
Block 5	Lot 7.23	South Harrison Twp.	Gloucester County
Block 5	Lot 7.24	South Harrison Twp.	Gloucester County
Block 5	Lot 7.25	South Harrison Twp.	Gloucester County
Block 5	Lot 7.26	South Harrison Twp.	Gloucester County
Block 5	Lot 7.27	South Harrison Twp.	Gloucester County
Block 5	Lot 7.28	South Harrison Twp.	Gloucester County
Block 5.01	Lot 1	South Harrison Twp.	Gloucester County
Block 5.01	Lot 2	South Harrison Twp.	Gloucester County
Block 5.01	Lot 3	South Harrison Twp.	Gloucester County
Block 5.01	Lot 4	South Harrison Twp.	Gloucester County
Block 5.01	Lot 5	South Harrison Twp.	Gloucester County
Block 5.01	Lot 6	South Harrison Twp.	Gloucester County
Block 5	Lot 7.09	South Harrison Twp.	Gloucester County

SOILS:	Local	7% * .05	=	.35
	Other	26% * 0	=	.00
	Prime	50% * .15	=	7.50
	Statewide	17% * .1	=	1.70

SOIL SCORE: 9.55

TILLABLE SOILS:	Cropland Harvested	60% * .15	=	9.00
	Other	2% * 0	=	.00
	Wetlands	21% * 0	=	.00
	Woodlands	17% * 0	=	.00

TILLABLE SOILS SCORE: 9.00

FARM USE:	Field Crop Except Cash Grain	34 acres	
	Soybeans-Cash Grain	34 acres	Sorghum

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

- a. Pre-existing Nonagricultural Use:
- b. Exceptions: No Exceptions Requested
- c. Additional Restrictions: No Additional Restrictions
- d. Additional Conditions:
 - 1. Prior to closing all utility, access, drainage, conservation or other easements associated with the subject's development approvals and no longer officially deemed necessary to the property be vacated.
 - 2. All individual lots must be consolidated into one tax lot simultaneous with closing or shortly after closing
 - 3. Conditions 1 and 2 have been met subject to SADC review prior to closing on cost share grant
- 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 FY2018R8(19)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Previtera, et als ("Owners")
Logan Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0175-PG**

August 24, 2017

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on April 29, 2013 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 703, Lot 2, Logan Township, Gloucester County, totaling 96.8 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the targeted Property is located in Delaware River Project Area; and

WHEREAS, the Property includes one (1), approximately one (1) acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 95.8 net acres to be preserved; and

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

WHEREAS, at the time of application the Property was in 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 68.03 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on July 22, 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 February 26, 2015 the SADC certified a development easement value of \$8,000 per acre based on zoning and environmental regulations in place as of August 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$9,000 per acre for the development easement for the Property, which is higher than the certified easement value, but not higher than the highest appraised value of \$9,000 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 7, 2013 the Logan Township Council approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 5, 2014, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$9,000 per acre; and

WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on September 3, 2015 for \$862,200 (\$9,000 per acre) which was recorded on September 28, 2015 in the Gloucester County Clerk's Office in Deed Book 5373, Page 265; and

WHEREAS, on January 21, 2016 the Gloucester CADB passed a resolution confirming final approval for the Previtera farm; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 95.8 acres):

	<u>Cost Share</u>	
SADC	\$ 469,420.00	(\$4,900/acre; 61.25% of \$8,000)
<u>Gloucester County</u>	<u>\$ 392,780.00</u>	<u>(\$4,100/acre)</u>
Total Easement Purchase	\$ 862,200.00	(\$9,000/acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-14(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, the Gloucester County Agriculture Development Board is requesting \$228,724.48 in FY17 base grant funds and \$240,695.52 in FY17 competitive funding (Schedule B); 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 Gloucester County for the purchase of a development easement on the Property, comprising approximately 95.8 acres, at a State cost share of \$4,900.00 per acre, (61.25% of certified value of \$8,000 per acre), for a total grant not to exceed \$228,724.48 in FY17 base grant funds and \$240,695.52 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately one (1) acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of uses; and

BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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-C; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

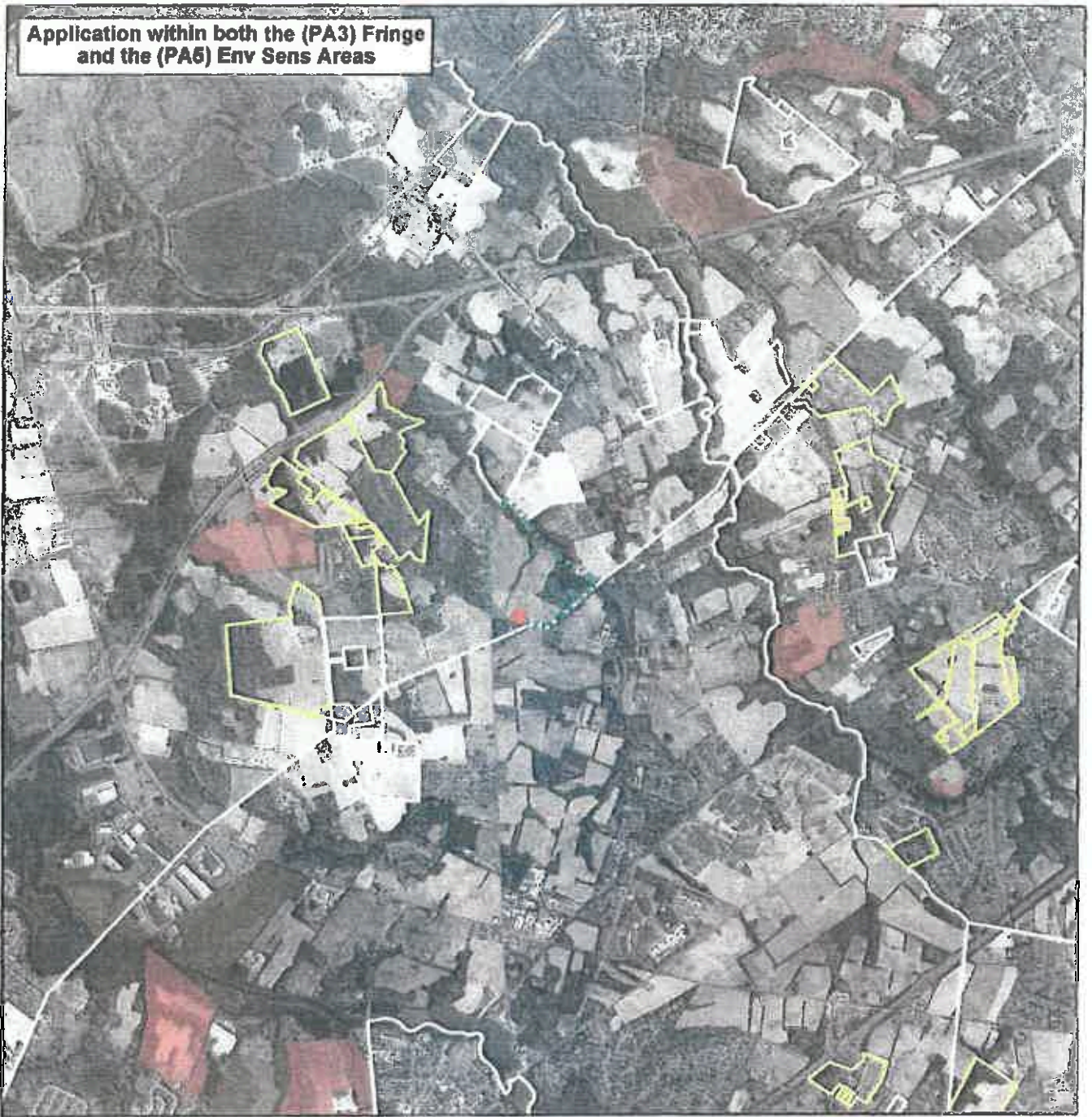
VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

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Preserved Farms and Active Applications Within Two Miles

Application within both the (PA3) Fringe and the (PA6) Env Sens Areas



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

John Previtera
Block 703 Lots P/O 2 (102.5 ac)
& P/O 2-EN (non-severable exception - 1.0 ac)
Gross Total = 103.5 ac
Logan Twp., Gloucester County



Farmland Preservation Program	
	Property In Question
	EN - (Non-Severable) Exception
	EB - (Severable) Exception
	Preserved Estates
	Active Applications
	Municipal, County and Non-Paid Preserved Open Space
	State Owned Conservation Easement
	State Owned GIS & Recreation Easement
Base Map	
	County Boundary
	Municipal Boundary



Sources:
NJ Farmland Preservation Program
Green Acres Conservation easement Data
NJOTPOGIS 2012 Digital Aerial Image
June 10, 2013

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

SADC County Financial Status
Schedule B

Gloucester County

SADC ID#	Form	SADC		Federal Grant		Base Grant			Competitive Funds					
		Cook Books	Cook Shares	Total Federal Grant	SABO Federal Grant	Encumbered	PV	Expended	Encumbered	FY	Maximum Grant	Expended	Fiscal Balance	
													FY11	FY13
08-0102-PG	DEBells, JAW, Rosemary	1,528,883.20	917,317.98	917,317.98	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	917,317.98	917,317.98	917,317.98	2,910,503.92	0.00	0.00
08-0101-PG	DEBella, Michael & Jana	1,120,313.50	672,125.10	672,125.10	2,862,082.02	2,862,082.02	2,862,082.02	2,862,082.02	672,125.10	672,125.10	672,125.10	2,915,503.92	897,629.87	897,629.87
08-0116-PG	SUN Run Properties LLC	1,491,884.00	894,850.40	894,850.40	582,082.02	582,082.02	582,082.02	582,082.02	894,850.40	894,850.40	894,850.40	2,915,503.92	897,629.87	897,629.87
08-0100-PG	Chaocoreño, Matthew	753,000.00	476,100.00	476,100.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	476,100.00	476,100.00	476,100.00	2,915,503.92	897,629.87	897,629.87
08-0111-PG	Prove, Gary	347,944.00	208,748.40	208,748.40	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	208,748.40	208,748.40	208,748.40	2,915,503.92	897,629.87	897,629.87
08-0130-PG	Heatherwood Farms III, L.L.C.	843,432.00	504,847.20	504,847.20	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	504,847.20	504,847.20	504,847.20	2,915,503.92	897,629.87	897,629.87
08-0104-PG	W.W. Heritage Sons, Inc.	918,478.00	491,686.80	491,686.80	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	491,686.80	491,686.80	491,686.80	2,915,503.92	897,629.87	897,629.87
08-0132-PG	Scor Homes LLC (Zach)	3,107,440.00	1,864,484.00	1,864,484.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,864,484.00	1,864,484.00	1,864,484.00	2,915,503.92	897,629.87	897,629.87
08-0128-PG	Nicolajeroni, Sario JJ	1,312,919.99	787,691.94	787,691.94	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	787,691.94	787,691.94	787,691.94	2,915,503.92	897,629.87	897,629.87
08-0078-PG	Kotzhanzer, Charles & Son	1,059,000.00	1,139,400.00	1,139,400.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,139,400.00	1,139,400.00	1,139,400.00	2,915,503.92	897,629.87	897,629.87
08-0110-PG	Palans, Afra & Mary T.	1,830,316.00	646,832.86	646,832.86	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	646,832.86	646,832.86	646,832.86	2,915,503.92	897,629.87	897,629.87
08-0090-PG	Urban, George and Robert	1,019,900.00	606,480.00	606,480.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	606,480.00	606,480.00	606,480.00	2,915,503.92	897,629.87	897,629.87
08-0113-PG	Stefka, Robert Sr. & William Jr. (RA)	419,276.00	314,078.80	314,078.80	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	314,078.80	314,078.80	314,078.80	2,915,503.92	897,629.87	897,629.87
08-0102-PG	Mancibaroni, Sario A., Lowell, Ferdella	1,888,330.00	331,088.18	331,088.18	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	331,088.18	331,088.18	331,088.18	2,915,503.92	897,629.87	897,629.87
08-0184-PG	Brown	461,738.25	241,842.95	241,842.95	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	241,842.95	241,842.95	241,842.95	2,915,503.92	897,629.87	897,629.87
08-0185-PG	Call	382,589.00	231,358.24	231,358.24	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	231,358.24	231,358.24	231,358.24	2,915,503.92	897,629.87	897,629.87
08-0171-PG	Dormann, John & Karen	1,434,981.20	771,275.92	771,275.92	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	771,275.92	771,275.92	771,275.92	2,915,503.92	897,629.87	897,629.87
08-0176-PG	Pierrot Hibits	769,400.00	499,430.00	499,430.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	499,430.00	499,430.00	499,430.00	2,915,503.92	897,629.87	897,629.87
08-0087-PG	Previtera/Cashore, Nadie Previtera	287,040.00	195,690.00	195,690.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	195,690.00	195,690.00	195,690.00	2,915,503.92	897,629.87	897,629.87
08-0189-PG	Berthobrow, Chait	56,243.00	41,802.50	41,802.50	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	41,802.50	41,802.50	41,802.50	2,915,503.92	897,629.87	897,629.87
08-0184-PG	Charrp, Marco	383,962.00	228,940.85	228,940.85	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	228,940.85	228,940.85	228,940.85	2,915,503.92	897,629.87	897,629.87
08-0187-PG	Shuk, Mark et alia	608,788.75	364,051.25	364,051.25	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	364,051.25	364,051.25	364,051.25	2,915,503.92	897,629.87	897,629.87
08-0187-PG	Chawwin Road, LLC	608,788.75	364,051.25	364,051.25	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	364,051.25	364,051.25	364,051.25	2,915,503.92	897,629.87	897,629.87
Totals Closed	17	18,280,673.29	10,319,503.65	10,319,503.65	0.00	0.00	0.00	0.00	10,319,503.65	10,319,503.65	10,319,503.65	4,736,204.48	0.00	0.00
Totals Encumbered	6	3,638,945.43	2,038,930.32	2,038,930.32	0.00	0.00	0.00	0.00	2,038,930.32	2,038,930.32	2,038,930.32	4,736,204.48	0.00	0.00
												FY11	FY13	FY17
												Balance	Balance	Balance
												3,638,930.32	0.00	3,981,099.88
												3,638,930.32	0.00	3,981,099.88

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Previtera, et als
08- 0175-PG
County FIG Program
103 Acres

Block 703	Lot 2	Logan Twp.	Gloucester County		
SOILS:		Prime	62% * .15	=	9.30
		Statewide	21% * .1	=	2.10
		Unique .125	1% * .125	=	.13
		Unique zero	16% * 0	=	.00
					SOIL SCORE: 11.53
TILLABLE SOILS:		Cropland Harvested	66% * .15	=	9.90
		Other	13% * 0	=	.00
		Wetlands	21% * 0	=	.00
					TILLABLE SOILS SCORE: 9.90
FARM USE:	Soybeans-Cash Grain		64 acres		

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st one (1) acres for
Exception is not to be severed from Premises restricted to one future single family residential unit
 - 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 FY2018R8(20)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Bartholomew, Claire ("Owner")
Harrison Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0185-PG**

August 24, 2017

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on February 5, 2015 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 5, Lots 6 and 17.01, Harrison Township, Gloucester County, totaling 22.92 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the targeted Property is located in Raccoon Creek Project Area; and

WHEREAS, the Property includes one (1), approximately 0.10 acre severable exception to resolve a driveway encroachment with an adjacent neighbor and one (1), approximately 0.74 acre severable exception limited to one existing single family residential unit resulting in approximately 22.08 net acres to be preserved; and

WHEREAS, the Property includes one (1) single family residential unit, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; and

WHEREAS, at the time of application the Property was in corn 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 52.64 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on May 19, 2015 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 May 26, 2016 the SADC certified a development easement value of \$12,500 per acre based on zoning and environmental regulations in place as of September 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$13,000 per acre for the development easement for the Property, which is higher than the certified easement value, but not higher than the highest appraised value of \$13,000 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 16, 2010 the Harrison Township Committee approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on May 25, 2016, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$13,000 per acre; and

WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on June 24, 2016 for \$287,400 (\$13,000 per acre) which was recorded on June 29, 2016 in the Gloucester County Clerk's Office in Deed Book 5490, Page 107; and

WHEREAS, on October 20, 2016 the Gloucester CADB passed a resolution confirming final approval for the Bartholomew farm; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 22.08 acres):

	<u>Cost Share</u>	
SADC	\$ 165,600	(\$7,500/acre; 60% of \$12,500)
<u>Gloucester County</u>	<u>\$ 121,440</u>	<u>(\$5,500/acre;)</u>
Total Easement Purchase	\$ 287,040	(\$13,000/acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-14(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, the Gloucester County Agriculture Development Board is requesting \$165,600.00 in FY17 competitive funding (Schedule B); 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 Gloucester County for the purchase of a development easement on the Property, comprising approximately 22.08 acres, at a State cost share of \$7,500.00 per acre, (60% of certified easement value of \$12,500 per acre), for a total grant not to exceed \$165,600.00 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 0.10 acre severable exception to resolve a driveway encroachment with an adjacent neighbor and one (1), approximately 0.74 acre severable exception limited to one existing single family residential unit; and

BE IT FURTHER RESOLVED, the Property includes one (1) single family residential unit, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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-C; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17

Date



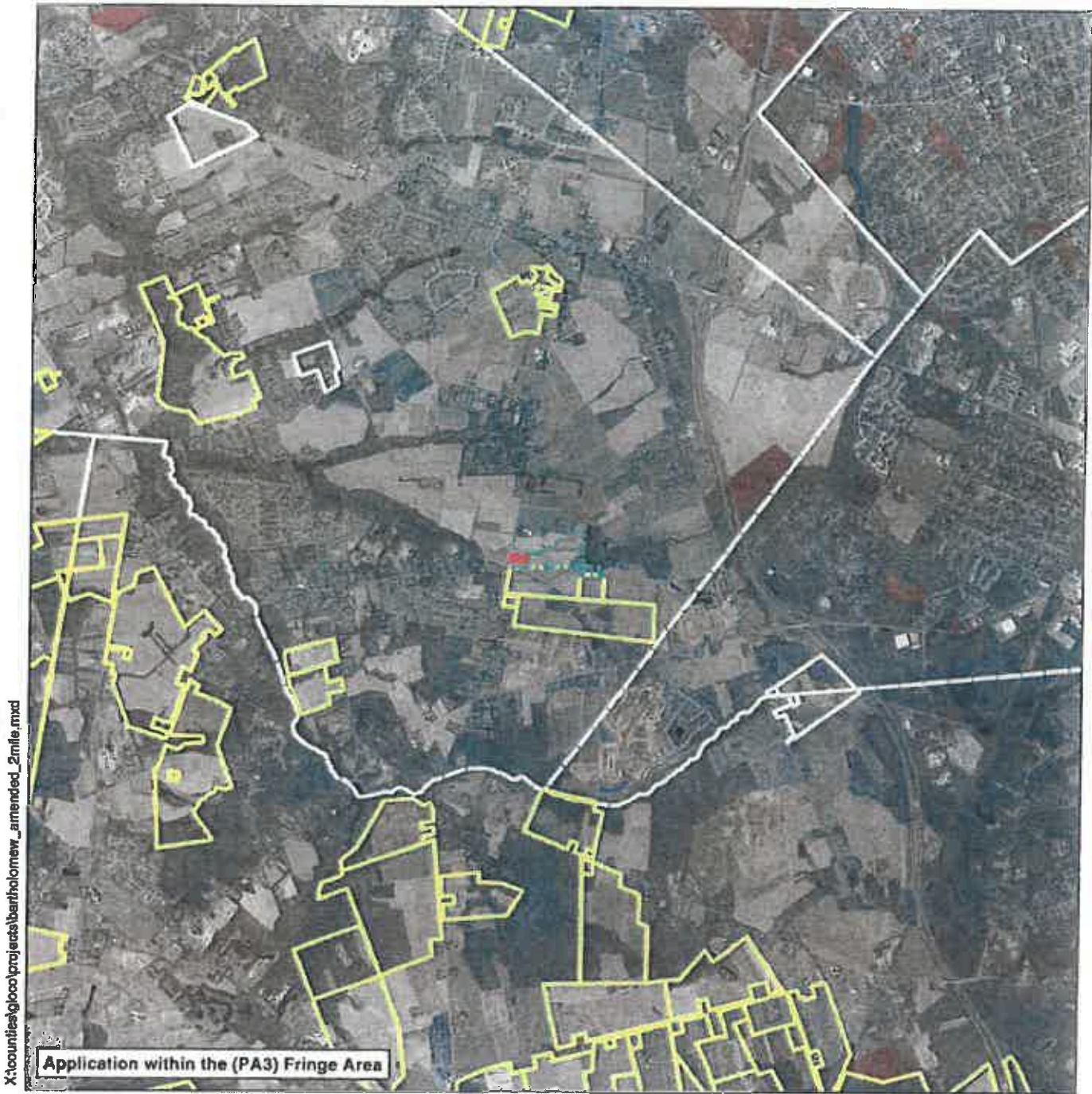
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

