

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(21)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

DeWilde #4 ("Owner")

Shiloh Borough & Hopewell Township, Cumberland County

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

SADC ID# 06-0114-PG

March 28, 2013

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 2013 PIG Planning application annual update on May 24, 2012; and

WHEREAS, on November 30, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the DeWilde #4 Farm identified as Block 13, Lots 5 & 5.01, Shiloh Borough and Block 19, Lot 9, Hopewell Township, Cumberland County, totaling 38.007 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and

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

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

WHEREAS, the Property has a rank score of 60.58 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 23, 2009; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on March 16, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 24, 2011 the SADC certified a development easement value of \$6,200 per acre based on zoning and environmental regulations in place as of July 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$6,200 per acre for the development easement on the Property; and

WHEREAS, on March 14, 2012, at the Owner's request, the CADB approved an amendment to the application to remove Block 5, Lot 5.01, a .02-acre lot, because clear title was unable to be obtained for this parcel; and

WHEREAS, the SADC's review appraiser stated that the removal of Block 5, Lot 5.01 from the application does not affect the certified development easement value; and

WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently the County has no base grant funding available and \$4,982,993.68 in FY13 competitive grant funding eligibility, subject to available funds (Schedule B); and

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

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

WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 2.28-acre limit on impervious cover (6%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and

WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$6,200 per acre or \$3,100 x 38.007 acres (\$117,821.70 subject to final approval by the NRCS review appraiser); and

Cost share breakdown prior to FRPP Grant based on 38.007 acres

	<u>Total</u>	
SADC	\$152,028.00	(\$4,000/acre)
Cumberland County	<u>\$83,615.40</u>	(\$2,200/acre)
Total Easement Purchase	\$235,643.40	

Estimated Cost share breakdown if \$117,821.70 FRPP Grant is approved and applied:

	<u>Total</u>	<u>FRPP \$</u>	<u>New Cost Share</u>
SADC	\$152,028.00(\$4,000/acre)	\$34,206.30	\$117,821.70
Cumberland County	\$83,615.40 (\$2,200/acre)	\$83,615.40	\$0
FRPP Grant			<u>\$117,821.70</u>
	\$235,643.40	\$117,821.70	\$235,643.40

WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$152,028.00 from its FY13 Competitive funding, leaving a remaining eligibility of \$4,830,965.68 from the FY13 competitive grant fund balance of (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 26 and June 6, 2011, respectively, the Hopewell Township and Shiloh Borough Committees approved the application with no municipal cost share funding; and

WHEREAS, the Cumberland County Agriculture Development Board approved the application on May 11, 2011, amended on March 14, 2012 and secured a commitment of funding for \$2,200 per acre (35.48% of the easement purchase) from the Cumberland County Board of Chosen Freeholders for the required local match on December 27, 2011 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Owner's Farm, comprising 38.007 acres, at a State cost share of \$4,000.00 per acre (64.52% of certified market value and purchase price) for a total grant need of \$152,028.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share; and

