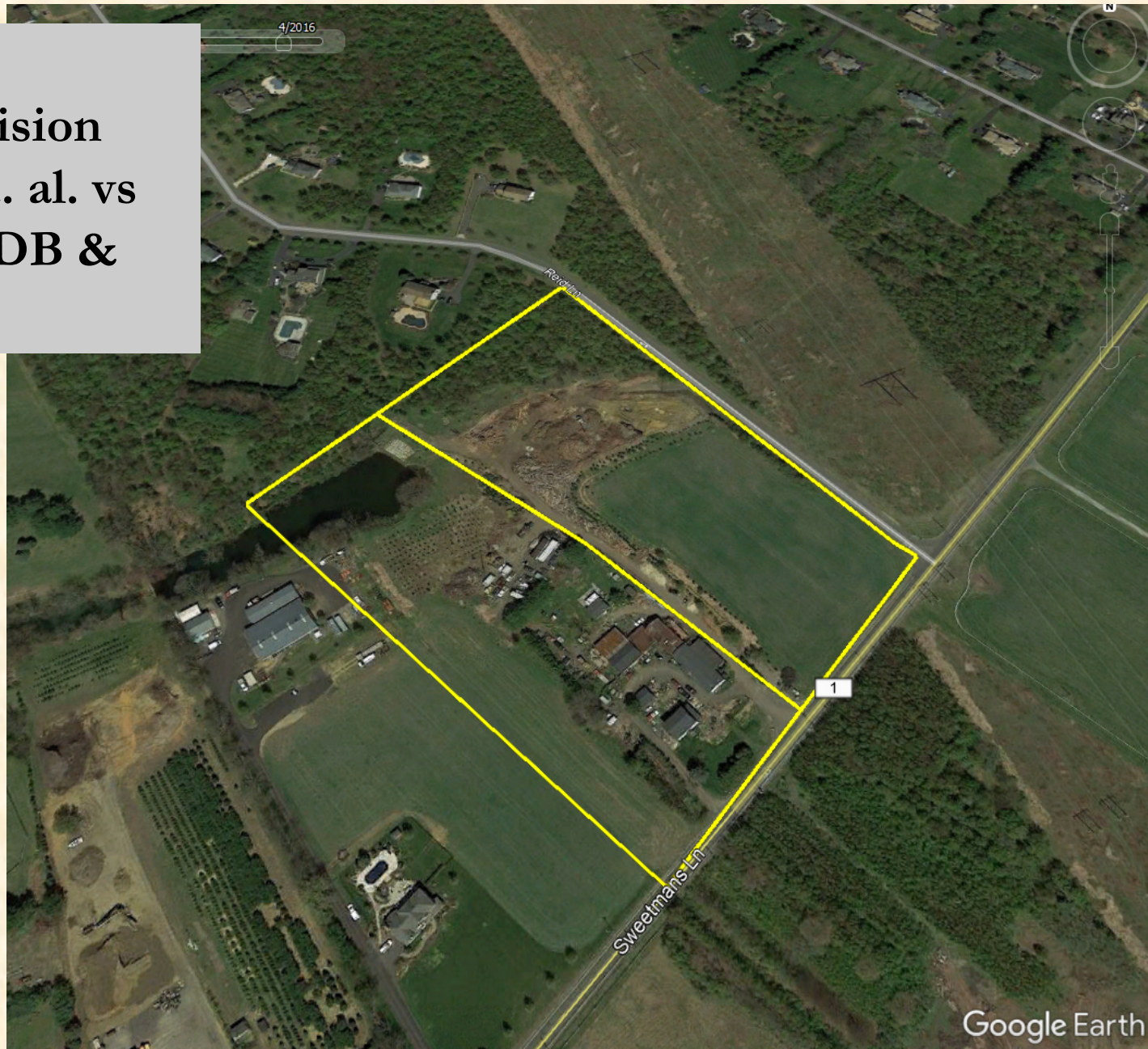












Please submit public comments to [sadc@ag.nj.gov](mailto:sadc@ag.nj.gov)

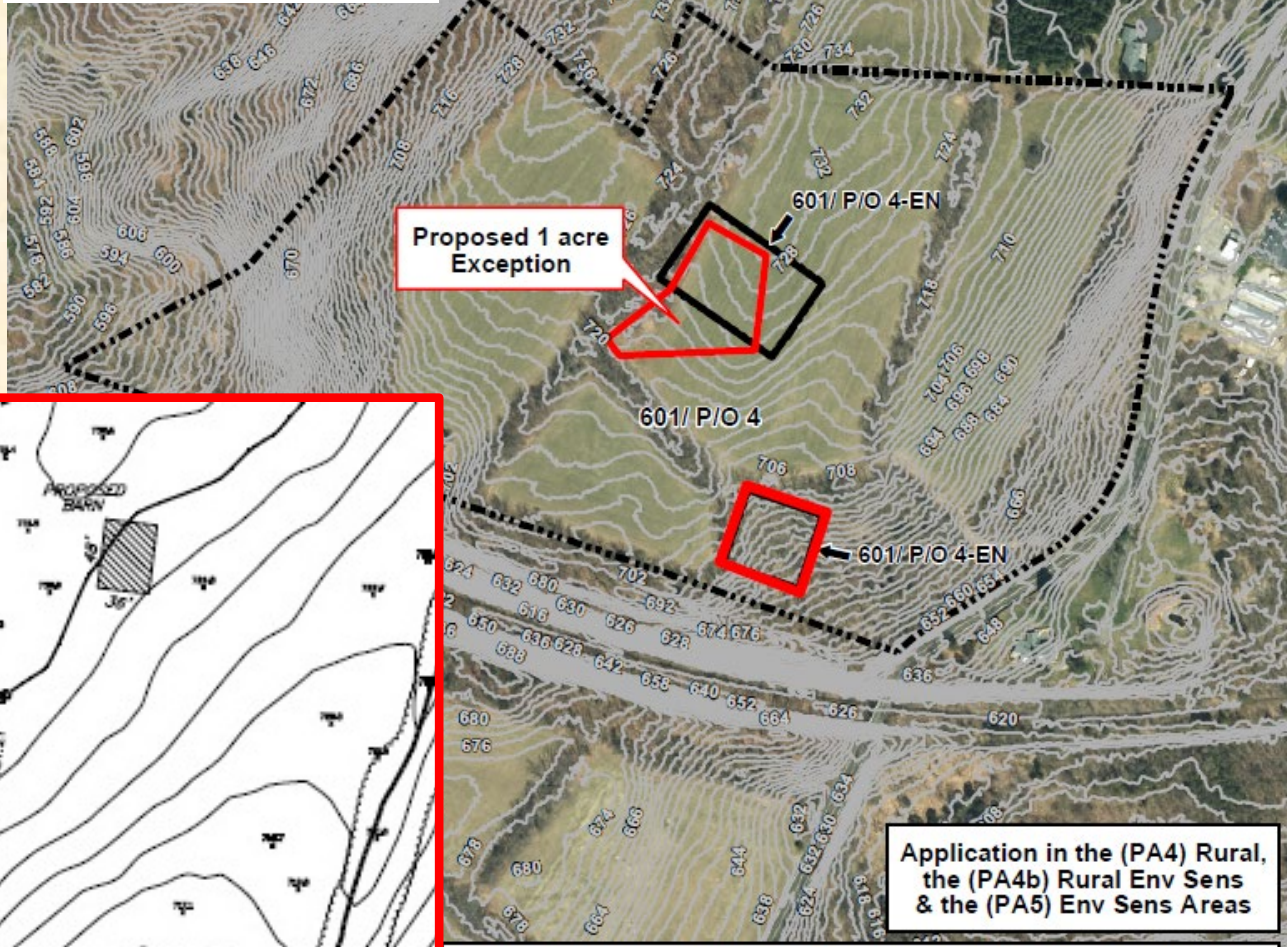
**Right to Farm  
OAL Final Decision  
M. Ville LLC et. al. vs  
Monmouth CADB &  
Millstone Twp.**