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Preserved Farms and Active Applications Within Two Miles



X:\counties\glouc\projects\bartholomew_amended_2mile.mxd

Application within the (PA3) Fringe Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Bartholomew, Claire D. (Amended)
 Block 5 Lots P/O 6 (19.8 ac);
 P/O 6-ES (severable exceptions - 0.1 ac & 0.7 ac) & 17.01 (2.2 ac)
 Gross Total = 22.6 ac
 Harrison Twp., Gloucester County

- Property In Classen
- ES - (Severable) Exception
- ES - (Severable) Exception
- Preserved Parcels
- Active Applications
- County Boundary
- Municipal Boundary
- Municipal Open Space
- State-Owned Conservation Easement
- State-Owned Open & Recreation Easement



Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJOT/OGIS 2012 Digital Aerial Image

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

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Bartholomew, Claire
08- 0097-PG
County PIG Program
22 Acres

Block 5	Lot 6	Harrison Twp.	Gloucester County		
Block 5	Lot 17.01	Harrison Twp.	Gloucester County		
SOILS:		Other	16% * 0	=	.00
		Prime	22% * .15	=	3.30
		Statewide	62% * .1	=	6.20
					SOIL SCORE: 9.50
TILLABLE SOILS:		Cropland Harvested	73% * .15	=	10.95
		Other	6% * 0	=	.00
		Wetlands	4% * 0	=	.00
		Woodlands	17% * 0	=	.00
					TILLABLE SOILS SCORE: 10.95
FARM USE:	Corn-Cash Grain		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:
 - b. Exceptions:
 - 1st (.1) acres for to consolidate with lot 6.01 due to encroachment
Exception is severable
No housing opportunities
 - 2nd (.7) acres for Existing home/septic
Exception is severable
Right to Farm language is to be included in Deed of Future Lot
Exception is to be limited to one existing single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
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 FY2018R8(21)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Disario, Marco ("Owner")
Franklin Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0189-PG**

August 24, 2017

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on July 13, 2015 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 802, Lot 20, Franklin Township, Gloucester County, totaling 17.641 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the targeted Property is located in Pinelands North Project Area; and

WHEREAS, the Property includes one (1), approximately one (1) acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 16.641 net acres to be preserved; and

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

WHEREAS, at the time of application the Property was in hay 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 60.25 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 19, 2015 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 November 12, 2015 the SADC certified a development easement value of \$3,500 per acre based on zoning and environmental regulations in place as of September 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,500 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on April 12, 2016 the Franklin Township Committee approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 20, 2016, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$3,500 per acre; and

WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on May 31, 2016 for \$58,243.50 (\$3,500 per acre) which was recorded on June 6, 2016 in the Gloucester County Clerk's Office in Deed Book 5478, Page 1; and

WHEREAS, on October 20, 2016 the Gloucester CADB passed a resolution confirming final approval for the Disario farm; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 16.641 acres):

	<u>Cost Share</u>	
SADC	\$ 41,602.50	(\$2,500/acre; 71.43%)
Gloucester County	\$ 16,641.00	(\$1,000/acre; 28.57%)
Total Easement Purchase	\$ 58,243.50	(\$3,500/acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-14(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, the Gloucester County Agriculture Development Board is requesting \$41,602.50 in FY17 competitive funding (Schedule B); 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 Gloucester County for the purchase of a development easement on the Property, comprising approximately 16.641 acres, at a State cost share of \$2,500.00 per acre, (71.43% of certified value), for a total grant not to exceed \$41,602.50 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately one (1) acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of uses; and

BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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-C; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C 4f 

8/24/17
Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

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Preserved Farms and Active Applications Within Two Miles



X:\counties\gfc\projects\disario_2miles.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Marco Disario
Block 802 Lots P/O 20 (16.0 ac)
& P/O 20-EN (non-severable exception - 1.0 ac)
Gross Total = 17.0 ac
Franklin Twp., Gloucester County



- Property in Question
- EM - Other-Exempt Exception
- RE - (Reversible) Exception
- Preserved Essemblies
- Active Applications
- County Boundaries
- Municipal Boundaries
- Pinelande Developed Credit
- Municipal, County and Non-Profit
Preserved Open Space
- State Owned Conservation Easement
- State Owned O&B & Reservoir Easement



Source:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ Pinelande Commission PDC Data
NJ0170018 2012 Digital Aerial Image

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

July 20, 2015

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

DiSario, Marco
08- 0189-PG
County PIG Program
16 Acres

Block 802	Lot 20	Franklin Twp.	Gloucester County
SOILS:		Prime	100% * .25 = 15.00
			SOIL SCORE: 15.00
TILLABLE SOILS:		Cropland Harvested	76% * .15 = 11.40
		Wetlands	10% * 0 = .00
		Woodlands	14% * 0 = .00
			TILLABLE SOILS SCORE: 11.40
FARM USE:	Hay		14 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st one (1) 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.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R8(22)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Shute, Mark et als ("Owners")
Logan Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0184-PG**

August 24, 2017

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on January 20, 2015 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 702, Lot 7, Logan Township, Gloucester County, totaling 46.618 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the targeted Property is located in the Delaware River Project Area; and

WHEREAS, the Property includes one (1), approximately one and one-half (1.5) acre severable exception area for one (1) existing single family residential unit and one (1), approximately two and one-half (2.5) acre non-severable exception limited to zero (0) single family residential units and to afford flexibility of uses for a gas pumping station and 50 foot accessway, resulting in approximately 42.618 net acres to be preserved; and

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

WHEREAS, at the time of application the Property was in 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 63.22 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on April 23, 2015 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 December 10, 2015 the SADC certified a development easement value of \$8,850 per acre based on zoning and environmental regulations in place as of July 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$9,000 per acre for the development easement for the Property, which is higher than the certified easement value, but not higher than the highest appraised value of \$9,500 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 16, 2016 the Logan Township Council approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on July 6, 2016, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$9,000 per acre; and

WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on August 5, 2016 for \$383,562.00 (\$9,000 per acre) which was recorded on August 10, 2016 in the Gloucester County Clerk's Office in Deed Book 5512, Page 33; and

WHEREAS, on October 20, 2016 the Gloucester CADB passed a resolution confirming final approval for the Shute et als farm; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 42.618 acres):

	<u>Cost Share</u>	
SADC	\$ 226,940.85	(\$5,325/acre; 60.17% of \$8,850)
<u>Gloucester County</u>	<u>\$ 156,621.15</u>	<u>(\$3,675/acre;)</u>
Total Easement Purchase	\$ 383,562.00	(\$9,000/acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-14(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, the Gloucester County Agriculture Development Board is requesting \$226,940.85 in FY17 competitive funding (Schedule B); 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 Gloucester County for the purchase of a development easement on the Property, comprising approximately 42.618 acres, at a State cost share of \$5,325.00 per acre, (60.17% of certified easement value of \$8,850 per acre), for a total grant not to exceed \$226,940.85 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately one and one-half (1.5) acre severable exception area for one (1) existing single family residential unit and one (1), approximately two and one-half (2.5) acre non-severable exception limited to zero (0) single family residential units and to afford flexibility of uses for a gas pumping station and 50 foot accessway; and

BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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-C; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.



8/24/17

Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

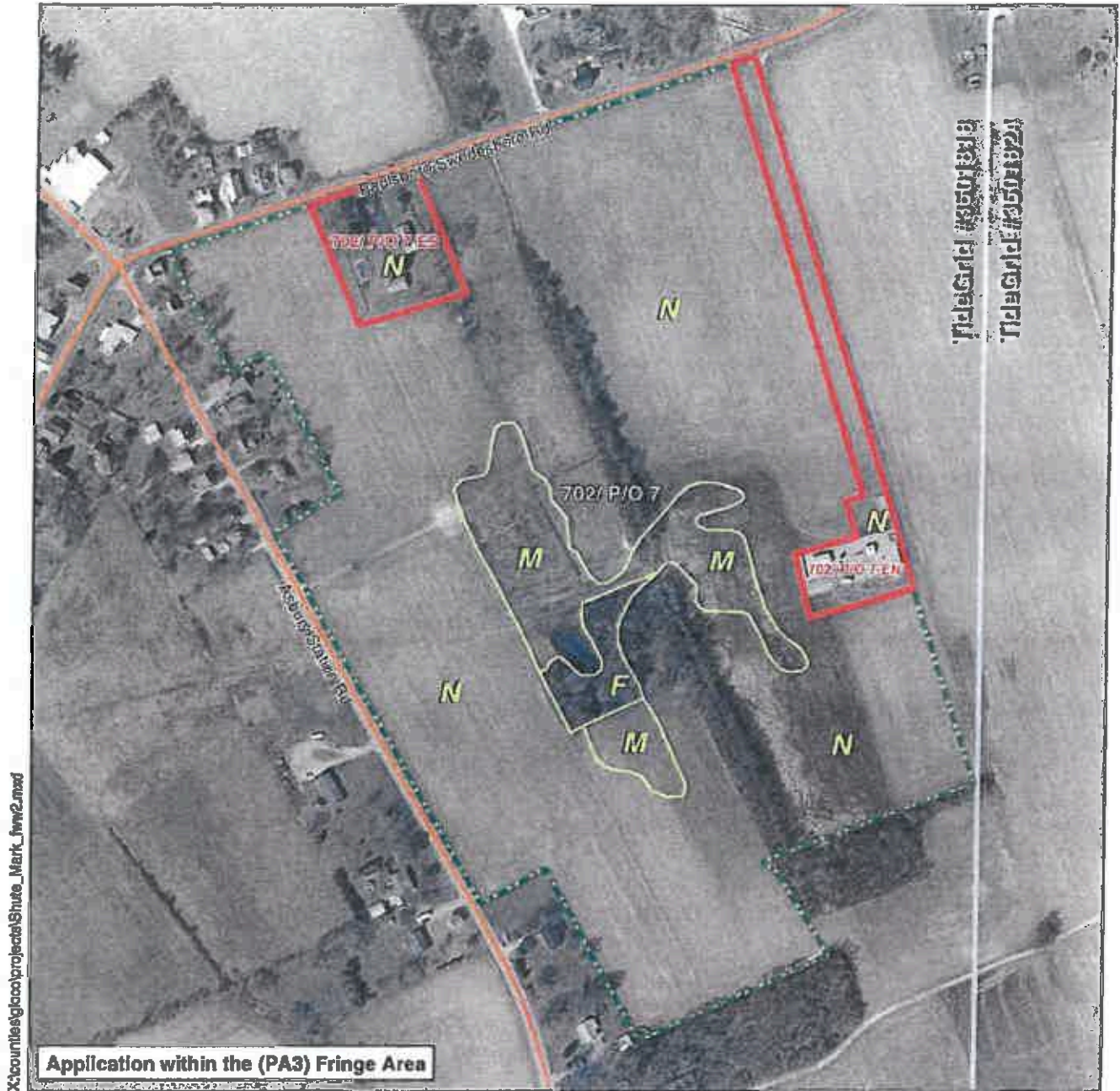
VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

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Wetlands

Schedule A



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Application within the (PA3) Fringe Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Mark Shute, et al.
Block 702 P/O 7 (42.6 ac), P/O 7-ES (severable exception - 1.5 ac.)
& P/O 7-EN (non-severable exception - 2.0 ac)
Gross Total = 46.1 ac
Logan Twp., Gloucester County



- Property to Retain
- 01 - Greenway/Highway
 - 02 - Greenway/Highway
 - 03 - Greenway/Highway
 - 04 - Greenway/Highway
 - 05 - Greenway/Highway
 - 06 - Greenway/Highway
 - 07 - Greenway/Highway
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 - 100 - Greenway/Highway

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/Upstate 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 geographic accuracy and position 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.

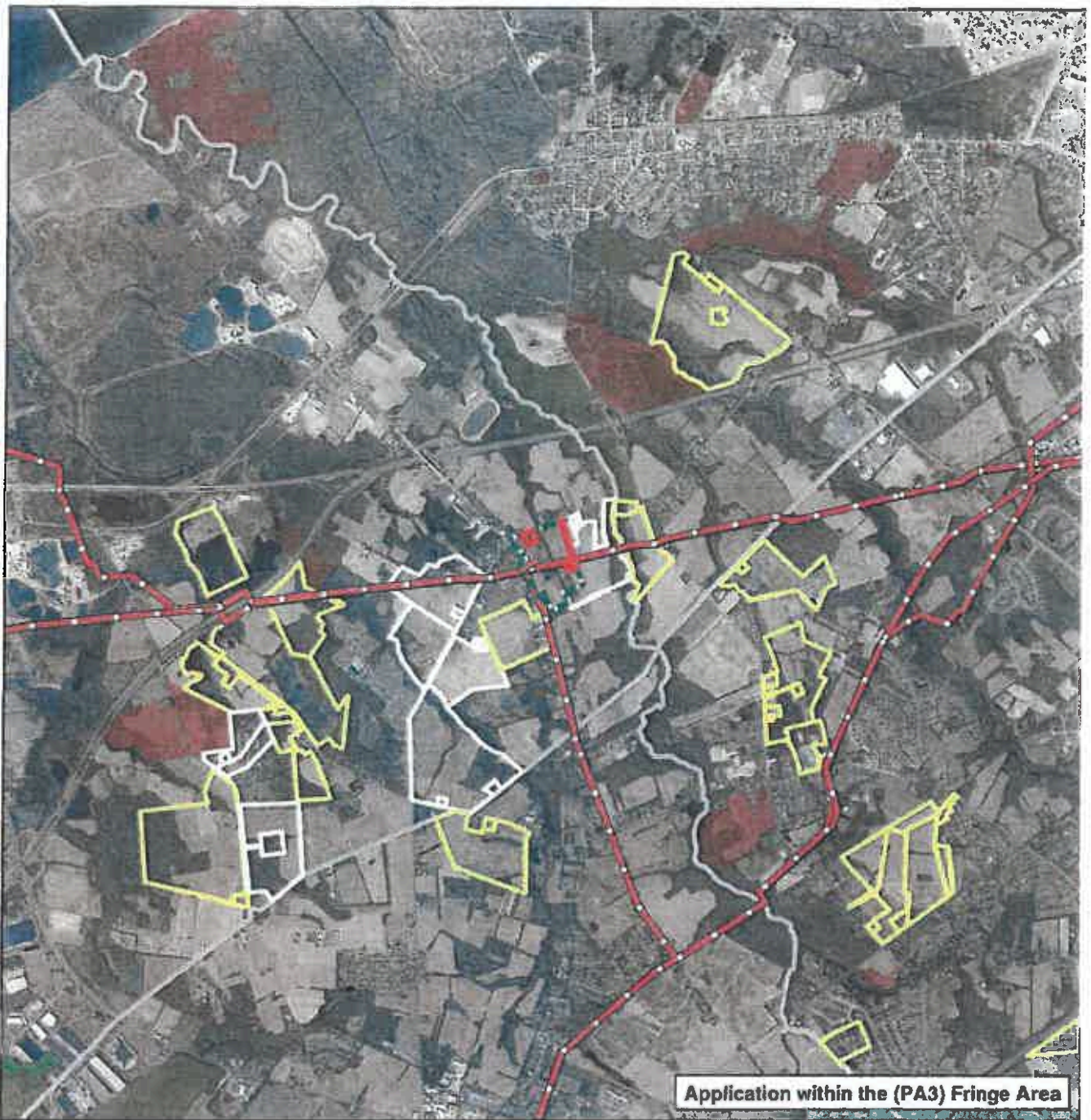
- Wetlands Legend:**
- F - Freshwater Wetlands
 - L - Linear Wetlands
 - M - Wetlands Modified for Agriculture
 - T - Tidal Wetlands
 - N - Non-Wetlands
 - W - Water

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJDOT State Data
NCHD/DOH 2012 Digital Aerial Image

November 19, 2015

Preserved Farms and Active Applications Within Two Miles

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Application within the (PA3) Fringe Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Mark Shute, et al.
Block 702 P/O Lot 7 (42.6 ac), P/O 7-ES (severable exception -- 1.5 ac.)
& P/O Lot 7-EN (non-severable exception - 2.0 ac)
Gross Total = 46.1 ac
Logan Twp., Gloucester County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOTTOGIS 2012 Digital Aerial Image
November 19, 2015

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

SADC County Financial Status
Schedule B

Gloucester County

SADC ID#	Farm	SADC		Federal Grant			Base Grant			Competitive Funds					
		Cost	Share	Total	BADC	Encumbered	P/Y	Expended	Balance	Maximum Grant	Expanded	FY11	FY13	FY17	Fund Balance
08-0102-PG	D'Beils, J&W, Rosemary	1,526,893.30	917,317.98	917,317.98	917,317.98	917,317.98	917,317.98	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0101-PG	D'Beils, Michael & Jane	1,120,213.89	872,128.10	872,128.10	872,128.10	872,128.10	872,128.10	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0103-PG	Skill Run Properties LLC	1,481,584.00	894,950.40	894,950.40	894,950.40	894,950.40	894,950.40	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0100-PG	Chiacarello, Matthew	793,000.00	476,100.00	476,100.00	476,100.00	476,100.00	476,100.00	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0111-PG	Proves, Gary	347,914.00	208,748.40	208,748.40	208,748.40	208,748.40	208,748.40	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0120-PG	Heatherwood Farms III, L.L.C.	941,912.00	594,947.20	594,947.20	594,947.20	594,947.20	594,947.20	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0104-PG	W.W. Heritage Sons, Inc.	918,478.00	491,885.60	491,885.60	491,885.60	491,885.60	491,885.60	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0132-PG	Best Homes LLC (Zech)	3,107,480.00	1,864,464.00	1,864,464.00	1,864,464.00	1,864,464.00	1,864,464.00	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0125-PG	Neodjeron, Santo J.J.	1,312,513.90	787,891.34	787,891.34	787,891.34	787,891.34	787,891.34	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0076-PG	Holzheuser, Charles & Son	1,898,000.00	1,139,400.00	1,139,400.00	1,139,400.00	1,139,400.00	1,139,400.00	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0110-PG	Palans, Alfo & Mary T.	1,533,318.00	848,832.86	848,832.86	848,832.86	848,832.86	848,832.86	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0080-PG	Urban, George and Robert	1,070,889.00	608,480.00	608,480.00	608,480.00	608,480.00	608,480.00	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0118-PG	Stefan, Robert Sr. & William, Jr. (R4)	418,276.00	244,078.80	244,078.80	244,078.80	244,078.80	244,078.80	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0184-PG	Maccherone, Santo J., Lowell, Ferdella	1,888,838.00	1,158,400.00	1,158,400.00	1,158,400.00	1,158,400.00	1,158,400.00	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0185-PG	Brown	491,738.26	241,042.85	241,042.85	241,042.85	241,042.85	241,042.85	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0177-PG	Dormann, John & Karen	382,990.40	231,354.24	231,354.24	231,354.24	231,354.24	231,354.24	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0179-PG	Pierast Homes	1,634,931.20	771,275.52	771,275.52	771,275.52	771,275.52	771,275.52	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0087-PG	Previtera/Cashore, Neddia Previtera	788,400.00	469,420.00	469,420.00	469,420.00	469,420.00	469,420.00	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0189-PG	Birchdown, Cielo	287,040.00	166,600.00	166,600.00	166,600.00	166,600.00	166,600.00	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0184-PG	Dearfo, Mirco	98,243.90	41,602.50	41,602.50	41,602.50	41,602.50	41,602.50	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0184-PG	Shua, Mark & als	383,552.00	229,940.85	229,940.85	229,940.85	229,940.85	229,940.85	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
08-0187-PG	Cotawick Road, LLC	608,768.78	384,081.25	384,081.25	384,081.25	384,081.25	384,081.25	2,882,882.02	1,800,000.00	2,000,000.00	2,910,853.82	89,446.08	89,446.08	4,799,804.48	0.00
Totals Closed	17	18,880,875.35	10,519,893.85	10,519,893.85	10,519,893.85	10,519,893.85	10,519,893.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals Encumbered	8	3,538,946.45	2,038,900.12	2,038,900.12	2,038,900.12	2,038,900.12	2,038,900.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
										Encumbered/Expended FY11	1,800,000.00	1,800,000.00	1,800,000.00	1,800,000.00	1,800,000.00
										Encumbered/Expended FY13	1,800,000.00	1,800,000.00	1,800,000.00	1,800,000.00	1,800,000.00
										Encumbered/Expended FY17	1,800,000.00	1,800,000.00	1,800,000.00	1,800,000.00	1,800,000.00
										Total	5,400,000.00	5,400,000.00	5,400,000.00	5,400,000.00	5,400,000.00