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

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

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

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

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

3/28/13

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

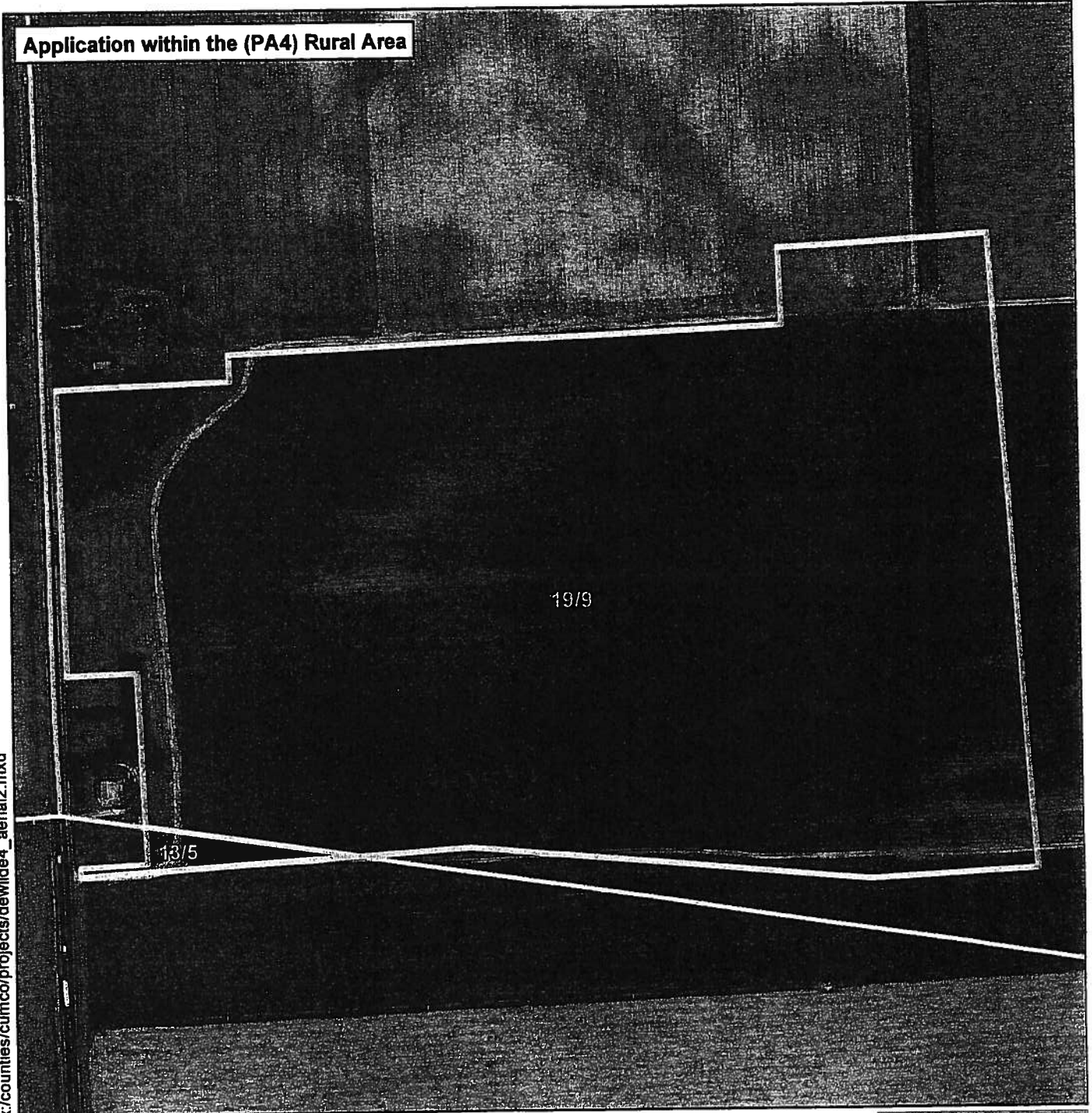
VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

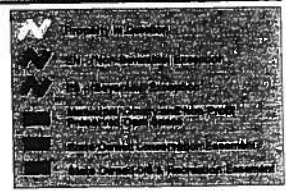
Application within the (PA4) Rural Area

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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Abram Bakker/DeWilde Farm Associates (#4)
Block 13 Lot 5 (0.4 ac - Shiloh Borough)
Block 19 Lot 9 (38.1 ac) - Hopewell Twp.
Gross Total = 38.5 ac
Cumberland County



Sources:
Green Acres Conservation Easement Data
NJGIT/OGIS 2007/2008 Digital Aerial Image

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

New Jersey Farmland Preservation
Competative Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competative Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company. (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DeVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

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State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase

DeWilde Farm Associates, LP #4
 06-0114-PG
 County PIG Program
 38 Acres

Block 13	Lot 5	Shiloh Boro	Cumberland County
Block 19	Lot 9	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:	Irish Potatoes-Field Crop	28 acres
	Soybeans-Cash Grain	10 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Recorded
 - c. Additional Restrictions:
 1. FY2011 FRPP funding via NJCF
 - d. Additional Conditions:

Pursuant to the Federal Farm and Ranch Land Protection Program the landowner has agreed to a maximum of 2.28 acres of impervious coverage or 6%
 - 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 FY2013R3(22)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

DeWilde #5 ("Owner")

Shiloh Borough & Hopewell Township, Cumberland County

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

SADC ID# 06-0119-PG

March 28, 2013

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 2013 PIG Planning application annual update on May 24, 2012; and

WHEREAS, on December 1, 2010, the SADC received an application for the sale of a development easement from Cumberland County for the DeWilde #5 Farm identified as Block 13, Lot 6, Shiloh Borough and Block 19, Lot 9.01, Hopewell Township, Cumberland County, totaling 37.024 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Shiloh-Hopewell North project Area; and

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

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

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

WHEREAS, the Property has a rank score of 54.75 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 23, 2009; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on March 16, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 24, 2011 the SADC certified a development easement value of \$6,500 per acre based on zoning and environmental regulations in place as of July 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$6,500 per acre for the development easement on the Property; and

WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently Cumberland County has \$0 of base grant and FY11 competitive funding, but has is eligible for up to \$4,830,965.68 in FY13 competitive grant funding , subject to available funds (Schedule B); and

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

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

WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 2.22-acre limit on impervious cover (6%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and

WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$6,500 per acre or \$3,250 x 37.024 acres (\$120,328) subject to final approval by the NRCS review appraiser; and

Cost share breakdown prior to FRPP Grant based on 37.024 acres

	<u>Total</u>	
SADC	\$153,649.60	(\$4,150/acre or 63.85%)
Cumberland County	<u>\$87,006.40</u>	(\$2,350/acre or 36.15%)
Total Easement Purchase	\$240,656.00	

Estimated Cost share breakdown if \$120,328 FRPP Grant is approved and applied:

	<u>Total</u>	<u>FRPP \$</u>	<u>New Cost Share</u>
SADC	\$153,649.60	(\$4,150/acre) \$33,321.60	\$120,328
Cumberland County	<u>\$ 87,006.40</u>	(\$2,350/acre) \$87,006.80	\$0
FRPP Grant			<u>\$120,328</u>
	\$240,656.00	\$120,328	\$240,656.00

WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and

WHEREAS the Cumberland County Agriculture Development Board is requesting \$153,649.60 from its FY13 Competitive funding leaving a remaining eligibility of \$4,677,316.08 from the FY13 competitive grant fund (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Shiloh Borough Committee approved the application with no municipal cost share funding on June 6, 2011 and the Hopewell Township Committee approved the application on May 26, 2011, also without a municipal cost share; and

WHEREAS, the Cumberland County Agriculture Development Board approved the application on May 11, 2011 and secured a commitment of funding for \$2,350 per acre (36.15% of the easement purchase) from the Cumberland County Board of Chosen Freeholders for the required local match on December 27, 2011 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the DeWilde #5 Farm, comprising 37.024 acres, at a State cost share of \$4,150.00 per acre (63.85% of certified market value and purchase price) for a total grant need of \$153,649.60 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share: and

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

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

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

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

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

3/28/13

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A



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

Abram Bakker/DeWilde Farm Associates (#5)
 Block 13 Lots P/O P/O 6 (36.1 ac) & P/O 6-ES (severable exception - 2.0 ac)
 Shiloh Borough
 Block 19 Lot 9.01 (1.3 ac)
 Hopewell Twp.
 Gross Total = 39.4 ac
 Cumberland County



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

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

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

December 21, 2010

Schedule B

Schedule B

FY2013 funding (08 bond fund)