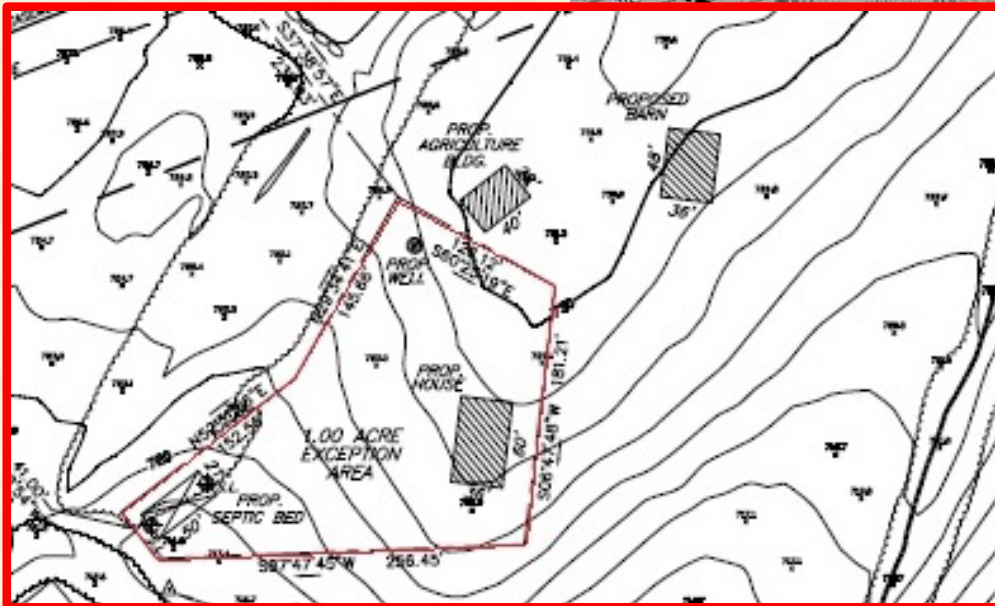
Giordano, Thomas & Melissa  
 TLC-NJ FY21  
 34.8 Net Easement Acres  
 Frelinghuysen Twp,  
 Warren County  
 1 ac nonseverable exception  
 0.5 ac nonseverable exception

Slide 3

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



Slide 3



Application in the Highlands Planning Area (Non-Conforming) Area

## DEED OF AGRICULTURAL LAND EASEMENT

This Deed of Agricultural Land Easement ("ALE") is made as of \_\_\_\_\_, 20\_\_\_\_,  
between \_\_\_\_\_, whose address is  
\_\_\_\_\_, referred to as the "Grantor"; and  
the \_\_\_\_\_, whose address is \_\_\_\_\_; referred to as  
the "Grantee"; and with the right of enforcement to the United States of America (the United  
States), acting by and through the United State Department of Agriculture (USDA), Natural  
Resources Conservation Service (NRCS) on behalf of the Commodity Credit Corporation  
(CCC).

WHEREAS, the legislature of the State of New Jersey has declared that the development of  
agriculture and the retention of farmlands are important to the present and future economy of the  
State and the welfare of the citizens of the State; and

WHEREAS, the Parties acknowledge that the ALE is acquired to protect the agricultural uses,  
ensure future agricultural viability and conserve related conservation values of the Premises by  
limiting nonagricultural uses that negatively affect the agricultural uses and conservation values  
of the Premises (the "Purposes of this ALE"). Baseline conditions of the Premises are set forth in  
a Baseline Documentation Report, a copy of which is maintained in the files of the Grantee and  
the NRCS State Office; and

WHEREAS, the Premises has the following conservation values: Approximately \_\_\_\_ percent  
(x%) of the soils have been mapped by NRCS as "prime soils," "soils of statewide importance,"  
"soils of local importance," or "unique soils," ("Agricultural Soils"). Approximately  
\_\_\_\_\_ percent (\_\_\_\_%) of the soils on the premises have been identified by NRCS as  
Agricultural Soils.

**[Option 1 – if the Grantee is a County]**

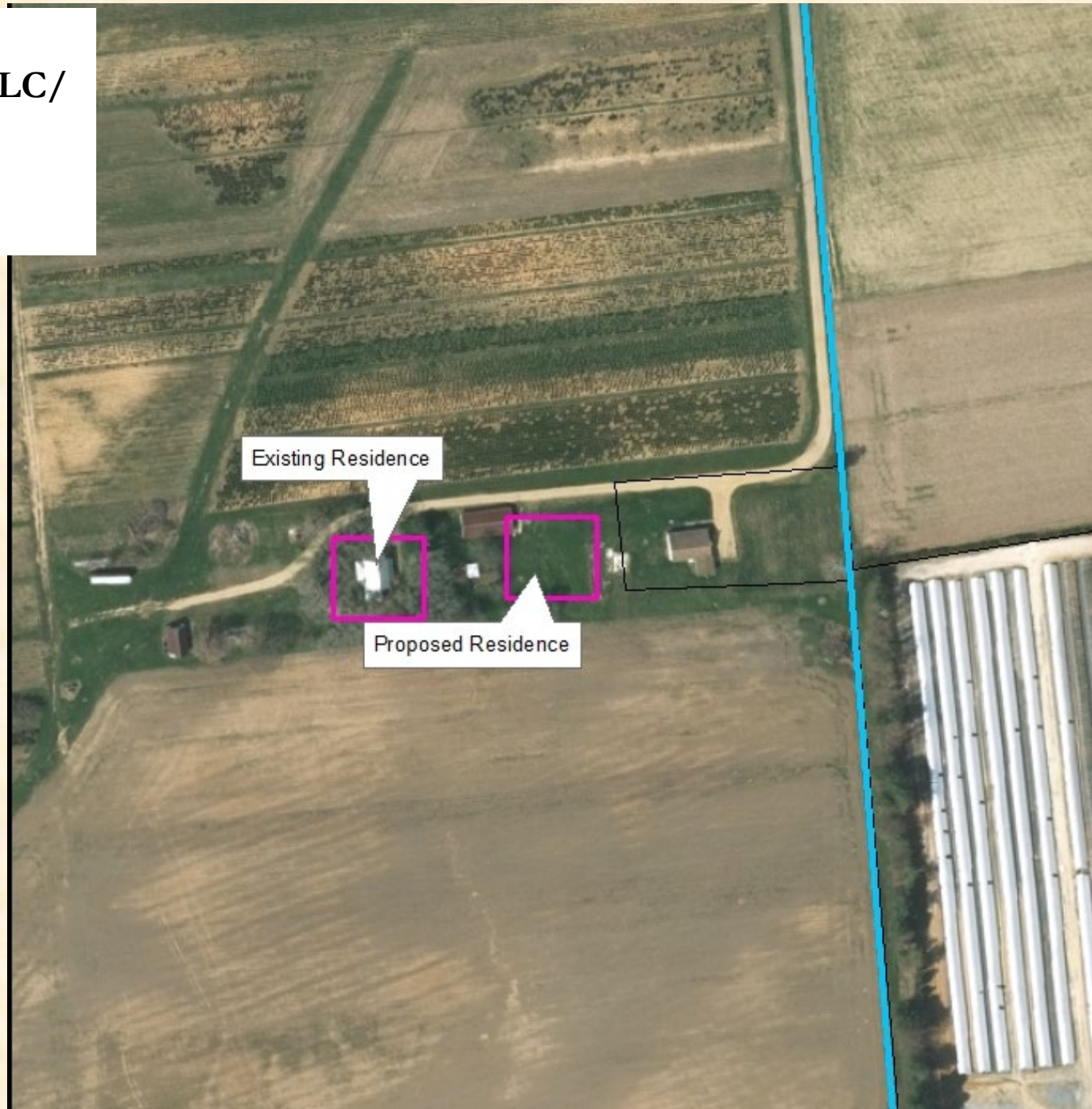
WHEREAS, N.J.S.A. 4:1C-11, et seq., P.L. 1983, c.32 authorizes the State Agriculture  
Development Committee (Committee) and the Grantee to acquire and enforce deeds of easement  
that retain farmland for agricultural use and production, and