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Shute, Mark et als
.08- 0184-PG
County PIG Program
40 Acres

Block 702	Lot 7	Logan Twp.	Gloucester County	
SOILS:		Other	9% * 0	= .00
		Prime	51% * .15	= 7.65
		Statewide	40% * .1	= 4.00
				SOIL SCORE: 11.65
TILLABLE SOILS:		Cropland Harvested	90% * .15	= 13.50
		Wetlands	10% * 0	= .00
				TILLABLE SOILS SCORE: 13.50
FARM USE:	Soybeans-Cash Grain		39 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st (1.5) acres for Around existing house & outbuildings
Exception is severable
 - 2nd (2.5) acres for flexibility around non-ag use
Exception is not to be severed from Premises
around gas pumping station and 50' accessway
 - 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 FY2018R8(23)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Cohawkin Road, LLC ("Owner")
East Greenwich Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 08-0187-PG**

August 24, 2017

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester 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, Gloucester County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on March 31, 2015 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 1304, Lot 2, East Greenwich Township, Gloucester County, totaling 33.611 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the targeted Property is located in the Repaupo-Mantua Creek Project Area; and

WHEREAS, the Property includes one (1), approximately one and one quarter (1.25) acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 32.361 net acres to be preserved; and

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

WHEREAS, at the time of application the Property was in vegetable 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 48.51 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on September 27, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 5, 2015 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 February 25, 2016 the SADC certified a development easement value of \$18,750 per acre based on zoning and environmental regulations in place as of October 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$18,750 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on January 12, 2016 the East Greenwich Township Committee approved the Owners' application for the sale of a development easement, and is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 16, 2016, the Board of Chosen Freeholders of the County of Gloucester passed a resolution granting final approval and a commitment of funding for \$18,750 per acre; and

WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on April 15, 2016 for \$606,768.75 (\$18,750 per acre) which was recorded on April 19, 2016 in the Gloucester County Clerk's Office in Deed Book 5456, Page 48; and

WHEREAS, on October 20, 2016 the Gloucester CADB passed a resolution confirming final approval for the Cohawkin Road LLC farm; and

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

WHEREAS, the estimated cost share breakdown is as follows (based on 32.361 acres):

	<u>Cost Share</u>	
SADC	\$ 364,061.25	(\$11,250/acre; 60%)
Gloucester County	\$ 242,707.50	(\$ 7,500/acre; 40%)
Total Easement Purchase	\$ 606,768.75	(\$18,750/acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-14(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, the Gloucester County Agriculture Development Board is requesting \$364,061.25 in FY17 competitive funding (Schedule B); 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 Gloucester County for the purchase of a development easement on the Property, comprising approximately 32.361 acres, at a State cost share of \$11,250.00 per acre, (60% of certified easement value), for a total grant not to exceed \$364,061.25 in FY17 competitive funding pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately one and one quarter (1.25) acre non-severable exception area for one (1) future single family residential unit and to afford future flexibility of uses; and

BE IT FURTHER RESOLVED, the Property includes zero (0) single family residences, zero (0) agricultural labor units, and no pre-existing non-agricultural uses on the area to preserved; 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-C; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Cost Sharing 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date



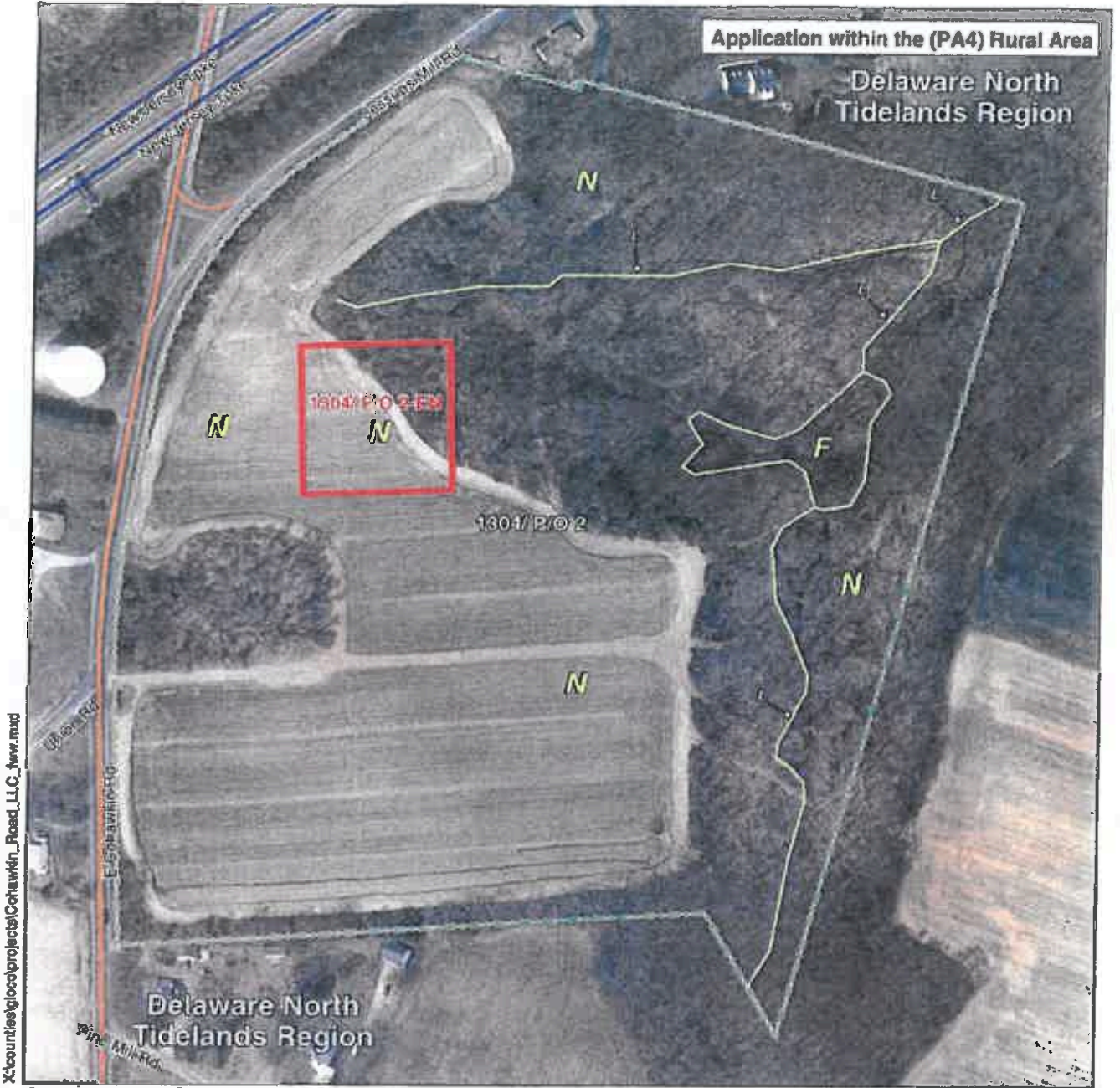
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

S:\Planning Incentive Grant -2007 rules County\Gloucester\Gloucester\Cohawkin Road LLC\final approval.doc

Wetlands



X:\counties\locoproj\cohawkin_Road_LLC.jvw.mxd

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

Cohawkin Road, LLC
 Block 1304 Lots P/O 2 (32.361 surveyed ac)
 & P/O 2-EN (non-severable exception - 1.25 ac)
 Gross Total = 33.611 ac
 East Greenwich Twp., Gloucester County



Source:
 NJDEP Freshwater Wetlands Data
 Green Acres Conservation Easement Data
 NJDOT Flood Data
 NJDOT/GIS 2016 Digital Aerial Image

TIDELANDS DISCLAIMER:
 The linear features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 4, "Tidelands Claims Map". 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/riparian 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 geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in lawsuits regarding delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

Property in Question

- EN - (Non-Severable) Exception
- EB - (Severable) Exception
- Wetlands Boundaries
- Primary - Limited Access
- Federal or State Ways
- County Roads
- Municipal/Local Roads
- Tidelands Boundary

Wetlands Legend:
 F - Freshwater Wetlands
 L - Linear Wetlands
 A - Areas Reserved for Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 B - 200' Buffer
 W - Water



Preserved Farms and Active Applications Within Two Miles



X:\counties\joc\projects\Cohawkin_Road_LLC_2miles.mxd

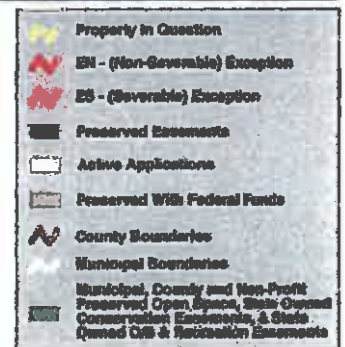
Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Cohawkin Road, LLC
Block 1304 Lots P/O 2 (32.361 surveyed ac)
& P/O 2-EN (non-severable exception - 1.25 ac)
Gross Total = 33.611 ac
East Greenwich Twp., Gloucester County

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

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



Source:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDOT/OGIS 2015 Digital Aerial Image

February 27, 2017

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Cohawkin Rd LLC
08- 0187-PG
County PIG Program
32 Acres

Block 1304	Lot 2	East Greenwich Twp.	Gloucester County	
SOILS:		Other	42% * 0	= .00
		Prime	16% * .15	= 2.40
		Statewide	42% * .1	= 4.20
				SOIL SCORE: 6.60
TILLABLE SOILS:		Cropland Harvested	51% * .15	= 7.65
		Wetlands	2% * 0	= .00
		Woodlands	47% * 0	= .00
				TILLABLE SOILS SCORE: 7.65
FARM USE:	Vegetable & Melons		17 acres	Squash

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st (1.25) acres for future single family residential unit
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.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2018R8(24)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

**Joseph C. Shoemaker, Jr. and Betty P. Shoemaker (#2) ("Owners")
Hopewell Township, Cumberland County**

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

SADC ID#06-0171-PG

August 24, 2017

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.I.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.I.A.C. 2:76-17.7, Cumberland County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on January 28, 2015 the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 21, Lot 6, Hopewell Township, Cumberland County, totaling approximately 62 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Cumberland County's Shiloh-Hopewell North Project Area; and

WHEREAS, the Property includes three (3), exception areas:

- 1.5 acre severable exception for and limited one (1) duplex dwelling, which may be replaced with one (1) duplex or one (1) single family residential unit;
- 1.5 acre severable exception for and limited one (1) existing single family unit;
- 1.5 acre severable exception for and limited to one (1) future single family residential unit; and to afford future flexibility of uses resulting in approximately 57 net acres to be preserved; and

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

WHEREAS, at the time of application the Property was in soybean, wheat, and corn 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 61.89 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on April 29, 2015 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 May 28, 2015, the SADC certified a development easement value of \$5,600 per acre based on zoning and environmental regulations in place as of November 11, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$5,600 per acre for the development easement for the Property; and

WHEREAS, on May 25, 2017, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 8, 2015, the Hopewell Township Committee approved the Owner's application for the sale of development easement and a commitment of funding for \$280 per acre to cover the local cost share; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 9, 2015, the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 22, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$1,620 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 58.71 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 58.71 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$217,227.00	(\$3,700.00/acre)
Cumberland County	\$ 95,110.20	(\$1,620.00/acre)
<u>Hopewell Township</u>	<u>\$ 16,438.80</u>	<u>(\$280.00/acre)</u>
Total Easement Purchase	\$328,776.00	(\$5,600/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Cumberland County Agriculture Development Board is requesting \$8,612.45 in FY13 competitive funds which will exhaust Cumberland County's remaining FY13 competitive eligibility of \$5M and the remaining grant funds of \$791,382.45 from the FY17 base grant which is available at this time (Schedule B); 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 and 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 Cumberland County for the purchase of a development easement on the Property, comprising approximately 58.71 net easement acres, at a State cost share of \$3,700 per acre, (66.07% of certified easement value and purchase price), for a total grant \$217,227 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes three (3), exception areas:

- 1.5 acre severable exception for and limited one (1) duplex dwelling, which may be replaced with one (1) duplex or one (1) single family residential unit;
- 1.5 acre severable exception for and limited one (1) existing single family unit;
- 1.5 acre severable exception for and limited to one (1) future single family residential unit; and to afford future flexibility of uses resulting in approximately 57 net acres to be preserved; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

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

BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f

8/24/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

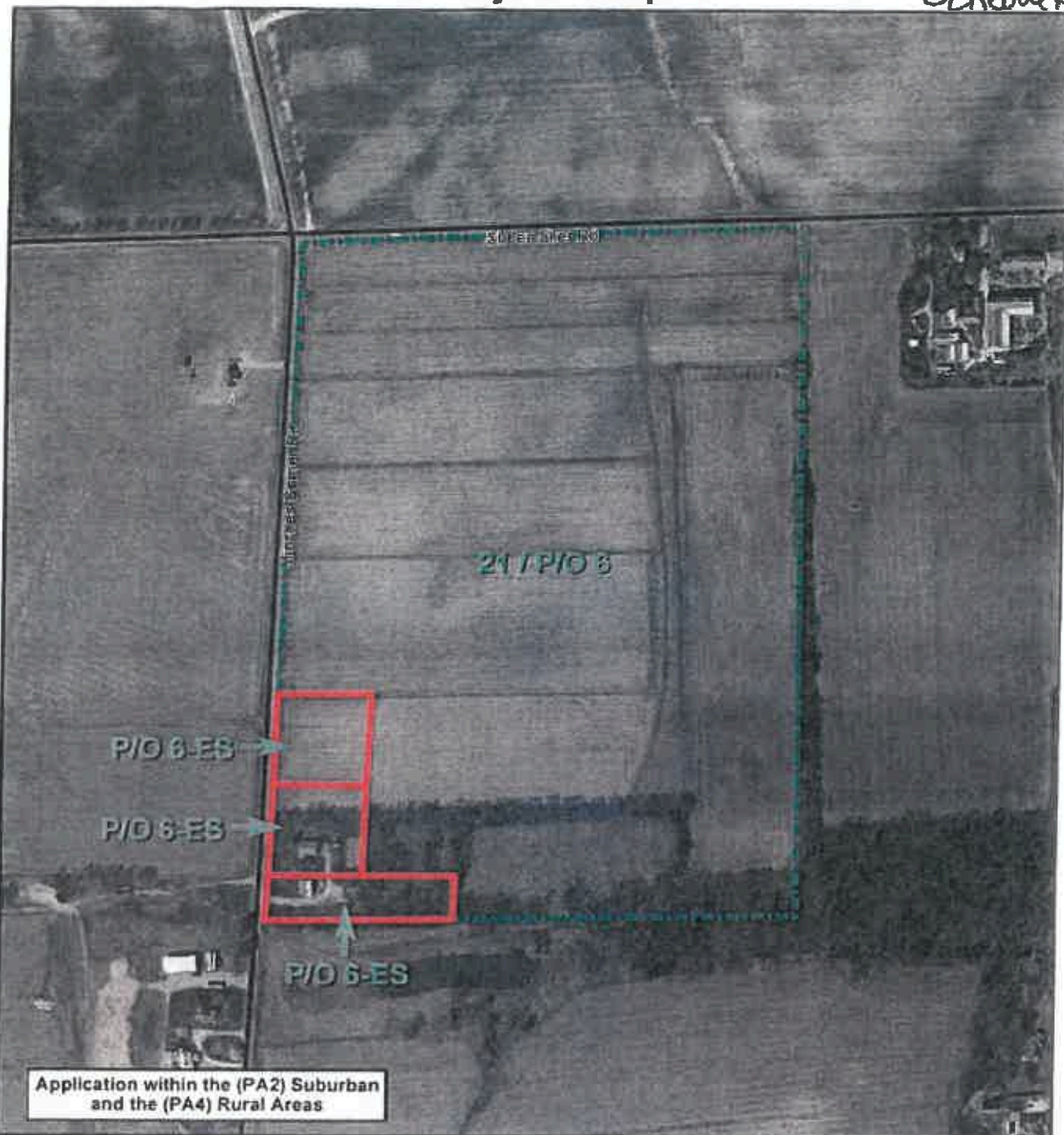
VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Project Map

Schedule A

X:\courts\acum\co\projects\shoemaker2_project_map.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Joseph and Betty Shoemaker, Jr (#2)
Block 21 Lots P/O 6 (57.2 ac)
& P/O 6-ES (severable exceptions - 1.5, 1.5 & 1.5 ac)
Gross Total = 61.7 ac
Hopewell Twp., Cumberland County



	Property in Contention
	ES - (Non-Severable) Exception
	ES - (Severable) Exception
	Primary - Limited Access
	Federal or State Highways
	County Roads
	Municipal/Local Roads