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

Cumberland County

Project Name	Municipality	Acres	Per Acre	Total	Eligible	Match	Total Grant	Total State	Total Federal	FY11 Balance		FY12 Balance		Total	Eligibility	
										Encumbered at FY11	Extended	Encumbered at FY12	Extended			
Shimp, Newton B. III	Stow Creek	102	4,500.00	459,000.00	315,558.50	143,441.50	143,441.50	143,441.50	143,441.50	143,441.50	143,441.50	143,441.50	143,441.50	143,441.50	143,441.50	143,441.50
Kearney, Norman & Lynette	Stow Creek	17.37	6,000.00	103,980.00	75,704.00	28,276.00	28,276.00	28,276.00	28,276.00	28,276.00	28,276.00	28,276.00	28,276.00	28,276.00	28,276.00	28,276.00
Jones, Clifton & Dorothy	Greenwich	70	4,000.00	280,000.00	189,000.00	91,000.00	91,000.00	91,000.00	91,000.00	91,000.00	91,000.00	91,000.00	91,000.00	91,000.00	91,000.00	91,000.00
Newton, Thomas	Greenwich	48.5	4,500.00	218,250.00	185,853.50	32,396.50	32,396.50	32,396.50	32,396.50	32,396.50	32,396.50	32,396.50	32,396.50	32,396.50	32,396.50	32,396.50
Dickinson, Everett et al	Shiloh Boro	40	6,300.00	252,000.00	257,178.80	-7,178.80	-7,178.80	-7,178.80	-7,178.80	-7,178.80	-7,178.80	-7,178.80	-7,178.80	-7,178.80	-7,178.80	-7,178.80
Cum City/Kates, Thomas	Lawrence	25	5,200.00	130,000.00	185,145.50	-55,145.50	-55,145.50	-55,145.50	-55,145.50	-55,145.50	-55,145.50	-55,145.50	-55,145.50	-55,145.50	-55,145.50	-55,145.50
Coil #1, Kevin A.	Stow Creek	47	4,000.00	188,000.00	224,910.00	-36,910.00	-36,910.00	-36,910.00	-36,910.00	-36,910.00	-36,910.00	-36,910.00	-36,910.00	-36,910.00	-36,910.00	-36,910.00
Cum City/Sheppard Anne	Greenwich	71	3,750.00	266,250.00	267,157.50	-88,791.30	-88,791.30	-88,791.30	-88,791.30	-88,791.30	-88,791.30	-88,791.30	-88,791.30	-88,791.30	-88,791.30	-88,791.30
Coil #2, Kevin A.	Stow Creek	41	5,100.00	209,100.00	199,900.00	9,200.00	9,200.00	9,200.00	9,200.00	9,200.00	9,200.00	9,200.00	9,200.00	9,200.00	9,200.00	9,200.00
Adams, #2, Carmen	Hopewell	48	7,200.00	345,600.00	339,798.80	5,801.20	5,801.20	5,801.20	5,801.20	5,801.20	5,801.20	5,801.20	5,801.20	5,801.20	5,801.20	5,801.20
Cumberland Co/Riggins #2	Stow Creek	78.154	3,500.00	273,540.00	266,021.00	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00	7,519.00
Runkle, Roger, Margaret & Chris	Fairfield Twp.	205	21,150	4,341,750.00	1,131,858.00	3,209,892.00	3,209,892.00	3,209,892.00	3,209,892.00	3,209,892.00	3,209,892.00	3,209,892.00	3,209,892.00	3,209,892.00	3,209,892.00	3,209,892.00
Van Meter, Alfred #1	Hopewell	40	6,700.00	268,000.00	262,465.80	5,534.20	5,534.20	5,534.20	5,534.20	5,534.20	5,534.20	5,534.20	5,534.20	5,534.20	5,534.20	5,534.20
Keung Lam Realty	Hopewell	41	4,200.00	172,400.00	273,668.20	-101,268.20	-101,268.20	-101,268.20	-101,268.20	-101,268.20	-101,268.20	-101,268.20	-101,268.20	-101,268.20	-101,268.20	-101,268.20
Paladino, Vincent	Lawrence	68	4,300.00	292,400.00	297,560.00	-5,160.00	-5,160.00	-5,160.00	-5,160.00	-5,160.00	-5,160.00	-5,160.00	-5,160.00	-5,160.00	-5,160.00	-5,160.00
Baltinger, Frank P., III	Deserfield	30	5,000.00	150,000.00	184,842.00	-34,842.00	-34,842.00	-34,842.00	-34,842.00	-34,842.00	-34,842.00	-34,842.00	-34,842.00	-34,842.00	-34,842.00	-34,842.00
Minch, Michael et al	Hopewell	70	72,000.00	5,184,000.00	452,658.50	4,731,341.50	4,731,341.50	4,731,341.50	4,731,341.50	4,731,341.50	4,731,341.50	4,731,341.50	4,731,341.50	4,731,341.50	4,731,341.50	4,731,341.50
DeWilde, Bakker Jr., Abram #1	Hopewell	11	11,330	128,031.00	134,600.40	-6,569.40	-6,569.40	-6,569.40	-6,569.40	-6,569.40	-6,569.40	-6,569.40	-6,569.40	-6,569.40	-6,569.40	-6,569.40
DeWilde, Bakker Jr., Abram #1	Shiloh Boro	60	61,800	3,808,800.00	411,425.70	3,397,374.30	3,397,374.30	3,397,374.30	3,397,374.30	3,397,374.30	3,397,374.30	3,397,374.30	3,397,374.30	3,397,374.30	3,397,374.30	3,397,374.30
DeWilde, Bakker Jr., Abram #2	Shiloh Boro	100	103,000	7,000,000.00	590,184.00	6,409,816.00	6,409,816.00	6,409,816.00	6,409,816.00	6,409,816.00	6,409,816.00	6,409,816.00	6,409,816.00	6,409,816.00	6,409,816.00	6,409,816.00