**OR**

Prepared by:

\_\_\_\_\_

**House Replacement  
Canhouse Properties LLC/  
Mehaffey Farm,  
Upper Deerfield,  
Cumberland Co.**



**Slide 5**



Slide 6

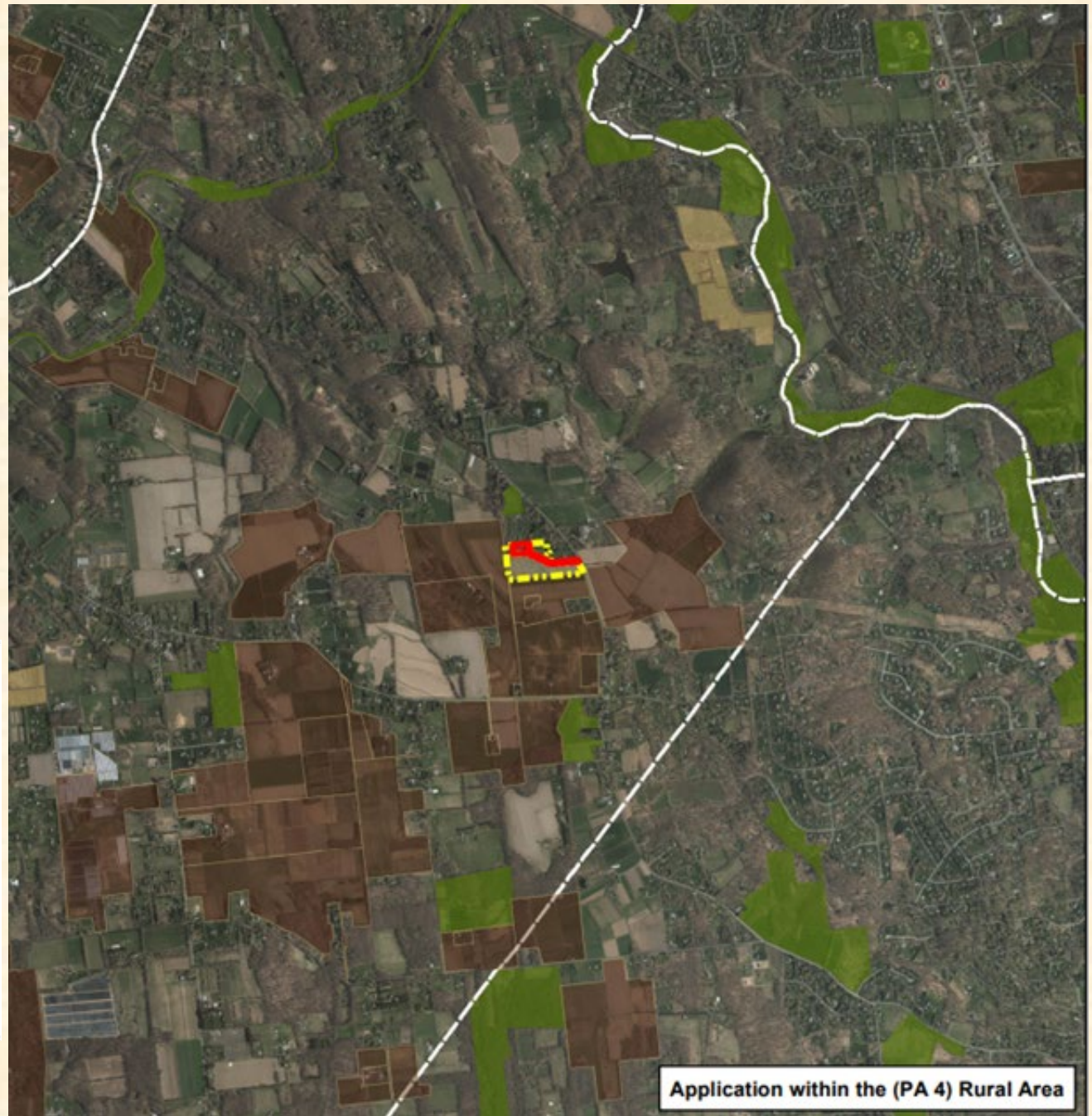
# Acquisition Final Approvals





**Slide 7**

Onuschak, Jason & Serridge,  
Ashley

20.1 Net Easement Acres  
Franklin Twp  
Hunterdon County  
3ac nonseverable exception  
97% in hay & soybeans



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

Slide 8

Application within the (PA 4) Rural Area



Onuschak, Jason & Serridge,  
Ashley










20.1 Net Easement Acres  
Franklin Twp  
Hunterdon County  
3ac nonseverable exception  
97% in hay & soybeans



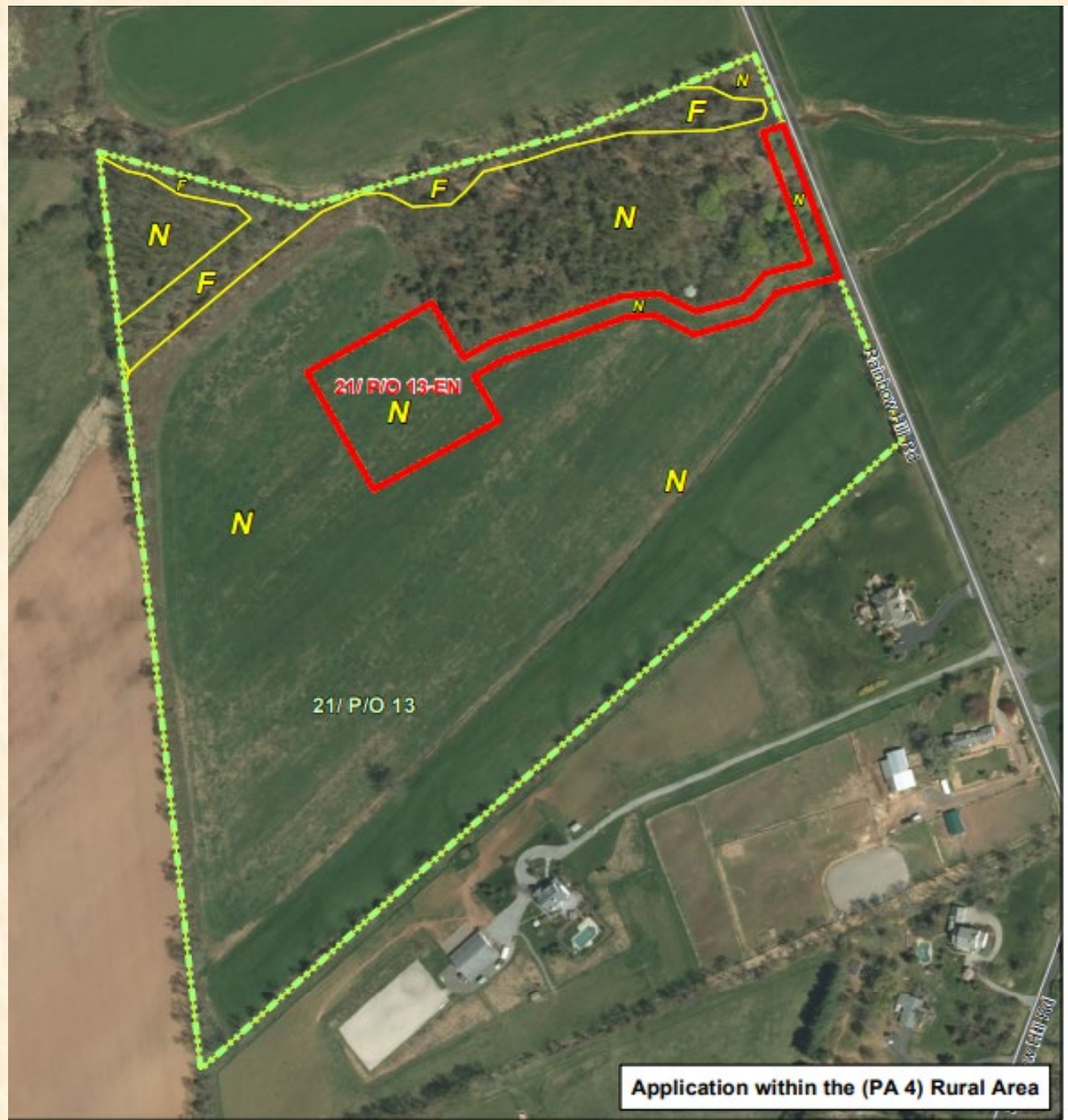
- Property In Question
- EN - (Non-Severable) Exception
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Pinelands Development Credits
- Highlands Development Credits
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements,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