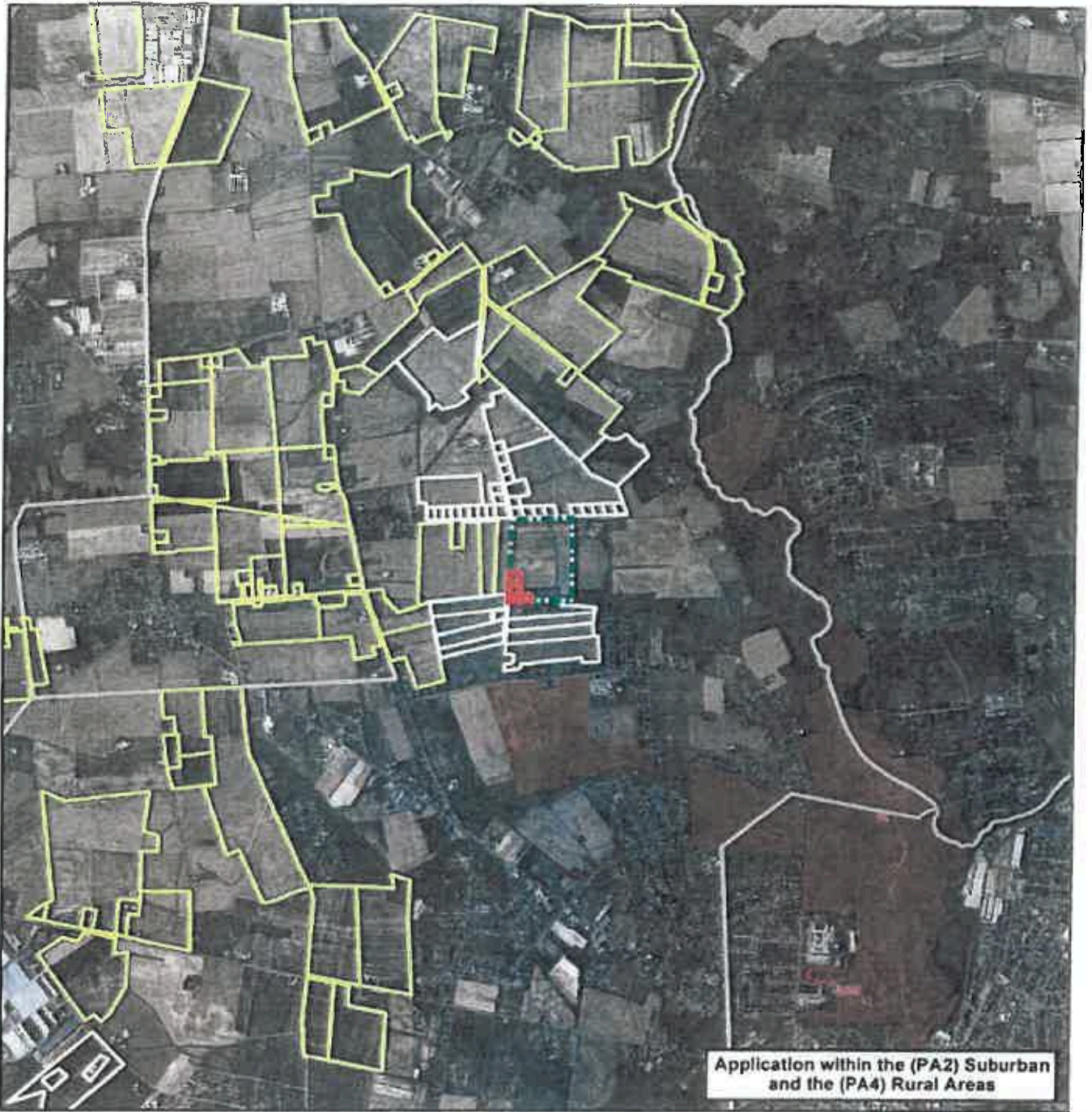
DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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

Sources:
Green Acres Conservation Easement Data
NJOT/OGIS 2012 Digital Aerial Image

February 18, 2015

Preserved Farms and Active Applications Within Two Miles

X:\counites\counco\projects\shoemaker2_2mile.mxd



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Joseph and Betty Shoemaker, Jr (#2)
Block 21 Lots P/O 6 (57.2 ac)
& P/O 6-ES (severable exceptions - 1.5, 1.5 & 1.5 ac)
Gross Total = 61.7 ac
Hopewell Twp., Cumberland County

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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ Farmland Conservation PDC Data
NJOT/OGIS 2012 Digital Aerial Image

February 10, 2015

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

SADC County Financial Status
Schedule B

Cumberland County

SADC ID#	Farm	SADC		Federal Grant		Base Grant			Competitive Funds					
		Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Encumbered	PV	Extended	FY11 Balance	FY13 Balance	FY17 Balance
08-0135-PG	Porder	230,985.20	154,723.20						167,229.50	154,723.20	154,723.20	2,554,780.44		
08-0148-PG	Sorenstine 2	181,186.40	121,367.40			1,500,000.00			127,977.90	121,367.40	121,367.40	2,432,413.04		
08-0137-PG	Watson #2	246,764.50	176,188.18			1,000,000.00			160,896.20	176,188.18	176,188.18	2,267,248.88		
08-0158-PG	Casper, Kathleen A.	136,855.20	93,312.72			1,000,000.00			97,975.80	93,312.72	93,312.72	2,163,934.14		
08-0158-PG	Gilson	436,858.00	303,919.40						309,782.80	303,919.40	303,919.40	1,880,414.74		
08-0144-PG	McAllister	129,934.90	89,908.70						89,908.70	74,578.77	74,578.77	1,785,835.97		
08-0145-PG	Sorenstine 1	159,395.00	107,708.60						122,570.00	107,708.60	107,708.60	1,676,127.37		
08-0167-PG	Casper #2	107,912.40	73,925.04						73,925.04	73,925.04	73,925.04	1,604,202.33		
08-0160-PG	Uhlrad	131,894.00	90,224.40						71,512.80	62,839.20	62,839.20	1,541,563.13		
08-0137-PG	Hubschmidt #2	308,961.00	211,123.76						222,974.40	211,123.76	211,123.76	1,330,439.37		
08-0153-PG	Garrison	296,842.60	203,917.86						211,652.00	203,917.86	203,917.86	1,126,521.41		
08-0158-PG	McCraiken	186,224.40	131,143.84						144,261.80	131,143.84	131,143.84	998,377.67		
08-0159-PG	Ribby	134,025.50	95,732.50						121,023.00	95,732.50	95,732.50	889,645.07		
08-0154-PG	Coleman #2	121,905.30	86,443.00						80,443.00	80,443.00	80,443.00	619,202.07		
08-0153-PG	Casper, Mary Ann	115,200.30	82,357.50						84,375.00	82,357.50	82,357.50	736,844.57		
08-0181-PG	Hubschmidt #1	94,411.30	61,338.55						65,611.00	61,338.55	61,338.55	876,606.02		
08-0184-PG	Watson #1	250,115.00	188,998.75						168,568.30	168,568.30	168,568.30	500,906.22		
08-0143-PG	Rhason	172,002.64	114,041.03						114,074.70	114,041.03	114,041.03	392,695.19		
08-0152-PG	Coleman #1	64,890.00	43,588.00						43,596.00			346,328.19		
08-0151-PG	Wills	284,490.80	200,640.88						200,648.88	200,640.88	200,640.88	140,888.31		
08-0174-PG	Russell, Velen M. (Ray, William Henry)	40,050.00	27,580.00						27,590.00			12,035.31		
08-0172-PG	Shoemaker, Joseph C. & Betty P. #1	176,387.40	112,482.86						112,482.86	112,482.86	112,482.86	6,512.45		
08-0171-PG	Shoemaker, Joseph C. & Betty P. #2	328,776.00	217,227.00						208,914.65			4,875,898.95		
08-0164-PG	App, Bonnie L. #1	274,392.00	170,598.00						170,598.00			4,804,458.45		
08-0187-PG	App, Bonnie L. #2	772,181.00	489,438.50						489,438.50			4,516,524.59		
08-0176-PG	Coleman & Charlton (Fleetwood)	229,380.00	148,520.00						124,408.85			4,474,523.97		
08-0181-PG	McCannish & Carol #1	107,695.00	71,430.50									4,388,148.57		
08-0181-PG	Baillinger, Frank P. III (Baillinger #1)	447,741.00	287,633.50						287,633.50			4,388,148.57		
08-0182-PG	Baillinger, Shirley (Baillinger #2)	211,698.75	142,101.38						142,101.38			4,388,148.57		
08-0177-PG	Alb, Kenneth & Carol #2	136,960.00	88,374.00						88,374.00			4,388,148.57		
Closed		*****	10,762,185.02	2,539,650.52	686,847.39									
Encumbered		2,771,296.75	1,891,330.45											
				Encumber/Extended FY09										
				Encumber/Extended FY11										
				Encumber/Extended FY13										
				Encumber/Extended FY17										
				TOTAL	1,000,000.00				62,161.46	136,298.60	3,000,000.00	4,812,519.65		
									619,850.43				4,388,148.57	
													4,388,148.57	

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Shoemaker Farm #2
06- 0171-PG
County PIG Program
57 Acres

Block 21	Lot 6	Hopewell Twp.	Cumberland County
SOILS:		Prime	100% * .15 = 15.00
			SOIL SCORE: 15.00
TILLABLE SOILS:		Cropland Harvested	95% * .15 = 14.25
		Woodlands	5% * 0 = .00
			TILLABLE SOILS SCORE: 14.25
FARM USE:		Corn-Cash Grain	13 acres
		Soybeans-Cash Grain	32 acres
		Wheat-Cash Grain	7 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st (1.5) acres for future single family residence
Exception is severable
Exception is to be limited to one single family residential unit.
 - 2nd (1.5) acres for Existing house
Exception is severable
Exception is to be limited to one single family residential unit.
 - 3rd (1.5) acres for Existing duplex
Exception is severable
Duplex can be replaced with another duplex or single family residential unit.
 - 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 FY2018R8(25)

**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
App, Bonnie L. (#1) ("Owner")
Hopewell Township, Cumberland County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0164-PG**

August 24, 2017

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland 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, Cumberland County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on September 17, 2014, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm, which at the time was identified as Block 18, Lots 14.02, 14.03, 14.04, 14.05, 14.06, 14.07, and part of Lot 14, Hopewell Township, Cumberland County, totaling approximately 33 gross acres, hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Cumberland County's Shiloh-Hopewell North Project Area; and

WHEREAS, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units, and no exception areas or pre-existing non-agricultural uses; and

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

WHEREAS, the Owner has 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 69.86, which exceeds 43, which is 70% of the County's average quality score as determined by the SADC July 25, 2013; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on April 14, 2015 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 May 28, 2015, the SADC certified a development easement value of \$7,700 per acre based on zoning and environmental regulations in place as of June 1, 2014; and

WHEREAS, subsequent to certifying the easement value on May 28, 2015, the County and Landowner requested to amend the application to include all of Lot 14, which increased the application to 36 gross acres and required updated appraisals; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 28, 2016 the SADC certified an amended development easement value of \$7,400 per acre based on zoning and environmental regulations in place as of the current valuation date September 1, 2015; and

WHEREAS, the certification of easement value was and this final approval is conditioned all tax lots being consolidated into one lot prior to closing; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$7,400 per acre for the development easement for the Property; and

WHEREAS, on May 25, 2017, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 10, 2016 the Hopewell Township Committee approved the Owner's application for the sale of development easement and a commitment of funding for \$370 per acre to cover the local cost share; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 9, 2016, the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 26, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$2,430 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 37.08 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 37.08 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$170,568.00	(\$4,600/acre)
Cumberland County	\$ 90,104.40	(\$2,430/acre)
<u>Hopewell Township</u>	<u>\$ 13,719.60</u>	<u>(\$ 370/acre)</u>
Total Easement Purchase	\$274,392.00	(\$7,400/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Cumberland County Agriculture Development Board is requesting \$170,568.00 in FY17 base grant, which is available at this time (Schedule B); 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 and consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, the SADC certification of easement value and this final approval are conditioned on consolidating all tax lots in the application into one tax lot prior to closing on the easement purchase;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 37.08 net easement acres, at a State cost share of \$4,600 per acre, (62.16% of certified easement value and purchase price), for a total grant not to exceed of \$170,568.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units, and no exception areas or pre-existing non-agricultural uses; and

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

BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, this final approval is conditioned all tax lots being consolidated into one lot prior to closing; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f



8/24/17
Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Wetlands

Schedule A



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Bonnie App (#1)
 Block 18 Lots 14 (29.0 ac); 14.02 (1.4 ac); 14.03 (1.4 ac);
 14.04 (1.4 ac); 14.05 (1.4 ac); & 14.06 (1.5 ac); 14.07 (1.6 ac)
 Gross Total = 37.9 ac
 Hopewell Twp., Cumberland County



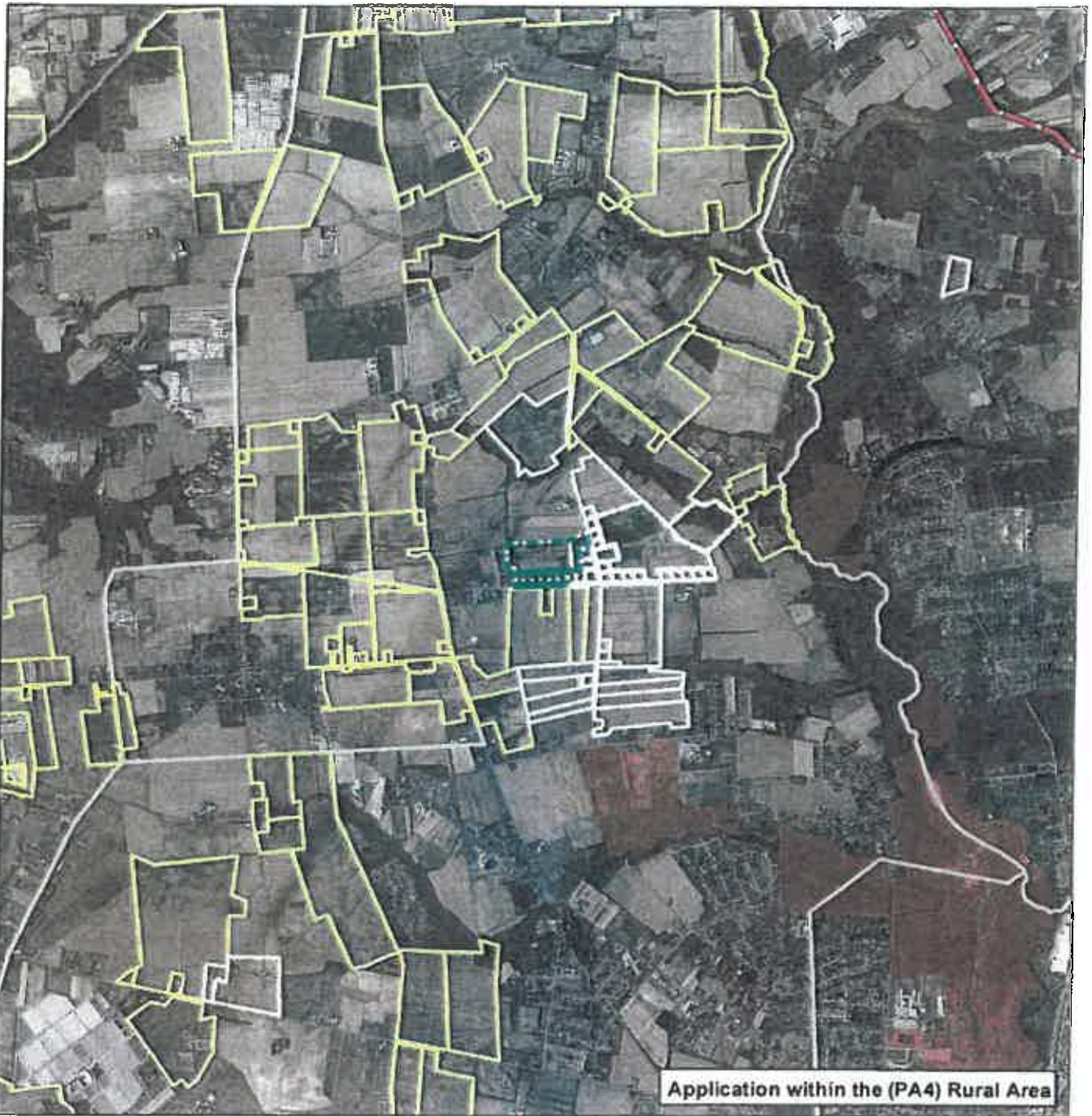
Wetlands Legend:
 F - Freshwater Wetlands
 L - Linear Wetlands
 M - Wetlands Modified for Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 B - 30' Buffer
 W - Water

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.

Source:
 NADIP Freshwater Wetlands Data
 Green Acres Conservation Easement Data
 NJDOT Road Data
 NADIP/GIS 2012 Digital Aerial Image

January 4, 2016

Preserved Farms and Active Applications Within Two Miles Schedule A



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Bonnie App (#1)
 Block 18 Lots 14 (29.0 ac); 14.02 (1.4 ac); 14.03 (1.4 ac);
 14.04 (1.4 ac); 14.05 (1.4 ac); & 14.06 (1.5 ac); 14.07 (1.6 ac)
 Gross Total = 37.9 ac
 Hopewell Twp., Cumberland County



N

	Property to be preserved
	EN - (Non-Surveyed) Properties
	EN - (Surveyed) Properties
	Preserved Farmland
	Active Applications
	Existing Pipelines
	County Boundaries
	Municipal Boundaries
	Municipal, County and Non-Park Preserved Open Space
	State Owned Educational Element
	State Owned DR & Recreation Element

Source:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJOIT/OGIS 2012 Digital Aerial Image

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

encl

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Bonnie L. App #1
06- 0164-PG
County PIG Program
38 Acres

Block 18	Lot 14	Hopewell Twp.	Cumberland County
Block 18	Lot 14.02	Hopewell Twp.	Cumberland County
Block 18	Lot 14.03	Hopewell Twp.	Cumberland County
Block 18	Lot 14.04	Hopewell Twp.	Cumberland County
Block 18	Lot 14.05	Hopewell Twp.	Cumberland County
Block 18	Lot 14.06	Hopewell Twp.	Cumberland County
Block 18	Lot 14.07	Hopewell Twp.	Cumberland County

SOILS:	Prime	100% * .15	=	15.00	
					SOIL SCORE: 15.00
TILLABLE SOILS:	Cropland Harvested	92% * .15	=	13.80	
	Woodlands	8% * 0	=	.00	
					TILLABLE SOILS SCORE: 13.80
FARM USE:	Soybeans-Cash Grain	33 acres			
	Wheat-Cash Grain	33 acres			

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No 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 FY2018R8(26)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
App, Bonnie, Et Al. (#2) ("Owners")
Hopewell Township, Cumberland County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0167-PG**

August 24, 2017

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland 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, Cumberland County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on September 29, 2014 the SADC received an application for the sale of a development easement from Cumberland County for the subject farm, which at the time was identified as Block 17, Lots 7, 8, 8.01-8.13 and Block 18, Lots 14.08-14.12, and part of Lot 14, Hopewell Township, Cumberland County, totaling approximately 126 gross acres, hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Cumberland County's Shiloh-Hopewell North Project Area; and

WHEREAS, the Property includes one (1) approximately 4-acre severable exception area for and limited to one (1) future single-family residential unit and to afford future flexibility of uses, resulting in approximately 122 net acres to be preserved; and

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

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

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

WHEREAS, the Property has a quality score of 69.14, which exceeds 43, which is 70% of the County's average quality score as determined by the SADC July 25, 2013; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on April 14, 2015 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 May 28, 2015, the SADC certified a development easement value of \$6,400 per acre based on zoning and environmental regulations in place as of the current valuation date June 1, 2014; and

WHEREAS, subsequent to certifying the easement value on May 28, 2015, the County and Landowner requested to amend the application to remove Block 18, p/o Lot 14, which decreased the application to 119 acres and required updated appraisals; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 28, 2016 the SADC certified an amended development easement value of \$6,300 per acre based on zoning and environmental regulations in place as of the current valuation date September 1, 2015; and

WHEREAS, the certification of easement value was and this final approval is conditioned all tax lots being consolidated into two non-contiguous lots prior to closing; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,300 per acre for the development easement for the Property; and

WHEREAS, on May 25, 2017, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 10, 2016, the Hopewell Township Committee approved the Owner's application for the sale of development easement and a commitment of funding for \$315 per acre to cover the local cost share; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 9, 2016, the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 26, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$1,935 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 122.57 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 122.57 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$496,408.50	(\$4,050/acre)
Cumberland County	\$237,172.95	(\$1,935/acre)
<u>Hopewell Township</u>	<u>\$ 38,609.55</u>	<u>(\$ 315/acre)</u>
Total Easement Purchase	\$772,191.00	(\$6,300/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Cumberland County Agriculture Development Board is requesting \$496,408.50 in FY17 base grant, which is available at this time (Schedule B); 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 and 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 Cumberland County for the purchase of a development easement on the Property, comprising approximately 122.57 net easement acres, at a State cost share of \$4,050 per acre, (64.29% of certified easement value and purchase price), for a total grant not to exceed of \$496,408.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1) approximately 4-acre severable exception area for and limited to one (1) future single-family residential unit and to afford future flexibility of uses, resulting in approximately 119 net acres to be preserved; and