Cum Co/Moore/Ham	Greenwich	23,449	6,800.00	159,323.20	155,935.85	3,387.35	3,387.35	3,387.35	3,387.35	3,387.35	3,387.35	3,387.35	3,387.35	3,387.35	3,387.35	3,387.35
Cross #1	Hopewell	92,412	6,000.00	554,472.00	582,542.10	-28,070.10	-28,070.10	-28,070.10	-28,070.10	-28,070.10	-28,070.10	-28,070.10	-28,070.10	-28,070.10	-28,070.10	-28,070.10
Cross #2	Hopewell	41,772	9,250.00	386,398.40	131,091.00	255,307.40	255,307.40	255,307.40	255,307.40	255,307.40	255,307.40	255,307.40	255,307.40	255,307.40	255,307.40	255,307.40
Cross #3	Hopewell	55,672	6,500.00	361,868.00	361,868.00	-	-	-	-	-	-	-	-	-	-	-
Cross #4	Hopewell	68	5,000.00	340,000.00	350,200.00	-10,200.00	-10,200.00	-10,200.00	-10,200.00	-10,200.00	-10,200.00	-10,200.00	-10,200.00	-10,200.00	-10,200.00	-10,200.00
DeWilde, Bakker Jr., Abram #3	Shiloh Boro	68	6,200.00	425,600.00	434,248.00	-8,648.00	-8,648.00	-8,648.00	-8,648.00	-8,648.00	-8,648.00	-8,648.00	-8,648.00	-8,648.00	-8,648.00	-8,648.00
DeWilde, Bakker Jr., Abram #4	Hopewell	68	6,500.00	442,500.00	444,457.00	-2,957.00	-2,957.00	-2,957.00	-2,957.00	-2,957.00	-2,957.00	-2,957.00	-2,957.00	-2,957.00	-2,957.00	-2,957.00
DeWilde, Bakker Jr., Abram #5	Hopewell	68	6,200.00	395,400.00	255,643.40	139,756.60	139,756.60	139,756.60	139,756.60	139,756.60	139,756.60	139,756.60	139,756.60	139,756.60	139,756.60	139,756.60
					240,658.00	240,658.00	240,658.00	240,658.00	240,658.00	240,658.00	240,658.00	240,658.00	240,658.00	240,658.00	240,658.00	240,658.00
					4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00	4,150.00
					80,700.00	80,700.00	80,700.00	80,700.00	80,700.00	80,700.00	80,700.00	80,700.00	80,700.00	80,700.00	80,700.00	80,700.00
					99,072.03	99,072.03	99,072.03	99,072.03	99,072.03	99,072.03	99,072.03	99,072.03	99,072.03	99,072.03	99,072.03	99,072.03
					98,959.53	98,959.53	98,959.53	98,959.53	98,959.53	98,959.53	98,959.53	98,959.53	98,959.53	98,959.53	98,959.53	98,959.53
					383,619.00	383,619.00	383,619.00	383,619.00	383,619.00	383,619.00	383,619.00	383,619.00	383,619.00	383,619.00	383,619.00	383,619.00
					7,827.41	7,827.41	7,827.41	7,827.41	7,827.41	7,827.41	7,827.41	7,827.41	7,827.41	7,827.41	7,827.41	7,827.41
					1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94
					82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80
					292,215.00	292,215.00	292,215.00	292,215.00	292,215.00	292,215.00	292,215.00	292,215.00	292,215.00	292,215.00	292,215.00	292,215.00
					135,960.00	135,960.00	135,960.00	135,960.00	135,960.00	135,960.00	135,960.00	135,960.00	135,960.00	135,960.00	135,960.00	135,960.00
					116,188.40	116,188.40	116,188.40	116,188.40	116,188.40	116,188.40	116,188.40	116,188.40	116,188.40	116,188.40	116,188.40	116,188.40
					206,216.00	206,216.00	206,216.00	206,216.00	206,216.00	206,216.00	206,216.00	206,216.00	206,216.00	206,216.00	206,216.00	206,216.00
					173,595.50	173,595.50	173,595.50	173,595.50	173,595.50	173,595.50	173,595.50	173,595.50	173,595.50	173,595.50	173,595.50	173,595.50
					175,000.00	175,000.00	175,000.00	175,000.00	175,000.00	175,000.00	175,000.00	175,000.00	175,000.00	175,000.00	175,000.00	175,000.00
					770,097.50	770,097.50	770,097.50	770,097.50	770,097.50	770,097.50	770,097.50	770,097.50	770,097.50	770,097.50	770,097.50	770,097.50
					640,244.80	640,244.80	640,244.80	640,244.80	640,244.80	640,244.80	640,244.80	640,244.80	640,244.80	640,244.80	640,244.80	640,244.80
					166,469.50	166,469.50	166,469.50	166,469.50	166,469.50	166,469.50	166,469.50	166,469.50	166,469.50	166,469.50	166,469.50	166,469.50
					1,810,771.90	1,810,771.90	1,810,771.90	1,810,771.90	1,810,771.90	1,810,771.90	1,810,771.90	1,810,771.90	1,810,771.90	1,810,771.90	1,810,771.90	1,810,771.90
					217,886.60	217,886.60	217,886.60	217,886.60	217,886.60	217,886.60	217,886.60	217,886.60	217,886.60	217,886.60	217,886.60	217,886.60
					1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94	1,104,786.94
					82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80	82,255.80
					292,215.00	292,215										