**Thomas, Susan**  
**34 Net Easement Acres**  
**East Amwell Twp,**  
**Hunterdon County**  
**2.5ac nonseverable**  
**exception**  
**89% in soybeans**



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










Thomas, Susan  
 34 Net Easement Acres  
 East Amwell Twp,  
 Hunterdon County  
 2.5ac nonseverable exception  
 89% in soybeans



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

**Doble, Ethel**  
**16.3 net acres Pilesgrove Twp,**  
**Salem Cty**  
**95% in pasture**  
**No residential opportunities**












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

**Doble, Ethel**  
**16.3 net acres Pilesgrove Twp,**  
**Salem Cty**  
**95% in pasture**  
**No residential opportunities**

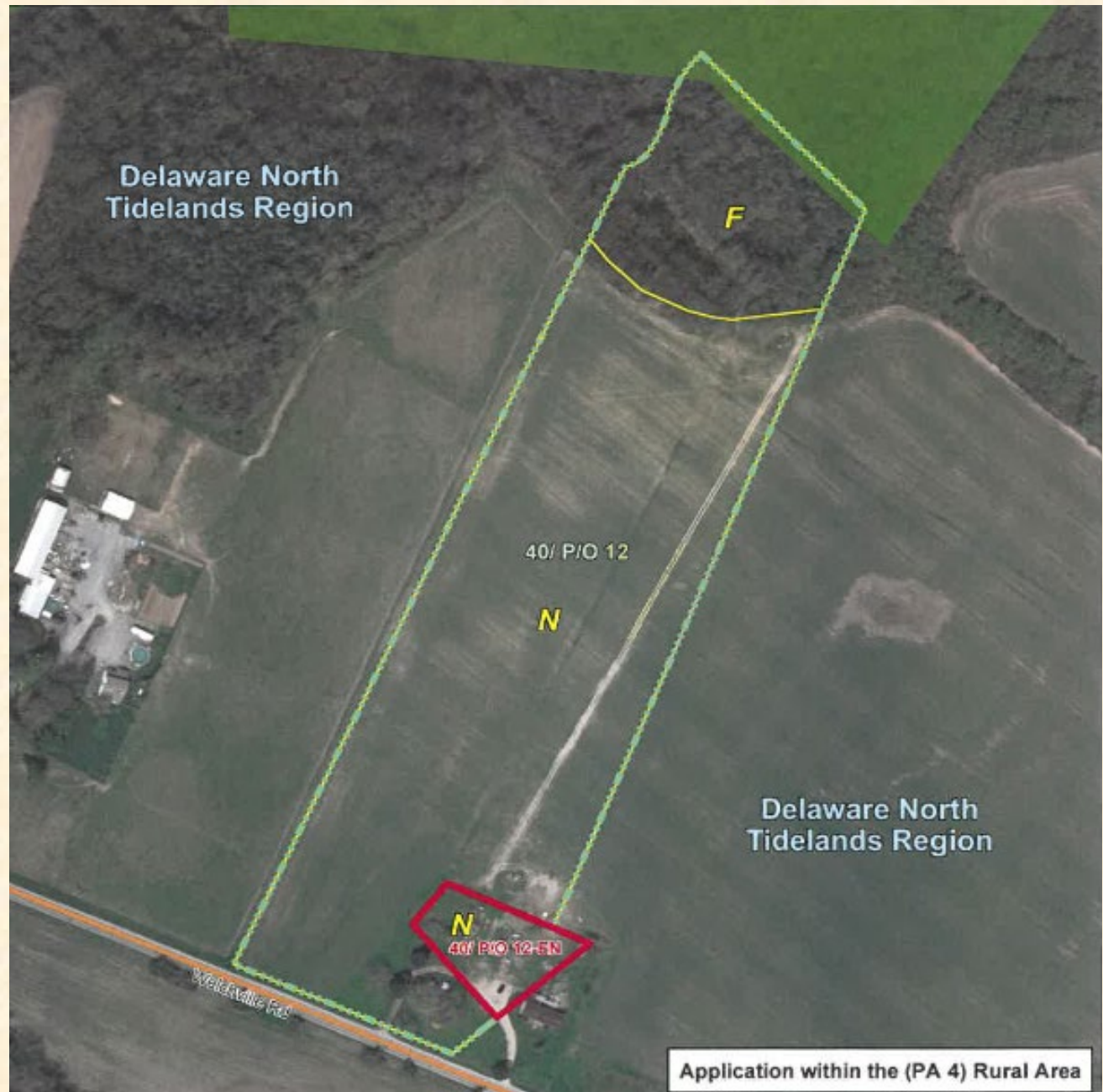











**Kelley, Thomas & Amber**  
**15.7 acres Mannington Twp,**  
**Salem Cty**  
**0.75ac nonseverable exception**  
**78% in soybeans**