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

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

BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception

areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, this final approval is conditioned all tax lots being consolidated into two non-contiguous lots prior to closing; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

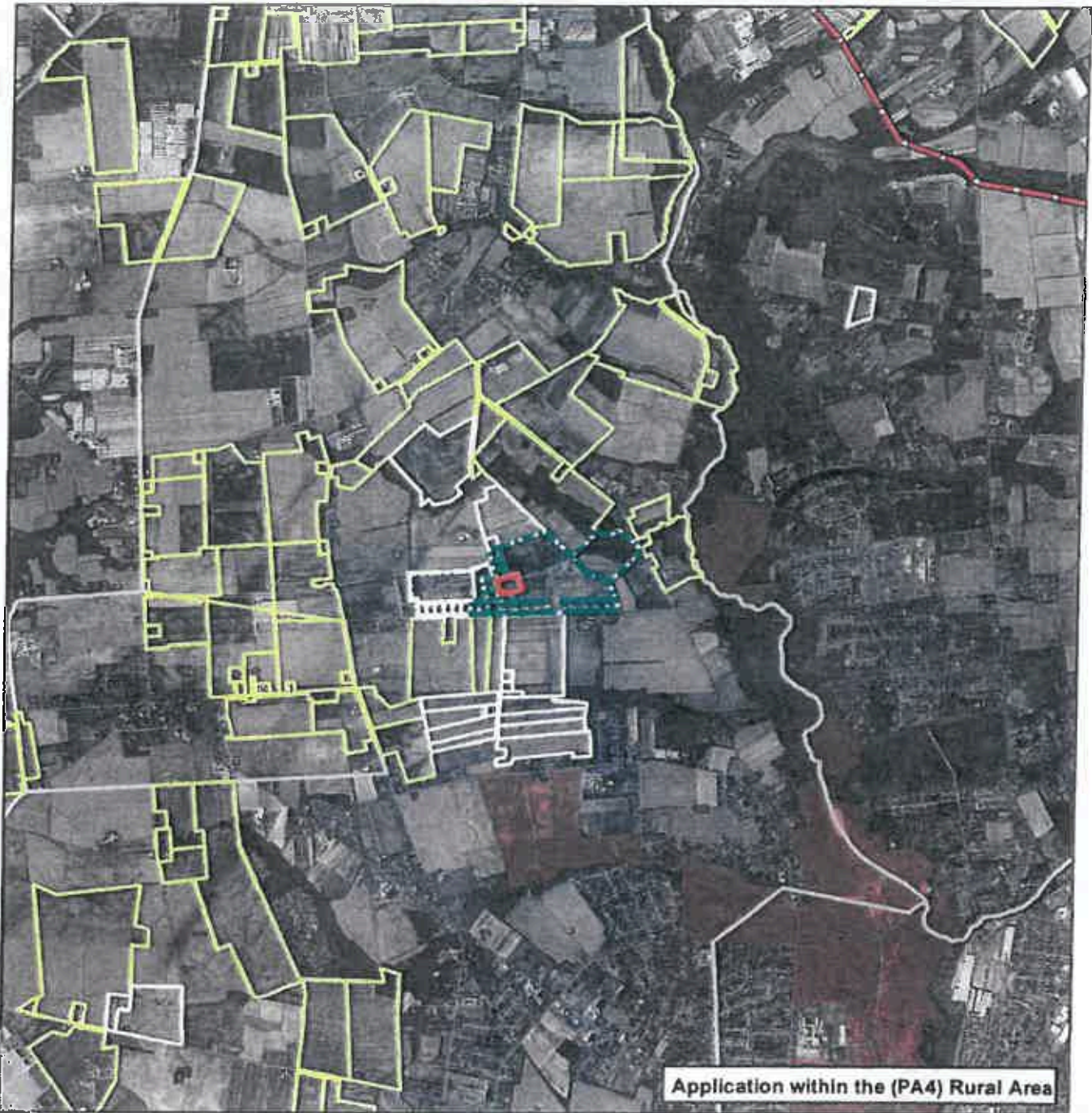
VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Schedule A

Preserved Farms and Active Applications Within Two Miles

X:\counties\cumco\project\pa02_2miles2.mxd



Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM
 NJ State Agriculture Development Committee

Bornie App, et al' (#2)
 Block 17 Lots 7 (26.0 ac); P/O 8 (62.9 ac); P/O 8-ES (severable exception - 4.0 ac);
 8.01 (1.5 ac); 8.02 (1.4 ac); 8.03 (1.3 ac); 8.04 (1.5 ac); 8.05 (1.5 ac);
 8.06 (1.6 ac); 8.07 (1.5 ac); 8.08 (1.5 ac); 8.09 (1.6 ac);
 8.10 (1.5 ac); 8.11 (1.5 ac); 8.12 (1.6 ac) & 8.13 (1.5 ac)
 Block 18 Lots 14.08 (1.4 ac); 14.09 (1.6 ac); 14.10 (2.2 ac);
 14.11 (1.5 ac) & 14.12 (1.6 ac)
Gross Total = 120.7 ac
 Hopewell Twp., Cumberland County

- Property to Be Sold
- 801 - (State-Owned) Exception
- 802 - (Private) Exception
- Preferred Encumbrance
- Active Application
- Existing Pipeline
- County Encumbrance
- Municipal Encumbrance
- Municipal, County and New York Potential Open Space
- State Owned Conservation Easement
- State Owned 40% & Nonprofit Easement

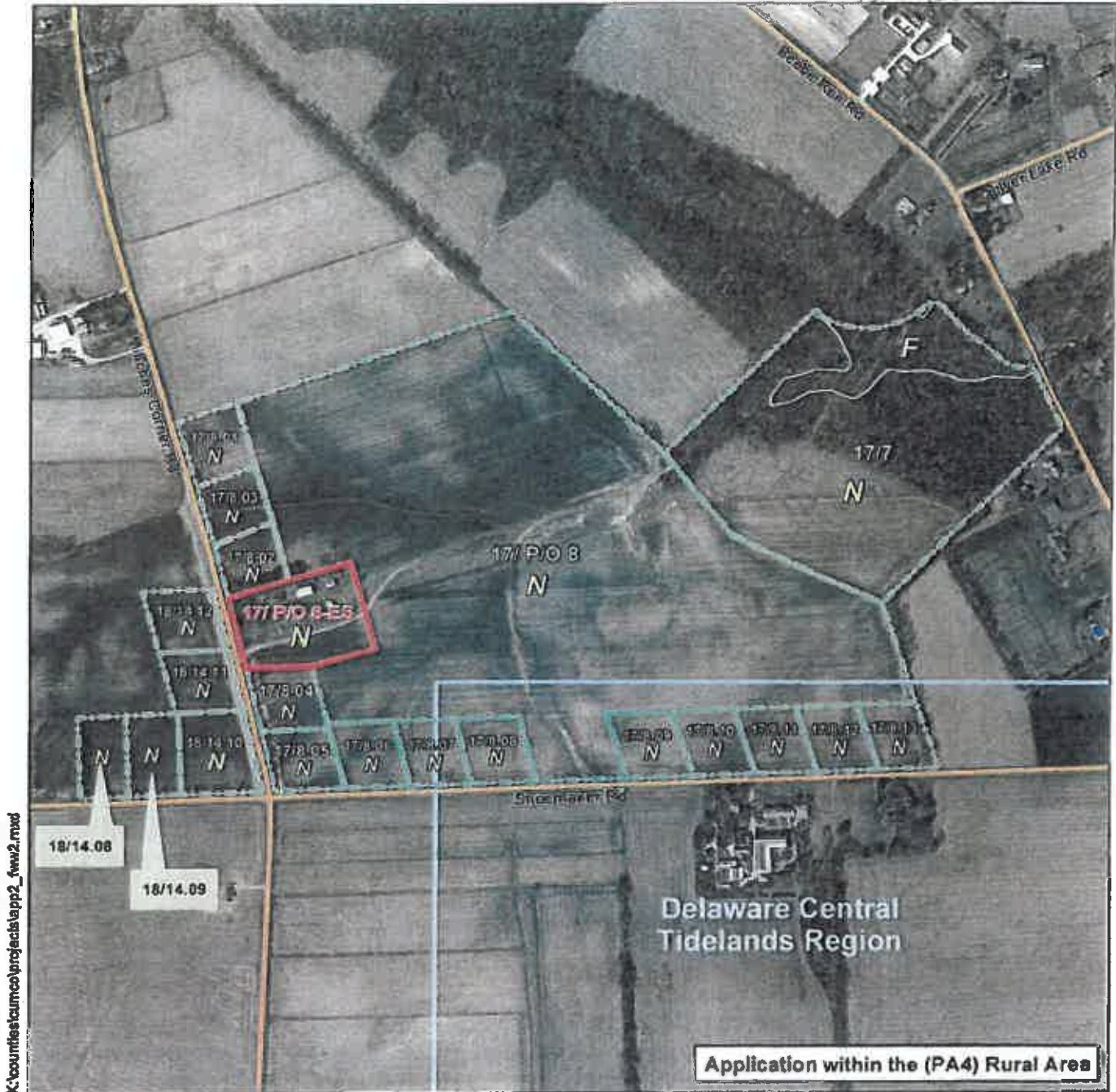


Source:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJ07/0018 2012 Digital Aerial Image

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

Wetlands

Schedule A



X:\counties\cumco\project\app2_fwv2.mxd

Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Bonnie App, et al (#2)
Block 17 Lots 7 (26.0 ac); P/O 8 (62.9 ac); P/O 8-ES (severable exception - 4.0 ac);
8.01 (1.5 ac); 8.02 (1.4 ac); 8.03 (1.3 ac); 8.04 (1.5 ac); 8.05 (1.5 ac);
8.06 (1.6 ac); 8.07 (1.5 ac); 8.08 (1.5 ac); 8.09 (1.6 ac);
8.10 (1.5 ac); 8.11 (1.5 ac); 8.12 (1.8 ac) & 8.13 (1.5 ac)
Block 18 Lots 14.08 (1.4 ac); 14.09 (1.6 ac); 14.10 (2.2 ac);
14.11 (1.5 ac) & 14.12 (1.6 ac)
Gross Total = 120.7 ac
Hopewell Twp., Cumberland County



	Property in Question
	PA - Non-Conserving Exception
	PA - Conserving Exception
	Wetlands Boundary
	Primary - Limited Access
	Public or State Property
	County Roads
	State Significant Roads
	State Route Boundary
	Wetlands Open and New Parks
	State Owned Conservation Easement
	State Owned GIS Assessment Boundary



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

TIDELANDS DISCLAIMER:
 The linear features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 4, "Tidelands Claims Map". 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/Parish 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 determination 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
 NJDOT Road Data
 NJDOTGIS 2012 Digital Aerial Image

Schedule C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Bonnie App ET Al #2
06- 0167-PG
County PIG Program
113 Acres

Block 17	Lot 7	Hopewell Twp.	Cumberland County
Block 17	Lot 8	Hopewell Twp.	Cumberland County
Block 17	Lot 8.01	Hopewell Twp.	Cumberland County
Block 17	Lot 8.02	Hopewell Twp.	Cumberland County
Block 17	Lot 8.03	Hopewell Twp.	Cumberland County
Block 17	Lot 8.04	Hopewell Twp.	Cumberland County
Block 17	Lot 8.05	Hopewell Twp.	Cumberland County
Block 17	Lot 8.06	Hopewell Twp.	Cumberland County
Block 17	Lot 8.07	Hopewell Twp.	Cumberland County
Block 17	Lot 8.08	Hopewell Twp.	Cumberland County
Block 17	Lot 8.09	Hopewell Twp.	Cumberland County
Block 17	Lot 8.10	Hopewell Twp.	Cumberland County
Block 17	Lot 8.11	Hopewell Twp.	Cumberland County
Block 17	Lot 8.12	Hopewell Twp.	Cumberland County
Block 17	Lot 8.13	Hopewell Twp.	Cumberland County
Block 18	Lot 14.08	Hopewell Twp.	Cumberland County
Block 18	Lot 14.09	Hopewell Twp.	Cumberland County
Block 18	Lot 14.10	Hopewell Twp.	Cumberland County
Block 18	Lot 14.11	Hopewell Twp.	Cumberland County
Block 18	Lot 14.12	Hopewell Twp.	Cumberland County

SOILS:	Prime	94% * .15	=	14.10
	Unique zero	6% * 0	=	.00
			SOIL SCORE:	14.10

TILLABLE SOILS:	Cropland Harvested	85% * .15	=	12.75
	Wetlands	3% * 0	=	.00
	Woodlands	12% * 0	=	.00
			TILLABLE SOILS SCORE:	12.75

FARM USE:	Soybeans-Cash Grain	99 acres
	Wheat-Cash Grain	99 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st four (4) acres for Future residence
 - Exception is severable
 - Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

- 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 FY2018R8(27)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Linda Jean Coleman and JoAnn Charlton ("Owners")

Fleetwood Farm

Stow Creek Township, Cumberland County

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

SADC ID#06-0173-PG

August 24, 2017

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland 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, Cumberland County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on May 11, 2015, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 13, Lot 3, Stow Creek Township, Cumberland County, totaling approximately 38 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Cumberland County's Stow Creek Project Area; and

WHEREAS, the Property includes one (1), approximately 1.5 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 36.5 net acres to be preserved; and

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

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

WHEREAS, the Owner(s) has 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 64.72 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 15, 2015, 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 23, 2016, the SADC certified a development easement value of \$6,100 per acre based on zoning and environmental regulations in place as of the current valuation date February 1, 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,100 per acre for the development easement for the Property; and

WHEREAS, on May 25, 2017, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on September 13, 2016, the Stow Creek Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on August 10, 2016, the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 25, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$2,150 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 37.60 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 37.60 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$148,520	(\$3,950/acre)
<u>Cumberland County</u>	<u>\$ 80,840</u>	<u>(\$2,150/acre)</u>
Total Easement Purchase	\$229,360	(\$6,100/acre)

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, the Cumberland County Agriculture Development Board is requesting \$148,520 in FY17 base grant and FY17 competitive grant funding which is available at this time (Schedule B); 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 and 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 Cumberland County for the purchase of a development easement on the Property, comprising approximately 37.60 net easement acres, at a State cost share of \$3,950 per acre, (64.75% of certified easement value and purchase price), for a total grant not to exceed \$148,520 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 1.5 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 36.5 net acres to be preserved; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

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

BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f

8/24/17

Date



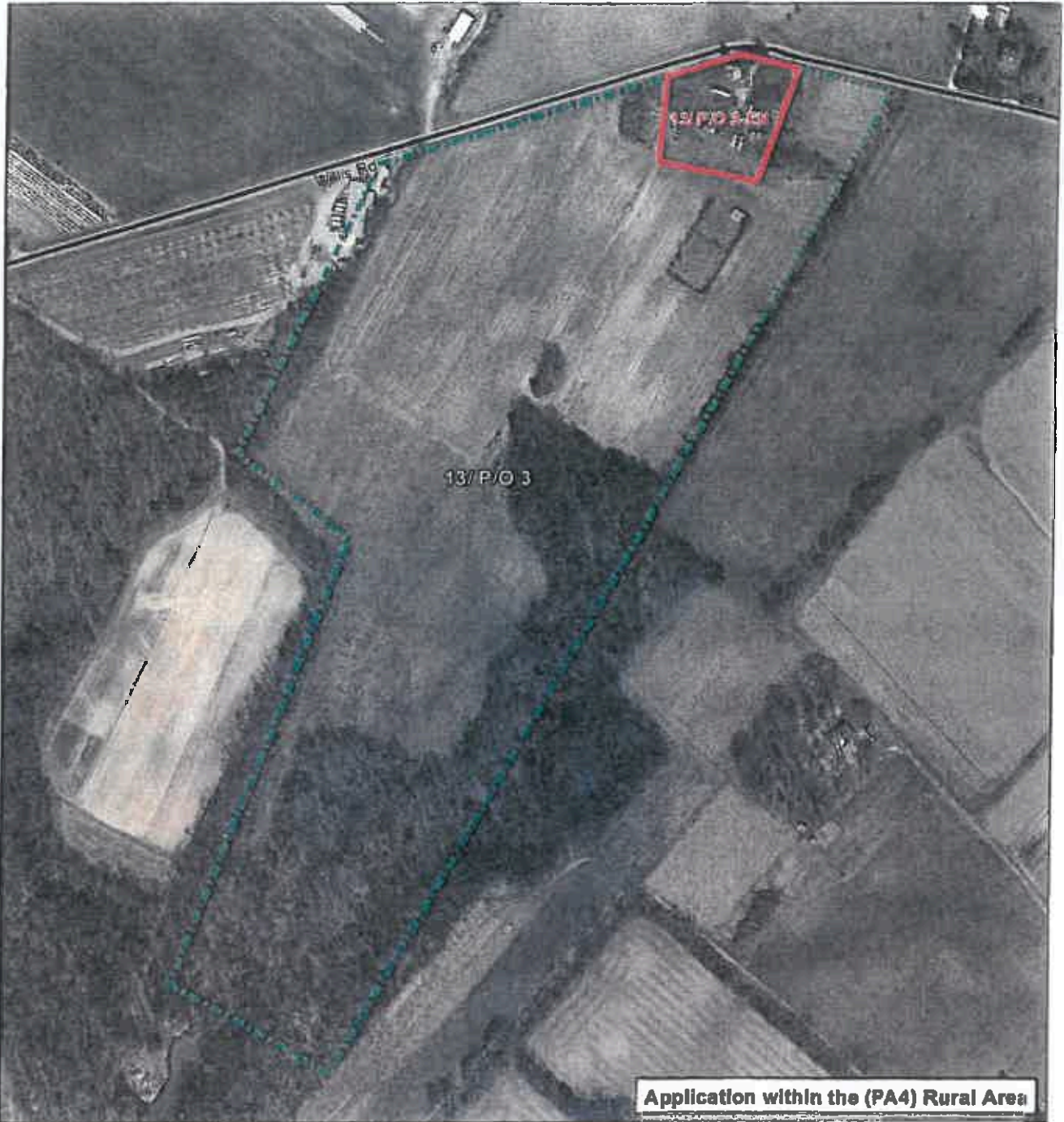
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Project Map

Schedule A



X:\counties\cumco\projects\charlton_coleman_project_map.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

JoAnn Charlton and Linda Coleman
Block 13 Lots P/O 3 (38.4 ac)
& P/O 3-EN (non-severable exception - 1.5 ac)
Gross Total = 37.9 ac
Stow Creek Twp., Cumberland County



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

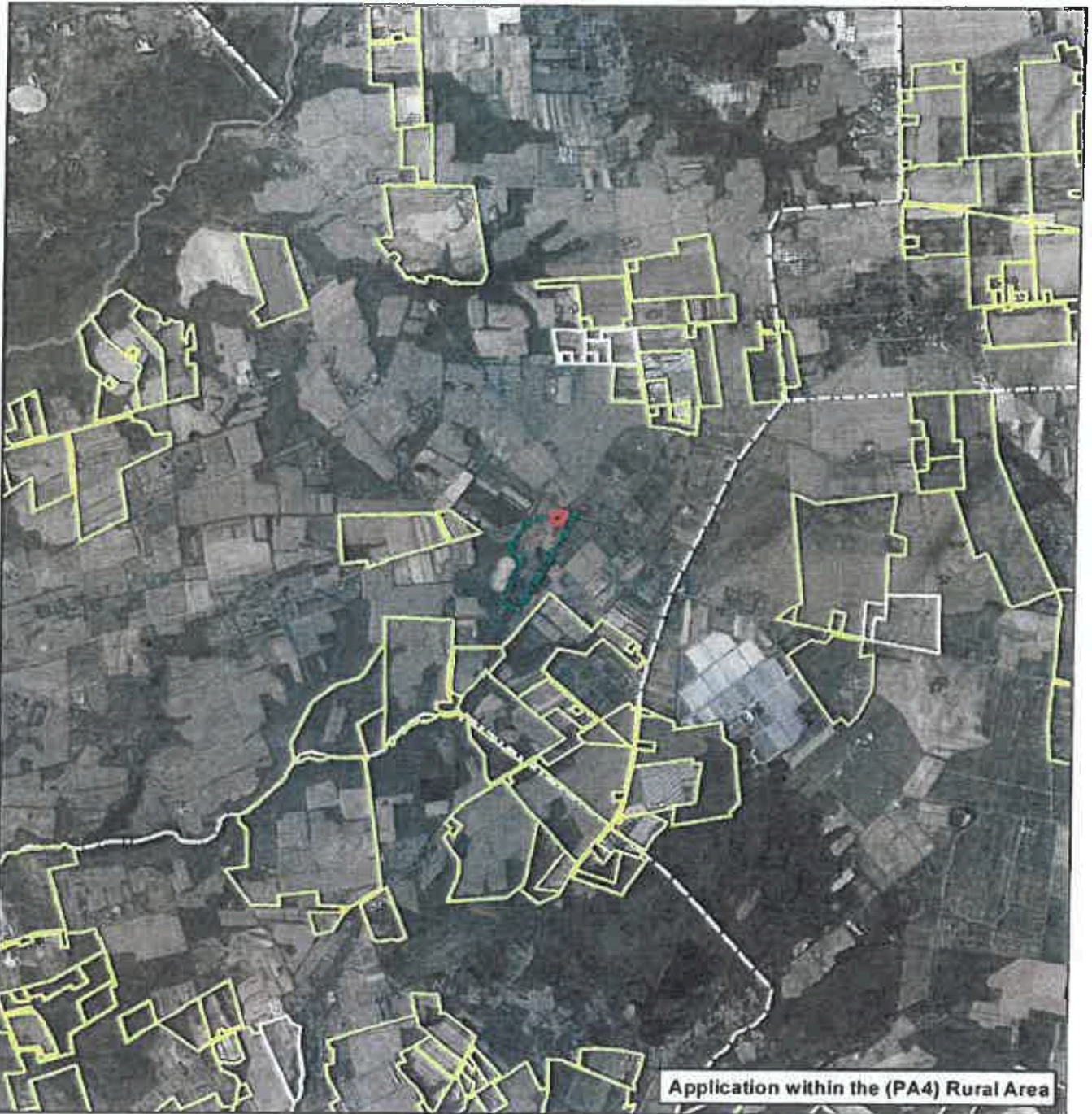


DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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

Sources:
Green Acres Conservation Easement Data
NJOT/IGIS 2012 Digital Aerial Image

August 13, 2016

Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

JoAnn Charlton and Linda Coleman
Block 13 Lots P/O 3 (36.4 ac)
& P/O 3-EN (non-severable exception - 1.5 ac)
Gross Total = 37.9 ac
Stow Creek Twp., Cumberland County



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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOTFCIS 2012 Digital Aerial Image

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

August 13, 2016

SADC County Financial Status
Schedule B

Cumberland County

SADC ID#	Farm	SADC		Federal Grant		Base Grant			Competitive Funds			Fund Balance					
		Coat Basis	Coat Share	Total Federal Grant	SADG Federal Grant	Encumbered	PV	Expended	Balances	Encumbered	PV	Expended	FY11 Balances	FY13 Balances	FY17 Balances		
																Fiscal Year 11	Fiscal Year 13
06-0132-PG	Porter	220,988.20	164,723.20														
06-0168-PG	Sorrentino 2	191,196.40	121,387.40														
06-0137-PG	Watson #2	246,784.20	176,166.18														
06-0138-PG	Casper, Kathleen A.	136,568.20	93,712.72														
06-0136-PG	Gilson	436,989.00	303,518.40														
06-0144-PG	McAllister	129,934.60	89,908.70														
06-0145-PG	Sorantino 1	158,395.00	107,708.60														
06-0147-PG	Casper #2	107,012.40	73,928.04														
06-0180-PG	Unland	131,894.00	90,234.40														
06-0167-PG	Hubschmidt #2	306,961.80	211,123.76														
06-0183-PG	Garrison	296,842.60	203,917.86														
06-0186-PG	McCraichen	195,204.40	131,143.64														
06-0169-PG	Riley	134,926.60	96,732.50														
06-0164-PG	Coleman #2	121,905.30	80,443.00														
06-0159-PG	Casper, Mary Ann	115,300.50	82,357.90														
06-0203-PG	Hubschmidt #1	96,411.30	61,338.65														
06-0134-PG	Watson #1	250,115.60	168,569.75														
06-0143-PG	Mason	172,592.84	114,041.03														
06-0182-PG	Coleman #1	84,890.00	49,599.00														
06-0180-PG	Wills	264,690.00	200,840.88														
06-0174-PG	Russell, Valen M. (Ray, William Henry)	40,000.00	27,590.00														
06-0172-PG	Shoemaker, Joseph C. & Betsy P. #1	176,387.40	114,482.86														
06-0171-PG	Shoemaker, Joseph C. & Betsy P. #2	326,776.00	217,227.00														
06-0166-PG	App. Bontle L. #1	274,382.00	178,589.00														
06-0165-PG	App. Bontle L. #2	772,191.00	496,409.50														
06-0173-PG	Coleman & Chanton (Fleetwood)	229,380.00	149,920.00														
06-0176-PG	Ale, Kenneth & Carol #1	107,936.00	71,430.50														
06-0161-PG	Balinger, Frank P., III (Balinger #1)	447,741.00	287,833.50														
06-0162-PG	Balinger, Shirley (Balinger #2)	211,886.75	142,101.36														
06-0177-PG	Ale, Kenneth & Carol #2	135,980.00	88,374.00														
Closed		646,666.66	10,782,108.02	2,591,659.52	888,067.30												
Encumbered		2,771,286.76	1,891,330.98														
				Encumbered/Expended Pys9													
				Encumbered/Expended Py11													
				Encumbered/Expended Py13													
				Encumbered/Expended Py17													
				Total													
				1,000,000.00													
				0.00													
				82,181.45													
				619,880.43													
				135,295.60													
				3,000,000.00													
				4,972,518.96													
				4,896,148.87													
				4,395,149.57													

Donehue

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Fleetwood Farm
06- 0173-PG
County PIG Program
36 Acres

Block 13	Lot 3	Stow Creek Twp.	Cumberland County
SOILS:		Prime	91% * .15 = 13.65
		Statewide	2% * .1 = .20
		Unique zero	7% * 0 = .00
			SOIL SCORE: 13.85
TILLABLE SOILS:		Cropland Harvested	67% * .15 = 10.05
		Wetlands	5% * 0 = .00
		Woodlands	28% * 0 = .00
			TILLABLE SOILS SCORE: 10.05
FARM USE:	Soybeans-Cash Grain		25 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st (1.5) acres for future single family residential unit
Exception is not to be severed from Premises
Exception is to be limited to one future single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act; N.J.S.A. 4:10-11 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 FY2018R8(28)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Ale, Kenneth and Carol (#1) ("Owners")
Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0176-PG

August 24, 2017

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland 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, Cumberland County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on August 19, 2015, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 5, Lot 2, Hopewell Township, Cumberland County, totaling approximately 19 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Cumberland County's Shiloh-Hopewell North Project Area; and

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

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

WHEREAS, the Owner(s) has 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 64.92 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 22, 2015, 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 November 12, 2015, the SADC certified a development easement value of \$5,500 per acre based on zoning and environmental regulations in place as of the current valuation date June 1, 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$5,500 per acre for the development easement for the Property; and

WHEREAS, on May 25, 2017, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on April 7, 2016, the Hopewell Township Committee approved the Owner's application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 13, 2016, the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 26, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$1,850 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 19.57 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 19.57 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$71,430.50	(\$3,650/acre)
<u>Cumberland County</u>	<u>\$36,204.50</u>	<u>(\$1,850/acre)</u>
Total Easement Purchase	\$107,635.00	(\$5,500/acre)

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, the Cumberland County Agriculture Development Board is requesting \$71,430.50 in FY17 competitive grant funding which is available at this time (Schedule B); 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 subject to available funds and 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 Cumberland County for the purchase of a development easement on the Property, comprising approximately 19.57 easement acres, at a State cost share of \$3,650 per acre, (66.36% of certified easement value and purchase price), for a total grant not to exceed of \$71,430.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property has zero (0) exceptions, zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

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

BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

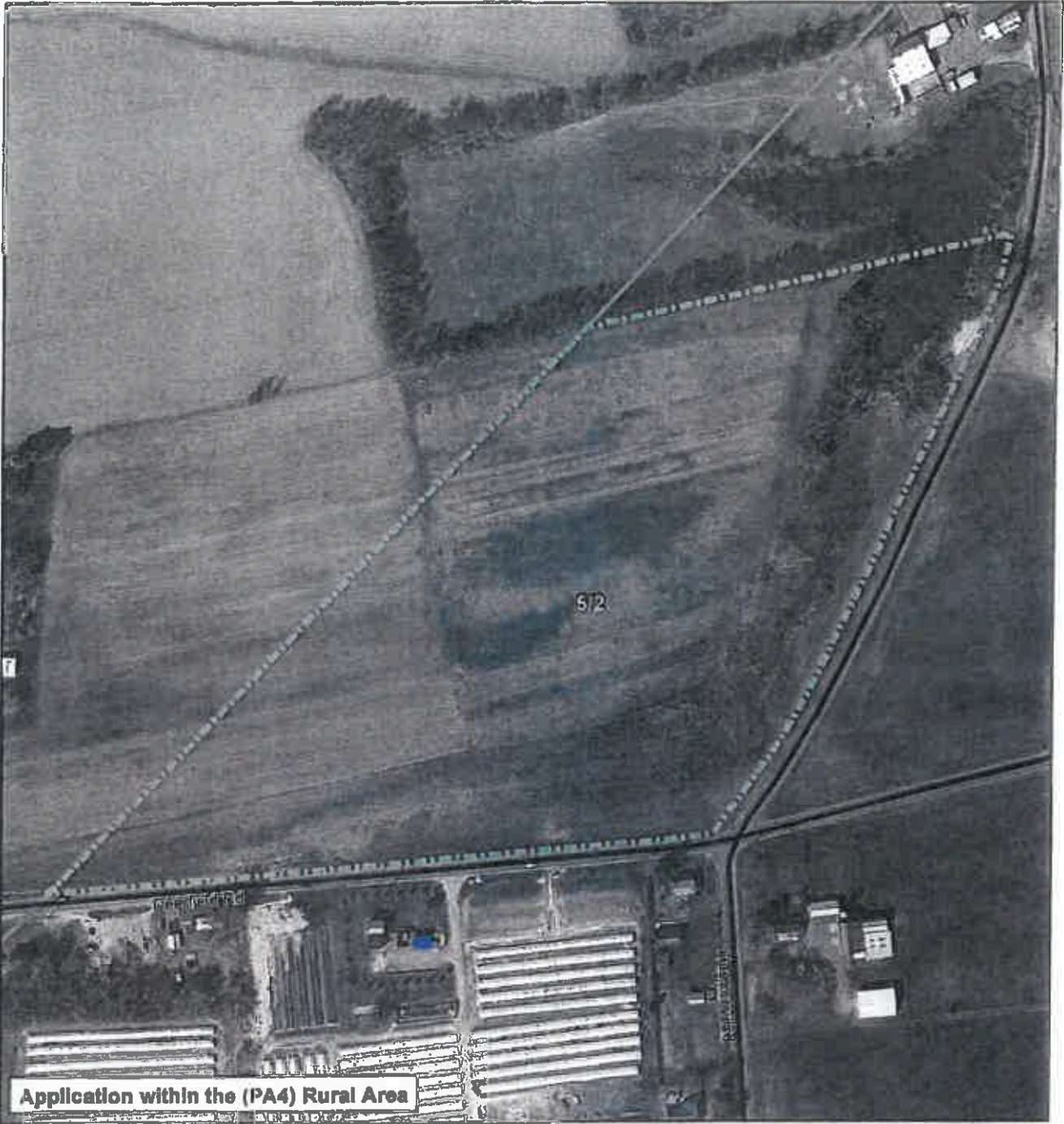
BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT



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Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Kenneth and Carol Ale (#1)
Block 5 Lot 2 (18.6 ac)
Gross Total = 18.6 ac
Hopewell Twp., Cumberland County



	Property in Question
	EN - (Non-Reversible) Exception
	ES - (Reversible) Exception
	Primary - Limited Access
	Federal or State Highways
	County Roads
	Municipal/Local Roads

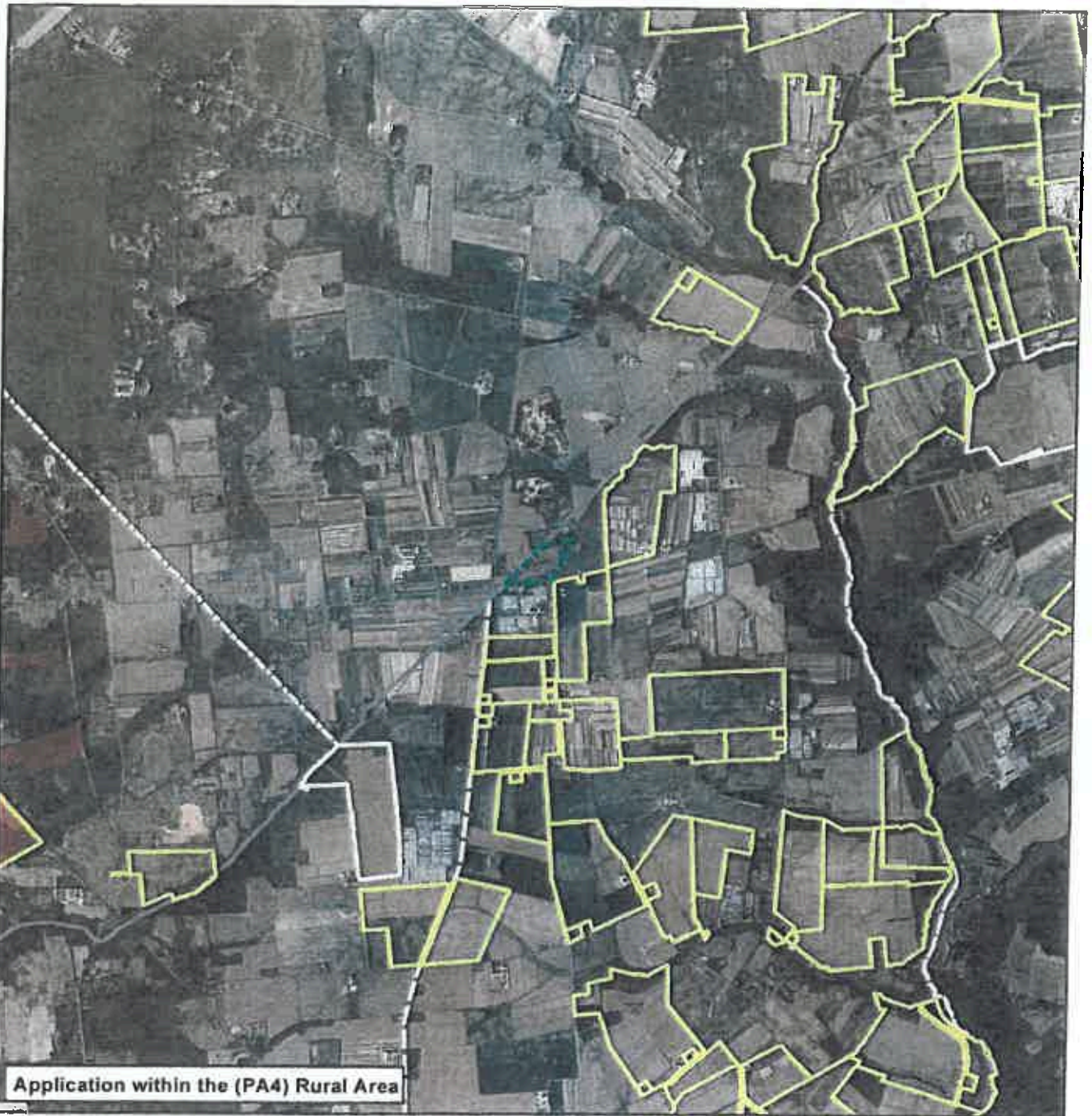


DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision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

Sources:
Green Acres Conservation Easement Data
NJGIT/OGIS 2012 Digital Aerial Image

September 3, 2015

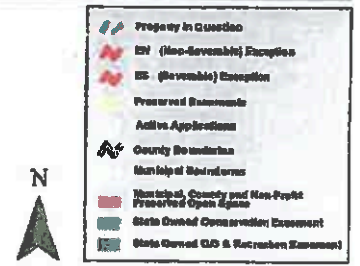
Preserved Farms and Active Applications Within Two Miles



X:\count\es\mco\projects\ale_1_2mile.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

**Kenneth and Carol Ale (#1)
Block 5 Lot 2 (18.6 ac)
Gross Total = 18.6 ac
Hopewell Twp., Cumberland County**



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJOTROS 2012 Digital Aerial Image