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

**Kelley, Thomas & Amber**  
**15.7 acres Mannington Twp,**  
**Salem Cty**  
**0.75ac nonseverable exception**  
**78% in soybeans**












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

Application within the (PA 4) Rural Area

Mahalik, Matthew & Eddis  
15.5 acres Mannington Twp,  
Salem Cty

9.5ac nonseverable exception for  
existing Wetlands Reserve Easement  
1 existing single family residence  
99% in hay

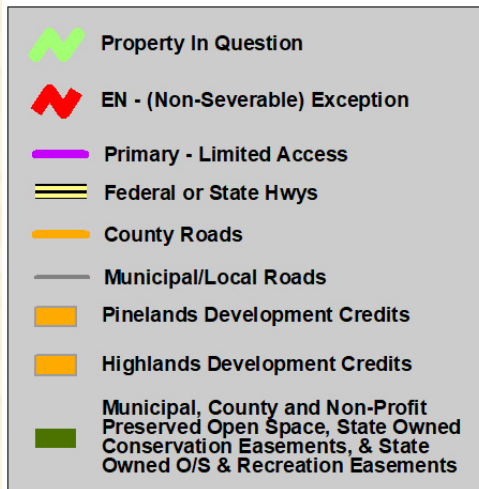
-  Property In Question
-  Exceptions
-  Preserved Easements
-  Transfer Development Rights (TDR)  
Preserved: Highlands,  
Pinelands and Municipal
-  Active Applications
-  County Boundaries
-  Municipal Boundaries
-  Pinelands (or Highlands) Development Credits
-  Municipal, County and Non-Profit 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





Mahalik, Matthew & Eddis  
15.5 acres Mannington Twp,  
Salem Cty

9.5ac nonseverable exception for  
existing Wetlands Reserve Easement  
1 existing single family residence  
99% in hay



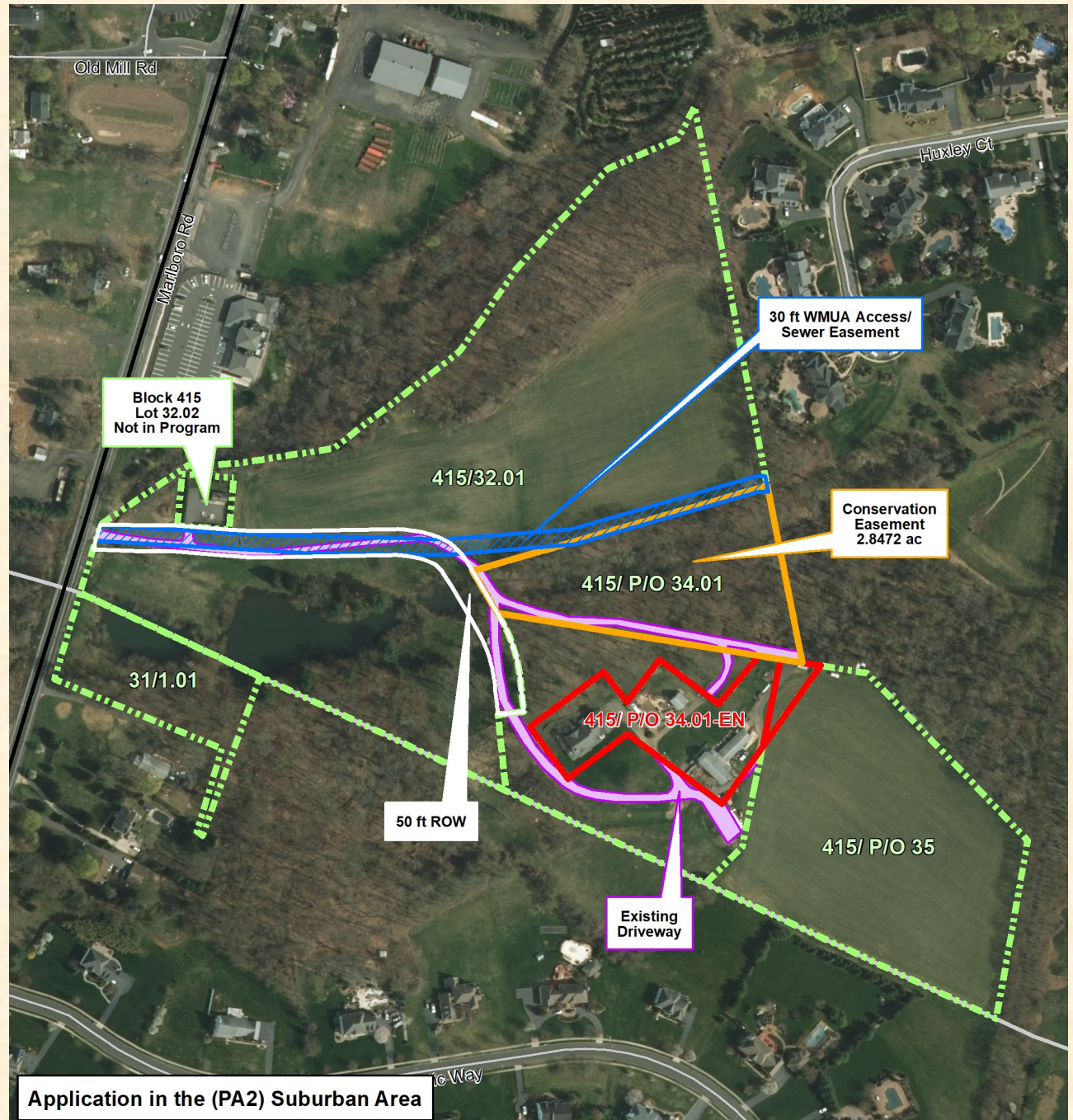
Van Mater, Pierre & Carol  
28 acres Marlboro Twp,  
Monmouth Cty  
1.75 ac nonseverable exception  
55% in hay & cattle












Slide 18

Application in the (PA2) Suburban Area










**Van Mater, Pierre & Carol**  
**28 acres Marlboro Twp,**  
**Monmouth Cty**  
**1.75 ac nonseverable exception**  
**55% in hay & cattle**