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

SADC County Financial Status
Schedule B

Cumberland County

SADC ID#	Farm	SADC		Federal Grant			Base Grant			Competitive Funds			Fund Balance	
		Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Encumbered	PV	Maximum Grant	Encumbered	FY11 Balance	FY13 Balance
08-0138-PG	Porter	220,998.20	184,723.20	1,000,000.00	1,000,000.00				167,228.80	164,723.20	3,000,000.00	3,000,000.00	0.00	2,654,789.44
08-0148-PG	Scrattino 2	181,186.40	121,387.40	1,000,000.00	1,000,000.00				127,877.80	121,387.40	5,000,000.00	5,000,000.00	567,429.87	2,453,413.04
08-0137-PG	Weston #2	248,784.20	178,188.18	1,000,000.00	1,000,000.00				180,808.20	178,188.18	178,188.18	178,188.18	2,287,249.86	2,287,249.86
08-0138-PG	Casper, Kathleen A.	138,654.20	93,312.72						97,873.00	93,312.72	303,519.40	303,519.40	1,869,634.14	1,869,634.14
08-0138-PG	Gilson	436,899.00	309,519.40						309,762.80	303,519.40	303,519.40	303,519.40	1,869,634.14	1,869,634.14
08-0144-PG	McAllister	129,524.50	89,504.70						89,908.70	74,578.77	74,578.77	74,578.77	1,785,835.97	1,785,835.97
08-0145-PG	Scrattino 1	158,385.00	107,709.80						122,570.00	107,709.80	107,709.80	107,709.80	1,678,127.37	1,678,127.37
08-0147-PG	Casper #2	107,612.40	73,926.04						78,115.20	73,926.04	73,926.04	73,926.04	1,804,202.33	1,804,202.33
08-0160-PG	Unland	131,684.00	90,224.40						71,912.80	82,639.20	82,639.20	82,639.20	1,541,663.13	1,541,663.13
08-0167-PG	Hubschmidt #2	308,991.60	211,123.76						222,874.40	211,123.76	211,123.76	211,123.76	1,330,438.37	1,330,438.37
08-0153-PG	Garrison	286,842.80	203,917.96						211,852.80	203,917.96	203,917.96	203,917.96	1,126,521.41	1,126,521.41
08-0156-PG	McCracken	189,234.40	131,143.84						144,261.80	131,143.84	131,143.84	131,143.84	996,577.57	996,577.57
08-0158-PG	Riley	124,025.20	86,738.50						121,025.00	96,732.50	96,732.50	96,732.50	898,646.07	898,646.07
08-0164-PG	Colman #2	121,905.20	80,443.00						89,443.00	80,443.00	80,443.00	80,443.00	619,202.07	619,202.07
08-0169-PG	Casper, Mary Ann	119,302.90	82,397.50						84,973.00	82,397.50	82,397.50	82,397.50	738,844.57	738,844.57
08-0183-PG	Hubschmidt #1	96,411.30	61,338.55						65,811.00	61,338.55	61,338.55	61,338.55	676,916.02	676,916.02
08-0134-PG	Webson #1	250,115.60	169,593.75						148,658.80	166,569.80	166,569.80	166,569.80	906,536.22	906,536.22
08-0163-PG	Nason	172,802.64	114,041.03						114,074.70	114,041.03	114,041.03	114,041.03	382,895.19	382,895.19
08-0162-PG	Colman #1	64,880.00	43,589.00						43,868.00	43,589.00	43,589.00	43,589.00	349,226.19	349,226.19
08-0168-PG	Willis	284,489.80	200,640.88						200,640.88	200,640.88	200,640.88	200,640.88	148,888.31	148,888.31
08-0174-PG	Musahl, Yelan M. (Ray, William Henry)	40,050.00	27,590.00						31,930.00	27,590.00	27,590.00	27,590.00	121,095.31	121,095.31
08-0175-PG	Brownstein, Joseph C. & Betty P. #1	178,987.48	112,482.88						112,482.88	112,482.88	112,482.88	112,482.88	8,612.45	8,612.45
08-0171-PG	Brownstein, Joseph C. & Betty P. #2	328,776.00	217,227.00						5,812.45	5,812.45	5,812.45	5,812.45	24,111.05	24,111.05
08-0184-PG	App, Bonnie L. #1	274,862.00	170,596.00						208,614.85	170,596.00	170,596.00	170,596.00	71,430.50	71,430.50
08-0187-PG	App, Bonnie L. #2	772,191.00	486,408.50						170,986.40	620,817.45	620,817.45	620,817.45	287,833.50	287,833.50
08-0173-PG	Coleman & Charlton (Fleetwood)	229,800.00	148,520.00						486,408.50	124,408.95	124,408.95	124,408.95	142,101.38	142,101.38
08-0176-PG	Ale, Kenneth & Carol #1	107,635.00	71,430.50						124,408.95	(0.00)	(0.00)	(0.00)	4,975,888.85	4,975,888.85
08-0181-PG	Beltinger, Frank P., III (Beltinger #1)	447,741.00	287,833.50						791,385.45	791,385.45	791,385.45	791,385.45	4,904,458.45	4,904,458.45
08-0182-PG	Beltinger, Shirley (Beltinger #2)	211,888.75	142,101.38						287,833.50	287,833.50	287,833.50	287,833.50	4,616,624.85	4,616,624.85
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						142,101.38	142,101.38	142,101.38	142,101.38	4,474,523.57	4,474,523.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,374.00	4,388,148.57	4,388,148.57
08-0177-PG	Ale, Kenneth & Carol #2	135,890.00	88,374.00						88,374.00	88,374.00	88,374.00	88,3		

Schedule

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Ale, Kenneth and Carol (Ale Farm #1)
06- 0176-PG
County PIG Program
19 Acres

Block 5	Lot 2	Hopewell Twp.	Cumberland County
SOILS:		Other	3% * 0 = .00
		Prime	97% * .15 = 14.55
			SOIL SCORE: 14.55
TILLABLE SOILS:		Cropland Harvested	93% * .15 = 13.95
		Other	2% * 0 = .00
		Woodlands	5% * 0 = .00
			TILLABLE SOILS SCORE: 13.95
FARM USE:		Hay	3 acres
		Soybeans-Cash Grain	8 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
No 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 FY2018R8(29)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Baitinger, Frank P., III (Baitinger #1) ("Owner")

Hopewell Township, Cumberland County

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

SADC ID# 06-0181-PG

August 24, 2017

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland 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, Cumberland County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on October 2, 2015 the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 21, Lots 12.11, 12.12, and 12.13 and Block 22, Lots 4.03, 4.04, Hopewell Township, Cumberland County, totaling approximately 69 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Cumberland County's Shiloh-Hopewell North Project Area; and

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

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

WHEREAS, the Owner has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, Division of the Premises for Non-contiguous Parcels, and Non-agricultural uses; and

WHEREAS, the Property has a quality score of 68.53 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC July 23, 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on March 15, 2016 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 April 22, 2016 the SADC certified a development easement value of and \$6,300 per acre based on zoning and environmental regulations in place as of the current valuation date September 1, 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,300 per acre for the development easement for the Property; and

WHEREAS, on May 25, 2017, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 17, 2016, the Hopewell Township Committee approved the Owner's application for the sale of development easement and a commitment of funding for \$315 per acre to cover the local cost share; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 14, 2016, the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 25, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$2,250 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 71.07 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 71.07 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$287,833.50	(\$4,050/acre)
Cumberland County	\$137,520.45	(\$1,935/acre)
<u>Hopewell Township</u>	<u>\$ 22,387.05</u>	<u>(\$315/acre)</u>
Total Easement Purchase	\$447,741.00	(\$6,300/acre)

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, the Cumberland County Agriculture Development Board is requesting \$287,833.50 in FY17 competitive grant funding which is available at this time (Schedule B); 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 and 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 Cumberland County for the purchase of a development easement on the Property, comprising approximately 71.07 easement acres, at a State cost share of \$4,050 per acre, (64.29% of certified easement value and purchase price), for a total grant not to exceed of \$287,833.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1) single family residential unit, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

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

BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17

Date



Page 4 of 4

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

W lands

Subdiv A



Application within both the (PA2) Suburban
and the (PA4) Rural Areas

FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Frank Baftinger (#1)
Block 21 Lots 12.11 (25.3 ac); 12.12 (14.1 ac); & 12.13 (11.5 ac);
Block 22 Lots 4.03 (7.4 ac); & 4.04 (11.9 ac)
Gross Total = 70.2 ac
Hopewell Twp., Cumberland County



Legend

- Proposed to be developed
- PA-2 (Suburban) Zoning
- PA-4 (Rural) Zoning
- Wetlands
- Waterways
- Highway Right-of-Way
- Public Utility Right-of-Way
- County Road
- Local Road
- Suburban Boundary
- Rural Boundary
- Suburban and Rural
- PA-2 (Suburban) Zoning
- PA-4 (Rural) Zoning



TIDELANDS DISCLAIMER: The data shown on this map were derived from the NJDEP's CD GIS database 1, version 4, "Tidelands GIS Maps". The data shown on this map are for general informational purposes only and should not be used for any other purpose. The data shown on this map are for general informational purposes only and should not be used for any other purpose. Only NJDEP's Bureau of Wetlands Management can provide an official determination of Wetlands/Highway Right-of-Way.

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The user assumes all liability for any errors or omissions in the data. The data shown on this map are for general informational purposes only and should not be used for any other purpose. The data shown on this map are for general informational purposes only and should not be used for any other purpose. Only NJDEP's Bureau of Wetlands Management can provide an official determination of Wetlands/Highway Right-of-Way.

Legend

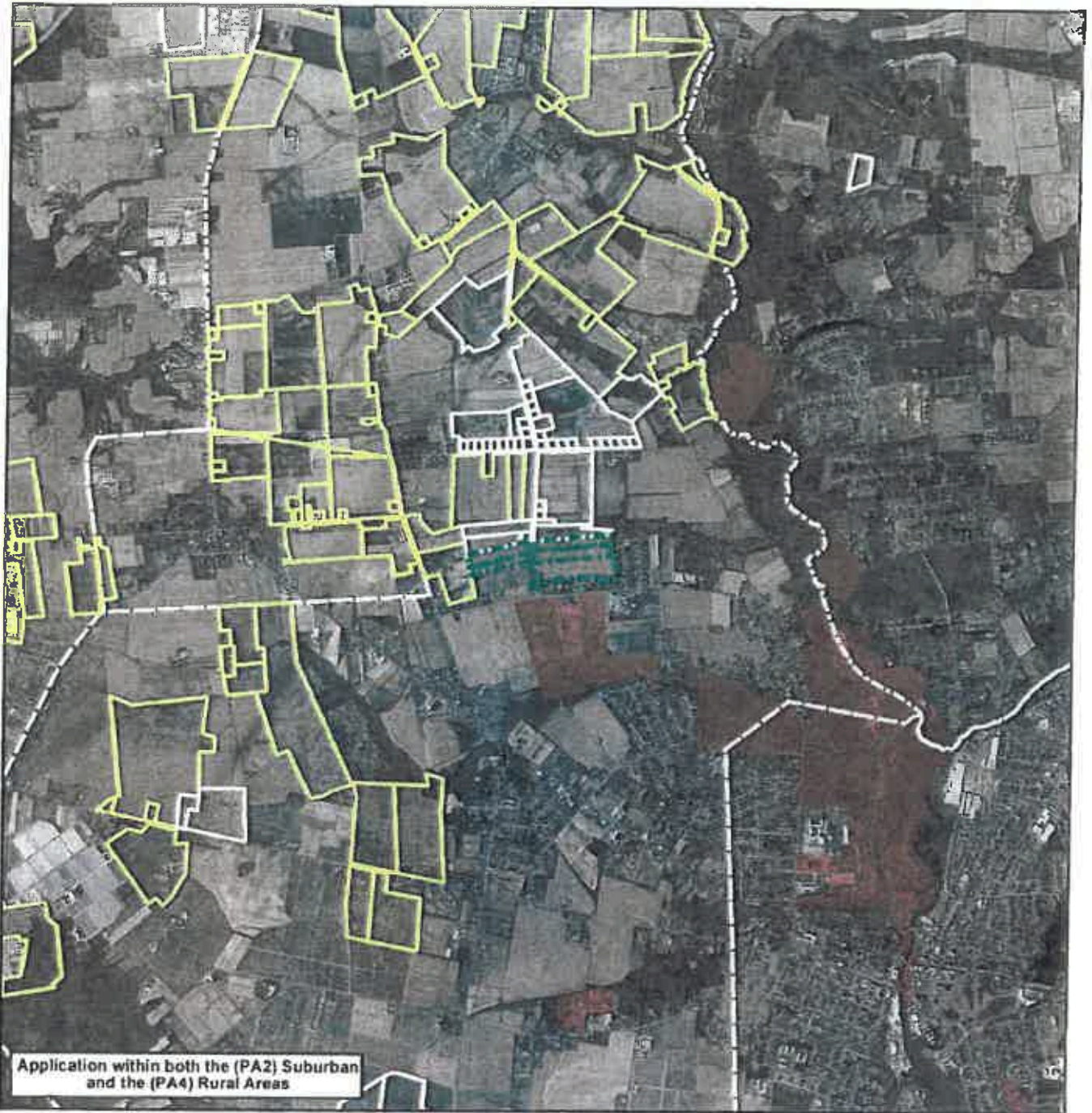
- PA-2 (Suburban) Zoning
- PA-4 (Rural) Zoning
- Wetlands
- Waterways
- Highway Right-of-Way
- Public Utility Right-of-Way
- County Road
- Local Road
- Suburban Boundary
- Rural Boundary
- Suburban and Rural
- PA-2 (Suburban) Zoning
- PA-4 (Rural) Zoning

Legend

- PA-2 (Suburban) Zoning
- PA-4 (Rural) Zoning
- Wetlands
- Waterways
- Highway Right-of-Way
- Public Utility Right-of-Way
- County Road
- Local Road
- Suburban Boundary
- Rural Boundary
- Suburban and Rural
- PA-2 (Suburban) Zoning
- PA-4 (Rural) Zoning

Preserved Farms and Active Applications Within Two Miles

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Frank Baitinger (#1)
 Block 21 Lots 12.11 (25.3 ac); 12.12 (14.1 ac); & 12.13 (11.5 ac);
 Block 22 Lots 4.03 (7.4 ac); & 4.04 (11.9 ac)
 Gross Total = 70.2 ac
 Hopewell Twp., Cumberland County

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



Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJDOT/OGIS 2012 Digital Aerial Image

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

October 19, 2015

SADC County Financial Status
Schedule B

Cumberland County

SADC ID#	Farm	SADC		Federal Grant		Bene Grant			Competitive Funds			
		Cost Basis	Cost Share	Total Federal Grant	SAUG Federal Grant	Encompassed	PV	Expended	Balance	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17
06-0146-PG	Porter	290,995.20	184,725.20	1,500,000.00	1,500,000.00	187,220.50	154,725.20	3,000,000.00	2,584,750.44	3,000,000.00	2,584,750.44	0.00
06-0146-PG	Sorrentino 2	191,198.40	121,387.40	1,000,000.00	1,000,000.00	127,977.80	121,387.40	5,000,000.00	4,435,413.04	5,000,000.00	4,435,413.04	687,828.97
06-0157-PG	Watson #2	249,784.30	176,166.18	1,000,000.00	1,000,000.00	186,508.20	176,166.18	5,000,000.00	4,287,248.88	5,000,000.00	4,287,248.88	17,838,217.29
06-0136-PG	Casper, Kathleen A.	136,583.20	80,372.72			97,973.80	80,372.72		93,912.72		93,912.72	
06-0136-PG	Gilson	438,988.00	303,819.40			308,782.80	303,819.40		303,819.40		303,819.40	
06-0144-PG	McAlister	129,934.50	89,908.70			88,908.70	74,578.77		74,578.77		74,578.77	
06-0142-PG	Sorrentino 1	198,395.00	107,709.60			122,970.00	107,709.60		73,925.04		73,925.04	
06-0160-PG	Casper #2	107,612.40	73,926.04			78,115.20	73,926.04		73,926.04		73,926.04	
06-0157-PG	Ulland	131,694.00	90,224.40			71,912.80	62,639.20		62,639.20		62,639.20	
06-0152-PG	Hubschmidt #2	309,991.60	211,123.78			222,974.40	211,123.78		211,123.78		211,123.78	
06-0152-PG	Garrison	298,842.80	203,917.96			211,652.00	203,917.96		203,917.96		203,917.96	
06-0166-PG	McCrofton	188,234.40	131,143.84			144,261.80	131,143.84		131,143.84		131,143.84	
06-0168-PG	Riley	134,025.80	95,732.50			121,028.00	95,732.50		95,732.50		95,732.50	
06-0154-PG	Coleman #2	121,905.30	80,443.00			80,443.00	80,443.00		80,443.00		80,443.00	
06-0169-PG	Casper, Mary Ann	115,300.50	82,397.50			84,976.00	82,397.50		82,397.50		82,397.50	
06-0162-PG	Hubschmidt #1	98,411.30	61,338.55			61,338.55	61,338.55		61,338.55		61,338.55	
06-0134-PG	Watson #1	290,115.60	168,599.75			168,599.75	168,599.75		168,599.75		168,599.75	
06-0143-PG	Mason	172,602.64	114,041.03			114,074.70	114,041.03		114,041.03		114,041.03	
06-0152-PG	Coleman #1	94,890.00	43,699.00			43,699.00	43,699.00		43,699.00		43,699.00	
06-0162-PG	Willis	284,480.80	200,640.88			200,640.88	200,640.88		200,640.88		200,640.88	
06-0174-PG	Russell, Helen M. (Ray, Wilson Henry)	40,030.00	27,580.00			27,580.00	27,580.00		27,580.00		27,580.00	
06-0174-PG	Shenitzer, Joseph C. & Betty P. #1	176,397.40	112,482.86			112,482.86	112,482.86		112,482.86		112,482.86	
06-0174-PG	Shenitzer, Joseph C. & Betty P. #2	328,778.00	217,227.00			217,227.00	217,227.00		217,227.00		217,227.00	
06-0168-PG	App, Bernice L. #1	274,992.00	170,998.00			170,998.00	170,998.00		170,998.00		170,998.00	
06-0168-PG	App, Bernice L. #2	772,191.00	488,408.50			488,408.50	488,408.50		488,408.50		488,408.50	
06-0175-PG	Coleman & Cherton (Fastwood)	228,390.00	148,320.00			148,320.00	148,320.00		148,320.00		148,320.00	
06-0176-PG	Ala, Kenneth & Carol #1	107,635.00	71,430.50			71,430.50	71,430.50		71,430.50		71,430.50	
06-0181-PG	Baillinger, Frank P., III (Baillinger #1)	447,741.00	287,833.50			287,833.50	287,833.50		287,833.50		287,833.50	
06-0182-PG	Baillinger, Shirley (Baillinger #2)	211,888.76	142,101.38			142,101.38	142,101.38		142,101.38		142,101.38	
06-0177-PG	Ala, Kenneth & Carol #2	135,860.00	88,374.00			88,374.00	88,374.00		88,374.00		88,374.00	
Checked		8,888,888.88	40,782,106.02	2,598,680.62	886,987.39							
Encompassed		2,771,288.75	1,807,330.49									
				Encompassed/Expended FY09								
				Encompassed/Expended FY11			1,500,000.00		3,000,000.00		3,000,000.00	
				Encompassed/Expended FY13			1,000,000.00		4,812,919.88		4,812,919.88	
				Encompassed/Expended FY17	1,000,000.00							4,388,148.67
				Total								4,388,148.67

State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase

Schedule C

Baitinger, Frank (Baitinger 1)
 06- 0181-PG
 County PIG Program
 70 Acres

Block 21	Lot 12.11	Hopewell Twp.	Cumberland County
Block 21	Lot 12.12	Hopewell Twp.	Cumberland County
Block 21	Lot 12.13	Hopewell Twp.	Cumberland County
Block 22	Lot 4.03	Hopewell Twp.	Cumberland County
Block 22	Lot 4.04	Hopewell Twp.	Cumberland County

SOILS:	Prime	86% *	.15	=	12.90
	Statewide	14% *	.1	=	1.40
					SOIL SCORE: 14.30

TILLABLE SOILS:	Cropland Harvested	98% *	.15	=	14.70
	Other	2% *	0	=	.00
					TILLABLE SOILS SCORE: 14.70

FARM USE:	Soybeans-Cash Grain	68 acres	barley/wheat
	Hay	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:
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
Standard Single Family
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
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 FY2018R8(30)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Shirley Baitinger (Baitinger #2) ("Owner")
Hopewell Township, Cumberland County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0182-PG**

August 24, 2017

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland 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, Cumberland County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on October 10, 2015, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 21, Lot 12 and Block 22, Lot 4 and 4.05, Hopewell Township, Cumberland County, totaling approximately 40.5 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Cumberland County's Shiloh-Hopewell North Stow Creek Project Area; and

WHEREAS, the Property includes one (1), approximately 1.5 acre severable exception area for and limited to one (1) existing single family residential unit and to afford future flexibility of uses resulting in approximately 39 net acres to be preserved; and

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

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

WHEREAS, the Owner(s) has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, Division of the Premises for Non-contiguous Parcels, and Non-agricultural uses; and

WHEREAS, the Property has a quality score of 63.82 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC July 23, 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on April 27, 2016, 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 23, 2016 the SADC certified a development easement value of and \$5,275 per acre based on zoning and environmental regulations in place as of November 1, 2014; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$5,275 per acre for the development easement for the Property; and

WHEREAS, on May 25, 2017, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 17, 2016, the Hopewell Township Committee approved the Owner's application for the sale of development easement and a commitment of funding for \$263.75 per acre to cover the local cost share; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 14, 2016, the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 25, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$1,473.75 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 40.17 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 40.17 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$142,101.38	(\$3,537.50/acre)
Cumberland County	\$ 59,200.54	(\$1,473.75/acre)
<u>Hopewell Township</u>	<u>\$ 10,594.83</u>	<u>(\$ 263.75/acre)</u>
Total Easement Purchase	\$211,896.75	(\$5,275.00/acre)