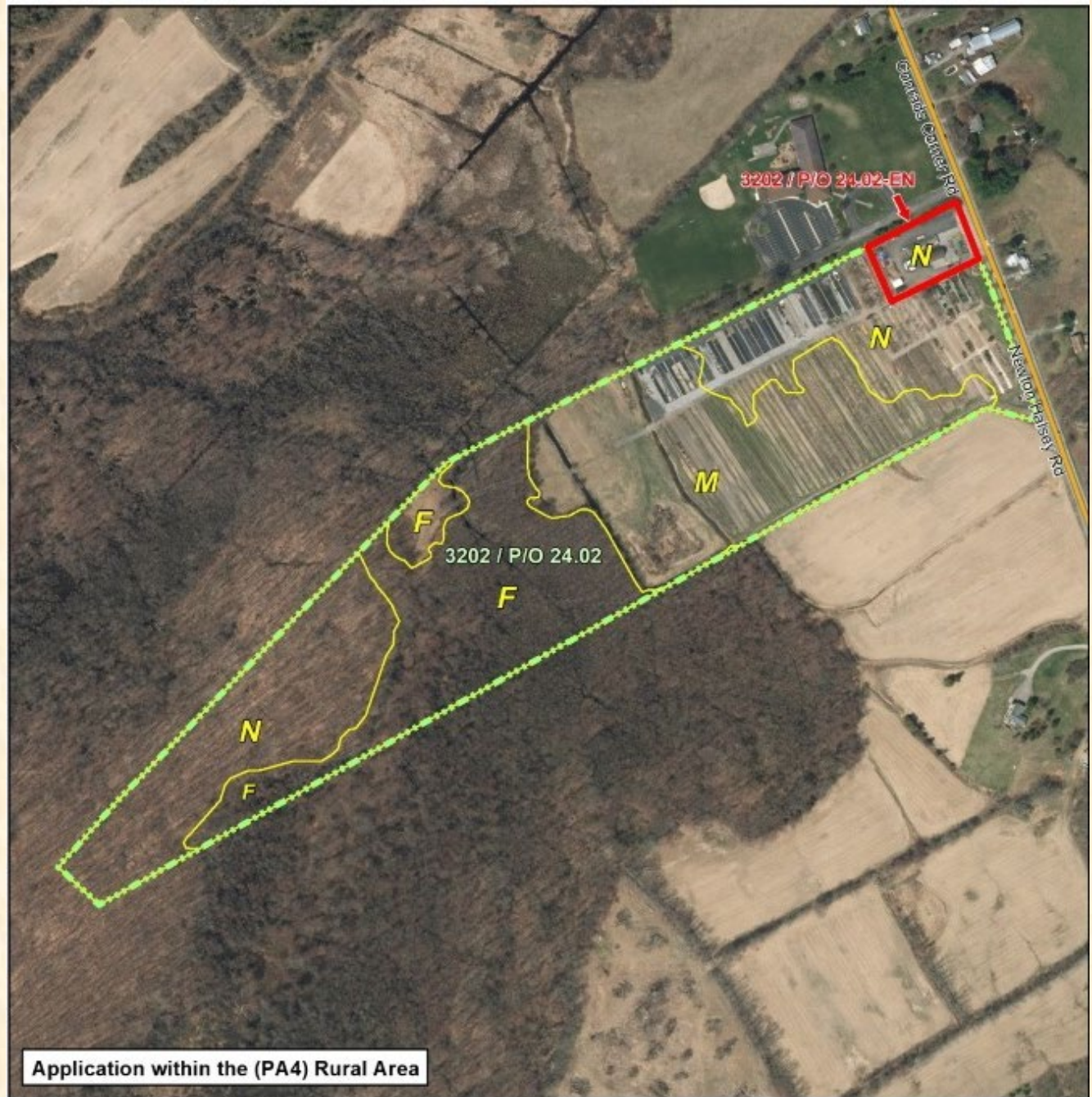
-  Property In Question
-  EN - (Non-Severable) Exception
-  Primary - Limited Access
-  Federal or State Hwys
-  County Roads
-  Municipal/Local Roads
-  Pinelands Development Credits
-  Highlands Development Credits
-  Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation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

**Cerbo, Anthony & Joseph**  
**38.5 Net Easement Acres**  
**Hampton Twp, Sussex County**  
**1.5 ac nonseverable exception**  
**50% in nursery**



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

Cerbo, Anthony & Joseph  
 38.5 Net Easement Acres  
 Hampton Twp, Sussex County  
 1.5 ac nonseverable exception  
 50% in nursery



Application within the (PA4) Rural Area








**Cerbo, Anthony & Joseph**  
**38.5 Net Easement Acres**  
**Hampton Twp, Sussex County**

Pursuant to the decision at August meeting, the SADC is requiring a Soil Protection Standards Agreement, as approved on August 27, 2020, to be signed by landowners who are relatively close to the limits of disturbance, and which will be recorded at the same time as the Deed of Easement. As presently proposed and based on what is currently known about the property, the Owners would have approximately 2.73 acres of additional permanent disturbance remaining on the premises.



**Brown, William**  
116.9 acres Vernon Twp,  
Sussex Cty  
No residential opportunities  
51% in hay & cattle

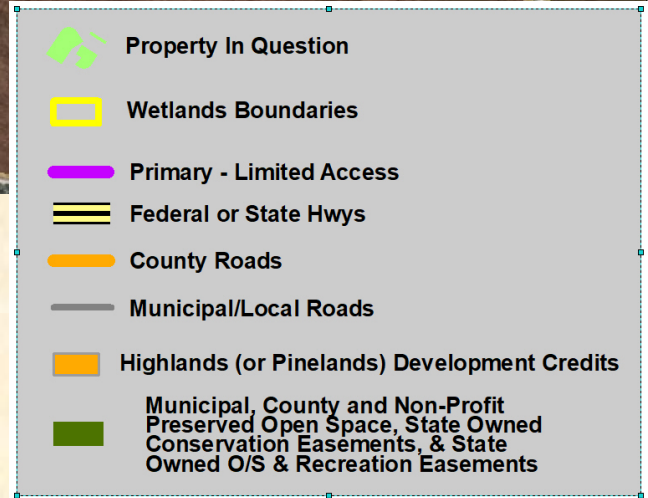
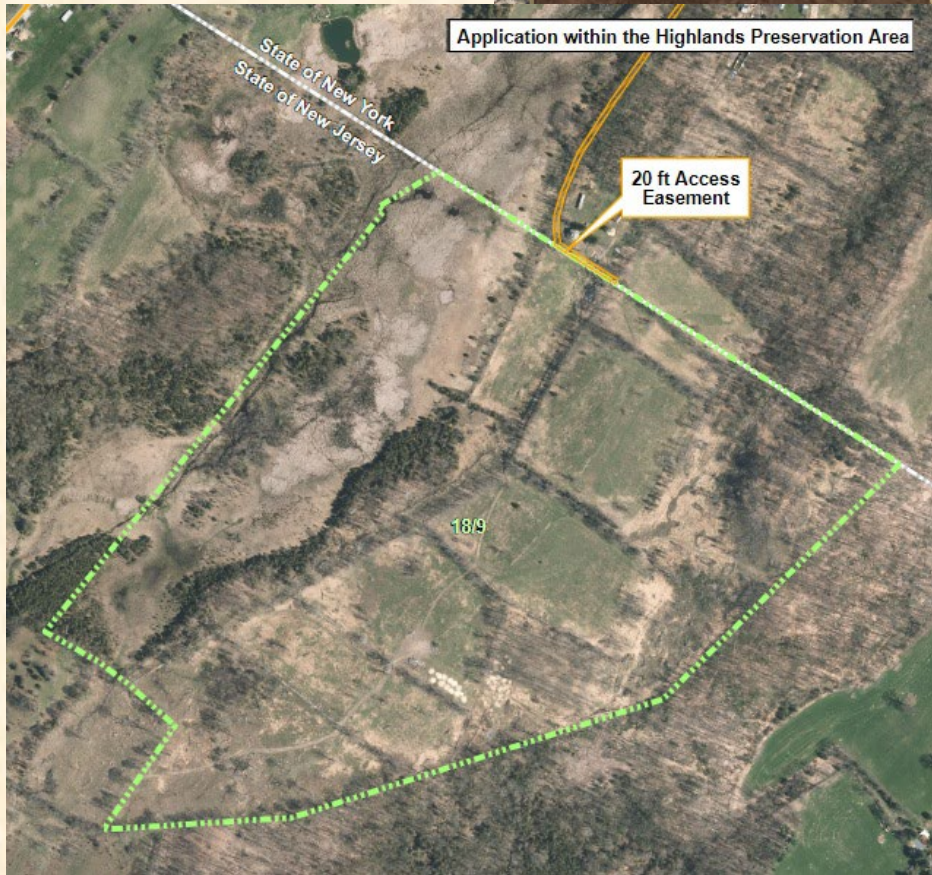
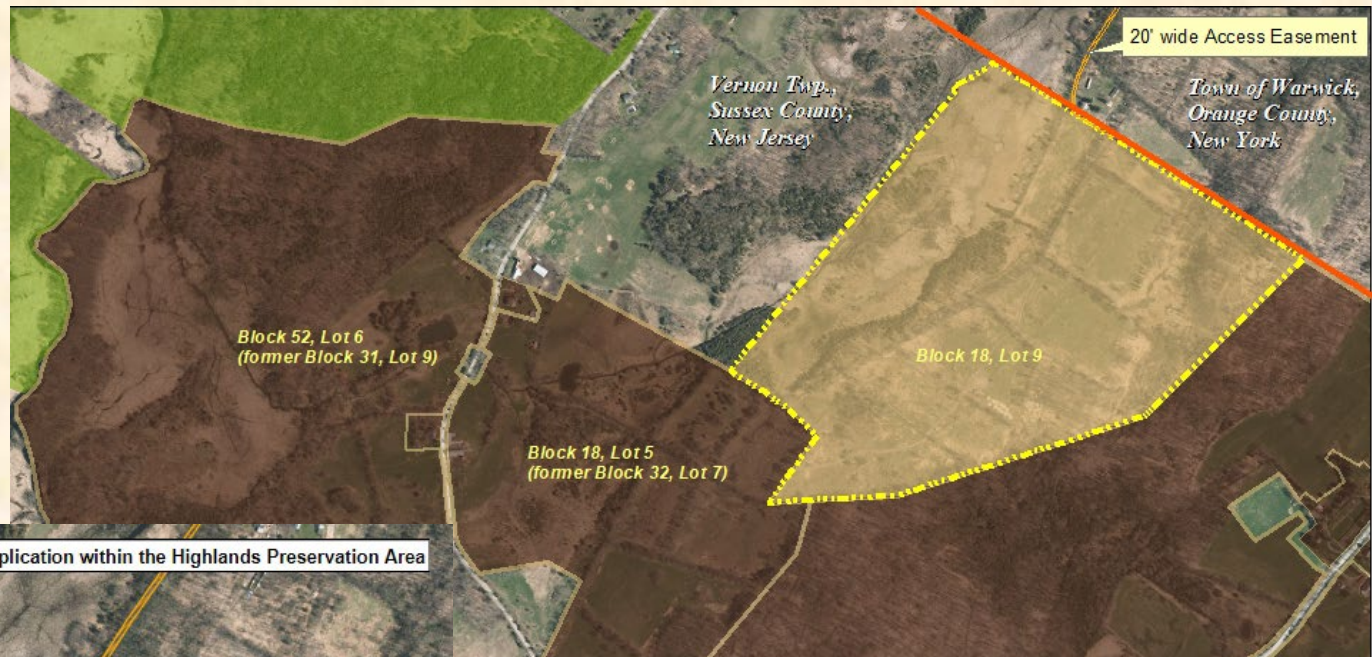
**Preservation is conditioned  
upon being merged with  
adjacent preserved farm.**

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



**Brown, William**  
 116.9 acres Vernon Twp,  
 Sussex Cty  
 No residential opportunities  
 51% in hay & cattle







**Preservation is conditioned  
 upon being merged with  
 adjacent preserved farm.**














**Lam Services LLC (Lot 1)**  
**97.4 acres Pilesgrove Twp,**  
**Salem Cty**  
**3ac severable exception**  
**70% in soybeans**



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










Lam Services LLC (Lot 1)  
 97.4 acres Pilesgrove Twp,  
 Salem Cty  
 3ac severable exception  
 70% in soybeans



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

Application within the (PA 4) Rural Area











Lam Services LLC (Lot 6)  
106.7 acres Mannington Twp,  
Salem Cty  
1 residual dwelling site opportunity  
3ac severable exception  
85% in soybeans