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, the Cumberland County Agriculture

Development Board is requesting \$142,101.38 in FY17 competitive grant funding which is available at this time (Schedule B); 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 subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11;

WHEREAS, we understand that Shirley Baitinger owns Block 22, Lots 4.05 and Block 21, Lot 12 and is the contract purchaser of Block 22, Lot 4 and we understand that the purchase of Block 22, Lot 4 from Frank Baitinger is contingent upon the sale of the development rights on this farm in order to utilize the proceeds from the easement purchase and that the purchase of Lot 4 will occur simultaneously with the closing on the farmland preservation easement; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Property, comprising approximately 40.17 net easement acres, at a State cost share of \$3,537.50 per acre, (67.06% of certified easement value and purchase price), for a total grant not to exceed \$142,101.38 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property includes one (1), approximately 1.5 acre severable exception area for and limited to one (1) existing single family residential unit and to afford future flexibility of uses; and

BE IT FURTHER RESOLVED, the Property includes zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses on the area to be preserved outside of the exception area; and

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

BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in

Policy P-3-C; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.I.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 , we understand that Shirley Baitinger owns Block 22, Lots 4.05 and Block 21, Lot 12 and is the contract purchaser of Block 22, Lot 4 and we understand that the purchase of Block 22, Lot 4 from Frank Baitinger is contingent upon the sale of the development rights on this farm in order to utilize the proceeds from the easement purchase and that the purchase of Lot 4 will occur simultaneously with the closing on the farmland preservation easement; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date

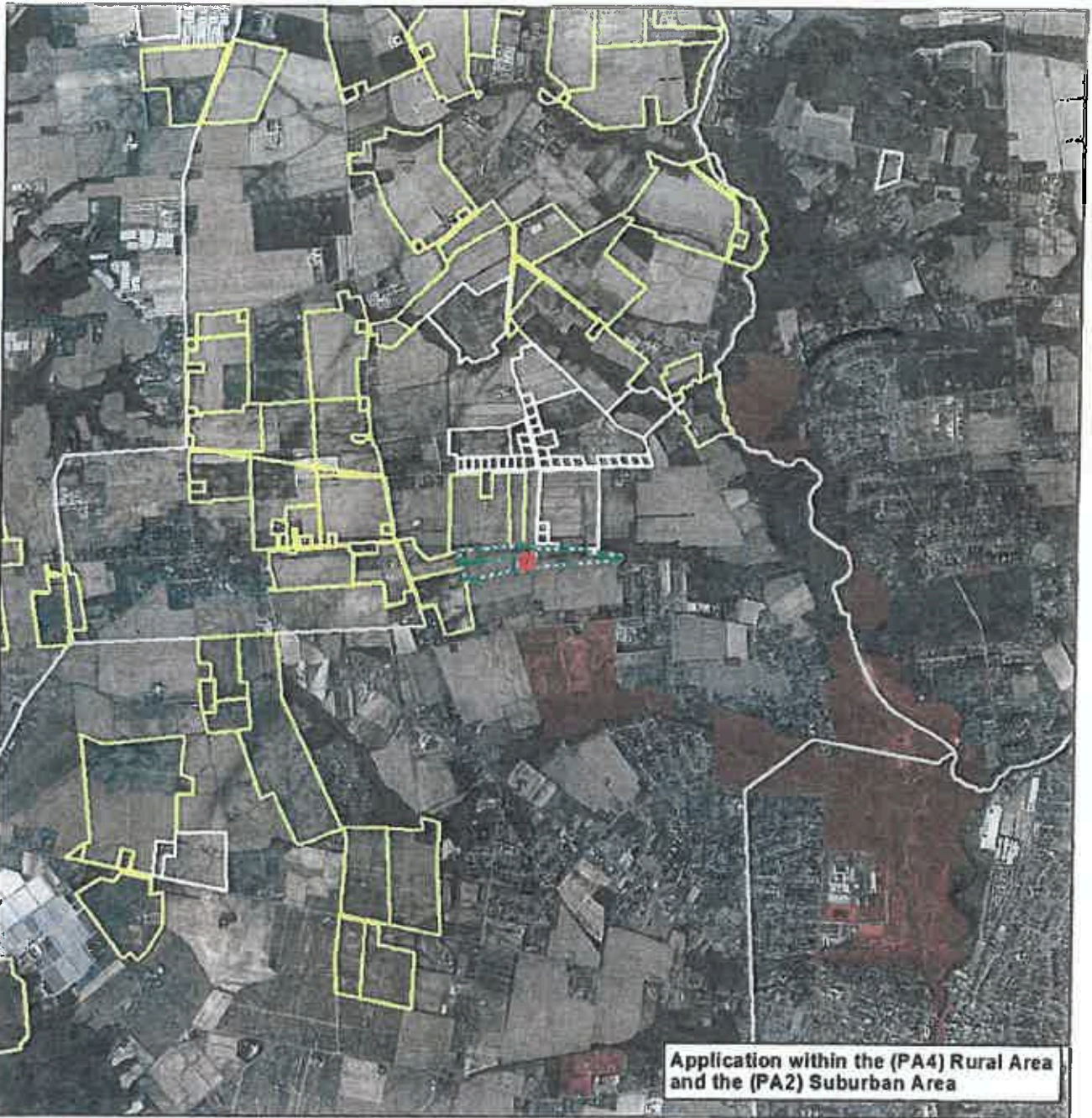


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

Preserved Farms and Active Applications Within Two Miles



X:\courts\csm\color\plots\Ballinger_Shirley_2_2Mile.mxd

Application within the (PA4) Rural Area and the (PA2) Suburban Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ballinger, Shirley #2
 Block 21 Lot 12 (13.09 ac)
 Block 22 Lot 4 (12.35 ac), P/O Lot 4.05 (11.58 ac)
 & P/O Lot 4.05-ES (severable exception - 1.6 ac)
 Gross Total - 38.62 ac
 Hopwall Twp. Cumberland County



Property to be sold	County Boundaries
ES - (Non-Severable) Exception	Municipal Boundaries
ES - (Severable) Exception	Planning Development Corridor
Preserved Estates	Highway Development Corridor
Active Applications	Suburban Growth and Non-Forest Preserved Open Space
Primary - Limited Access	State Growth Corridor/Non-Severable
Public/Private Ways	State Open Space/Recreation Element
County Roads	
Municipal Local Roads	



Source:
 NJ Farmland Preservation Program
 Open Acres Conservation Easement Data
 NJ Planning Commission POC Data
 NJ Highway Council Data
 NJDOT/ODOT Digital Aerial Image

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

Schedule

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Baitinger, Shirley (Baitinger 2)
06- 0175-PG
County FIG Program
39 Acres

Block 21	Lot 12	Hopewell Twp.	Cumberland County
Block 22	Lot 4	Hopewell Twp.	Cumberland County
Block 22	Lot 4.05	Hopewell Twp.	Cumberland County

SOILS:	Prime	85% * .15	=	12.75
	Statewide	15% * .1	=	1.50
				SOIL SCORE: 14.25

TILLABLE SOILS:	Cropland Harvested	65% * .15	=	9.75
	Permanent Pasture	28% * .02	=	.56
	Woodlands	7% * 0	=	.00
				TILLABLE SOILS SCORE: 10.31

FARM USE:	Wheat-Cash Grain	11 acres
	Soybeans-Cash Grain	15 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st (1.5) acres for Existing residence
Exception is severable
Exception is to be limited to one existing single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
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 FY2018R8(31)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

**On the Property of
Ale, Kenneth and Carol (#2) ("Owners")
Hopewell Township, Cumberland County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0177-PG**

August 24, 2017

WHEREAS, on December 15, 2008 the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland 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, Cumberland County received SADC approval of its FY2018 PIG Plan application annual update on May 25, 2017; and

WHEREAS, on August 20, 2015, the SADC received an application for the sale of a development easement from Cumberland County for the subject farm identified as Block 10, Lot 7.02, Hopewell Township, Cumberland County, totaling approximately 22 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Cumberland County's Shiloh-Hopewell North Project Area; and

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

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

WHEREAS, the Owner(s) has 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 70.77 which exceeds 45, which is 70% of the County's average quality score as determined by the SADC; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on January 25, 2016, 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 28, 2016, the SADC certified a development easement value of \$6,000 per acre based on zoning and environmental regulations in place as of June 1, 2015; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,000 per acre for the development easement for the Property; and

WHEREAS, on May 25, 2017, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on April 7, 2016, the Hopewell Township Committee approved the Owner's application for the sale of development easement but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on April 13, 2016, the Cumberland CADB passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on August 23, 2016, the Board of Chosen Freeholders of the County of Cumberland passed a resolution granting final approval and a commitment of funding for \$2,100 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 22.66 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 22.66 acres); and

	<u>Total</u>	<u>Per/acre</u>
SADC	\$ 88,374.00	(\$3,900/acre)
<u>Cumberland County</u>	<u>\$ 47,586.00</u>	<u>(\$2,100/acre)</u>
Total Easement Purchase	\$135,960.00	(\$6,000/acre)

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, the Cumberland County Agriculture Development Board is requesting \$88,374.00 in FY17 competitive grant funding which is available at this time (Schedule B); 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 subject to available funds and 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 Cumberland County for the purchase of a development easement on the Property, comprising approximately 22.66 easement acres, at a State cost share of \$3,900 per acre, (65% of certified easement value and purchase price), for a total grant not to exceed of \$88,374.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, the Property has zero (0) exceptions, zero (0) housing opportunities, zero (0) agricultural labor units and no pre-existing non-agricultural uses; and

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

BE IT FURTHER RESOLVED, that if unencumbered base grant funds become available subsequent to this final approval and prior to executing the grant agreement, the SADC shall utilize those funds before utilizing competitive funding; and

BE IT FURTHER RESOLVED, should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds; 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 area of the Property to be preserved outside of any exception areas, 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 as identified in Policy P-3-C; 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 be subject to review and approval by the SADC; and

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

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

8/24/17
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
Thomas Stanuikynas (rep. DCA Commissioner Richman)	YES
Ralph Siegel (rep. State Treasurer Scudder)	ABSENT
Jane Brodhecker	YES
Alan Danser, Vice Chairman	ABSENT
W. Scott Ellis	ABSENT
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	ABSENT

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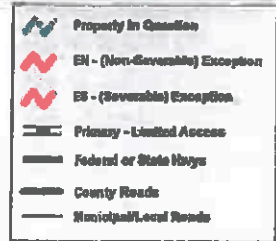


Application within the (PA4) Rural Area

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

**Kenneth and Carol Ale (#2)
Block 10 Lot 7.02 (21.6 ac)
Gross Total = 21.6 ac
Hopewell Twp., Cumberland County**

250 125 0 250 500 Feet

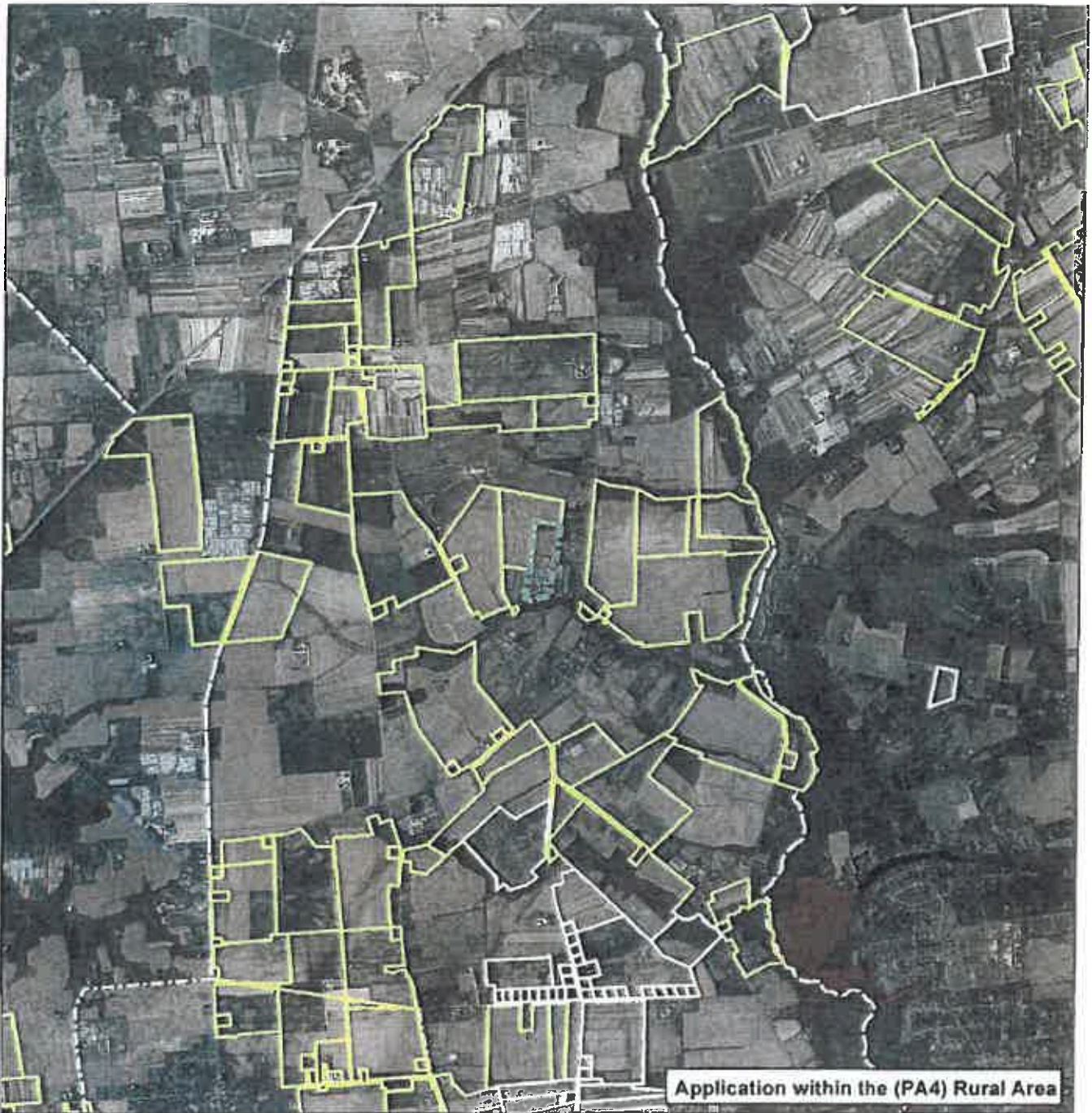


DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision 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:
Green Acres Conservation Easement Data
NJGIT/OGIS 2012 Digital Aerial Image

September 8, 2016

Preserved Farms and Active Applications Within Two Miles



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Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Kenneth and Carol Ale (#2)
Block 10 Lot 7.02 (21.6 ac)
Gross Total = 21.6 ac
Hopewell Twp., Cumberland County

- Property in Contention
- 10 (Non-Residential) Exemption
- 10 (Residential) Exemption
- Pastureland Boundaries
- Active Applications
- Existing Properties
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Pastureland Open Space
- State Owned Open-Space easement
- State Owned GIS & Recreation Easement



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

Sources:
 NJ Farmland Preservation Program
 Green Acres Conservation Easement Data
 NJDOTGIS 2012 Digital Aerial Image

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

September 8, 2015

SADC County Financial Status
Schedule B

Cumberland County

SADC ID#	Farm	SADC		Federal Grant		Base Grant			Competitive Funds			Fund Balance			
		Cost Shares	Cost Shares	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expanded	Balance	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	FY11 Balance	FY13 Balance	FY17 Balance
06-0156-PG	Peter	250,994.20	154,723.20	1,500,000.00	1,500,000.00								0.80		
06-0166-PG	Sorrellino 2	181,184.40	121,367.40	1,000,000.00	1,000,000.00								597,929.67		
06-0137-PG	Wilson #2	248,784.30	175,186.18	1,000,000.00	1,000,000.00								17,535,217.26		
06-0132-PG	Casper, Kathleen A.	138,885.30	83,312.72												
06-0136-PG	Gilson	438,895.00	303,519.40												
06-0144-PG	McAlister	129,334.80	89,906.70												
06-0145-PG	Sorrellino 1	158,395.00	107,708.60												
06-0147-PG	Casper #2	107,812.40	73,926.04												
06-0180-PG	Ulland	131,894.00	90,224.40												
06-0187-PG	Hubschmidt #2	309,981.89	211,123.76												
06-0183-PG	Garrison	295,842.68	203,917.98												
06-0185-PG	McCracken	189,234.40	131,143.84												
06-0154-PG	Coleman #2	121,985.30	80,443.00												
06-0189-PG	Casper, Mary Ann	116,300.00	82,357.50												
06-0163-PG	Hubschmidt #1	85,411.30	61,338.56												
06-0134-PG	Watson #1	250,115.80	183,585.75												
06-0143-PG	Mason	172,802.64	114,041.03												
06-0152-PG	Coleman #1	84,880.00	43,599.00												
06-0180-PG	Wells	284,489.00	200,840.88												
06-0174-PG	Russell, Vebn M. (Ray, William Henry)	40,185.00	27,880.00												
06-0172-PG	Shoeninger, Joseph C. & Betty P. #1	176,387.40	112,462.86												
06-0171-PG	Shoeninger, Joseph C. & Betty P. #2	326,776.00	217,227.00												
06-0164-PG	App, Bonnie L. #1	274,362.00	170,950.00												
06-0165-PG	App, Bonnie L. et al. #2	772,191.00	486,104.50												
06-0178-PG	Coleman & Chariton (Pleabwood)	229,200.00	146,520.00												
06-0161-PG	Alle, Kenneth & Carol #1	107,535.00	71,430.50												
06-0162-PG	Balinger, Frank P., III (Baltinger #1)	447,741.00	287,533.38												
06-0162-PG	Balinger, Shirley (Baltinger #2)	211,898.75	142,101.38												
06-0177-PG	Alle, Kenneth & Carol #2	135,880.00	88,374.00												
Checked		4,966,666.88	3,078,105.02	2,596,680.82	858,967.39										
Encumbered		2,171,288.19	1,407,330.48												
		Encumbered/Expended FY08		Encumbered/Expended FY08											
		Encumbered/Expended FY11		Encumbered/Expended FY11											
		Encumbered/Expended FY13		Encumbered/Expended FY13											
		Encumbered/Expended FY17		Encumbered/Expended FY17											
		Total		Total											
		1,000,000.00		1,000,000.00											
		88,374.00		88,374.00											
		781,386.45		781,386.45											
		820,817.46		820,817.46											
		124,408.85		124,408.85											
		(0.00)		(0.00)											
		206,614.65		206,614.65											
		179,688.00		179,688.00											
		466,408.50		466,408.50											
		124,408.85		124,408.85											
		1,500,000.00		1,500,000.00											
		1,000,000.00		1,000,000.00											
		613,850.63		613,850.63											
		135,268.80		135,268.80											
		3,000,000.00		3,000,000.00											
		4,818,816.85		4,818,816.85											
		4,986,149.57		4,986,149.57											
		4,386,149.57		4,386,149.57											

SCHEDULE C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Ale, Kenneth and Carol (Ale Farm #2)
06- 0177-PG
County PIG Program
22 Acres

Block 10	Lot 7.02	Hopewell Twp.	Cumberland County
SOILS:		Prime	100% * .15 = 15.00
			SOIL SCORE: 15.00
TILLABLE SOILS:		Cropland Harvested	90% * .15 = 13.50
		Other	10% * 0 = .00
			TILLABLE SOILS SCORE: 13.50
FARM USE:		Ornament Nursery Products	acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions: No Exceptions Requested
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 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.