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

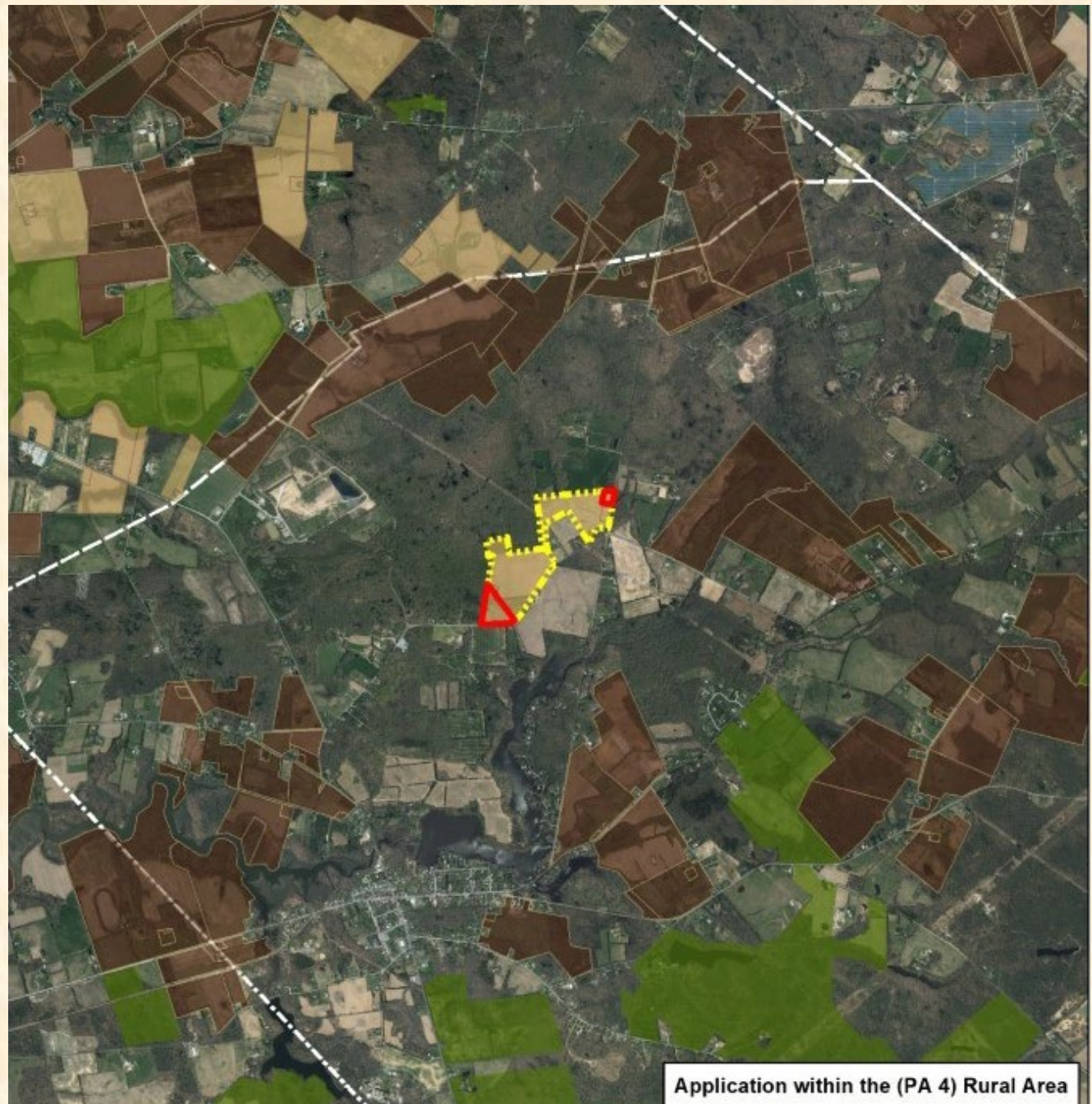


Lam Services LLC (Lot 6)  
 106.7 acres Mannington Twp,  
 Salem Cty  
 1 residual dwelling site opportunity  
 3ac severable exception  
 85% in soybeans

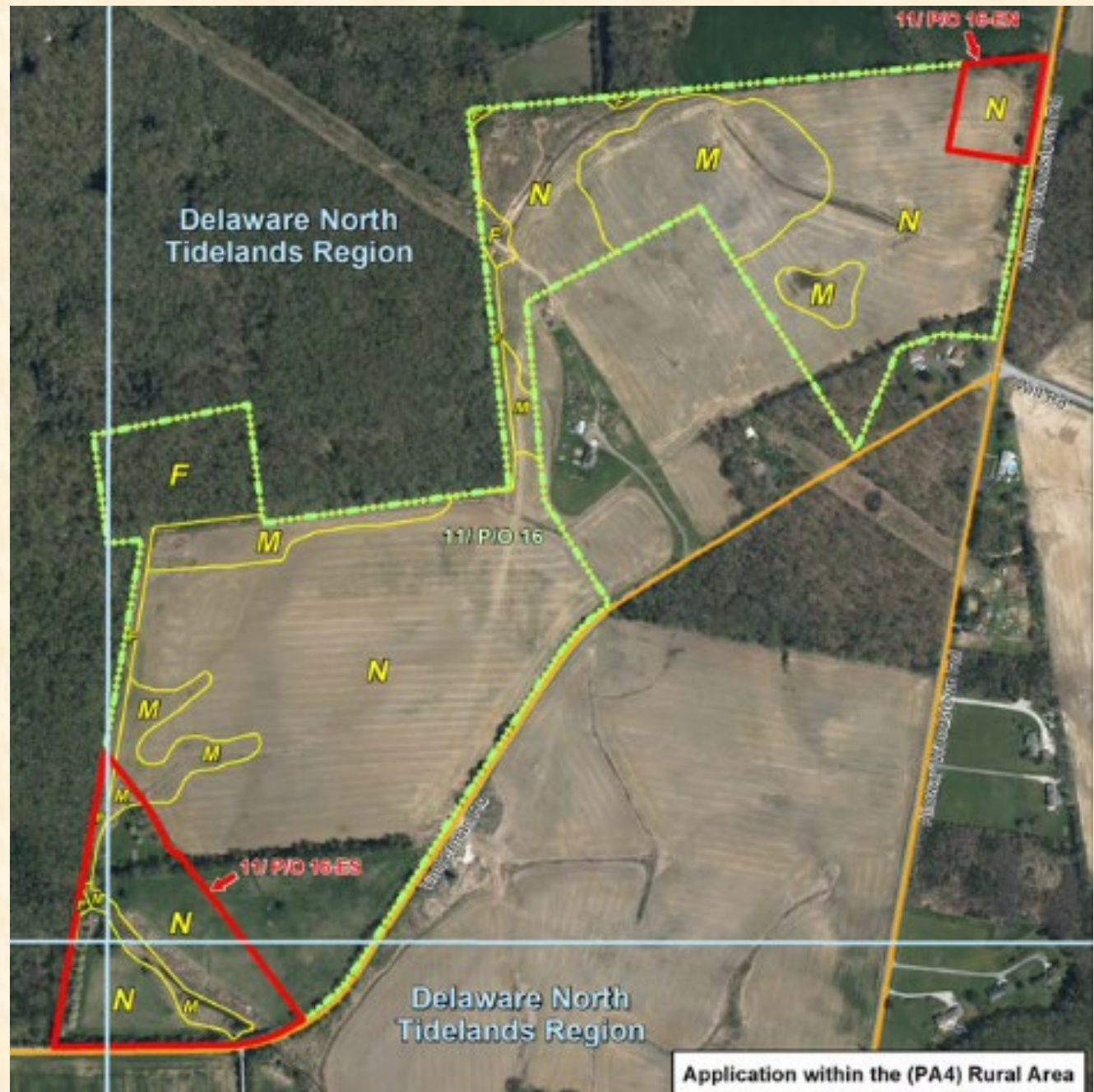


-  Property In Question
-  ES - (Severable) Exception
-  Wetlands Boundaries
-  Primary - Limited Access
-  Federal or State Hwys
-  County Roads
-  Municipal/Local Roads
-  Tidelands Boundary
-  Highlands (or Pinelands) Development Credits
-  Municipal, County and Non-Profit Preserved Open Space, State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

Ayars, Patricia  
77.6 acres Alloway Twp,  
Salem Cty  
10ac severable exception  
2ac nonseverable exception  
90% in soybeans










Ayars, Patricia  
 77.6 acres Alloway Twp,  
 Salem Cty  
 10ac severable exception  
 2ac nonseverable exception  
 90% in soybeans



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

**Riggs, Donald, 34 Acres,  
Franklin Twp, Warren County  
80% in hay**


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



**Slide 31**

**Application within the  
Highlands Planning Area (Non-Conforming)  
& the (PA4b) Rural Env Sens Area**

**Riggs, Donald, 34 Acres,  
Franklin Twp, Warren County  
80% in hay**

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



**Slide 32**

**Application within the  
Highlands Planning Area (Non-Conforming)  
& the (PA4b) Rural Env Sens Area**