New Jersey Farmland Preservation
Competative Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competative Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DeVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Siefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

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STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(23)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Brian and Susan DelVecchio ("Owner")
Lawrence Township, Cumberland County

N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0080-PG

March 28, 2013

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 FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on July 13, 2009 the SADC received an application for the sale of a development easement from Cumberland County for the Del Vecchio Farm identified as Block 68, Lot 23.01, Lawrence Township, Cumberland County, totaling 45.254 surveyed acres hereinafter referred to as "Property" (Schedule A) ; and

WHEREAS, the Property is located in Cumberland County's Lawrence East Project Area; and

WHEREAS, the Property to be preserved includes one (1) single family residence, zero (0) agricultural labor units, no pre-existing non-agricultural uses, and no exception areas; and

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

WHEREAS, the equine operation consists of one stallion and nine mares which the landowner breeds and producing foals for sale, with no equine service activities occurring on the farm; and

WHEREAS, the Owner has read and signed the SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses; and

WHEREAS, the Property has a quality score of 61.49 which is greater than 70% of the County's average quality score of 42 as determined by the SADC on July 24, 2008; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 9, 2009 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, 2010, the SADC certified a development easement value of \$5,100 per acre based on zoning and environmental regulations in place as of October 2008; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to sell their development easement for \$5,100 per acre; and

WHEREAS, on February 1, 2013, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, currently Cumberland County has no base grant funding available and \$4,128,515.73 in FY13 competitive grant funding eligibility, subject to available funds (Schedule B); and

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

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

WHEREAS, the estimated cost share breakdown is as follows (based on 45.254 acres):

	<u>Cost Share</u>
SADC	\$156,126.30 (\$3,450/acre)
<u>Cumberland County</u>	<u>\$ 74,669.10 (\$1,650/acre)</u>
	\$230,795.40 (\$5,100/acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Lawrence Township Committee approved the application with participating financially; on April 12, 2010, the Cumberland County Agriculture Development Board approved the application on March 16, 2010, and the Cumberland County Board of Chosen Freeholders approved the required local match (\$1,650/acre) on April 22, 2010; and

WHEREAS the Cumberland County Agriculture Development Board is requesting \$156,126.40 from its FY13 Competitive funding leaving a remaining eligibility of \$3,972,389.43 from the FY13 competitive grant fund (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 Cumberland County for the purchase of a development easement on the Property, comprising approximately 45.254 surveyed acres, at a State cost share of \$3,450 per acre (67.65% of the easement purchase), for a total grant need of \$156,126.30 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

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

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

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

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

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

3/28/13

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

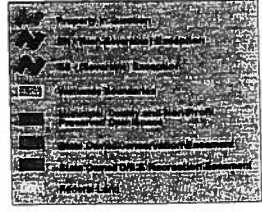
Application within the (PA4) Rural Area

x:\counties\cumco\projects\delvecchio\10fww.mxd



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

Brian and Susan DeVecchio
Block 68 Lot 23.01 (43.8 ac)
Lawrence Twp., Cumberland County



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

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

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

August 12, 2009

New Jersey Farmland Preservation
Competative Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santio J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DeVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

Schedule 11 C

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

DelVecchio Farm
06-0080-PG
County PIG Program
45 Acres

Block 68	Lot 23.01	Lawrence Twp.	Cumberland County
SOILS:		Prime	100% * .15 = 15.00
			SOIL SCORE: 15.00
TILLABLE SOILS:		Cropland Harvested	91% * .15 = 13.65
		Other	2% * 0 = .00
		Permanent Pasture	7% * .02 = .14
			TILLABLE SOILS SCORE: 13.79
FARM USE:		Hay	34 acres
		Horse & Other Equine	7 acres
		Ornament Nursery Products	4 acres

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

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(24)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

**CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
Jean C. Edwards ("Owner")
Upper Deerfield Township, Cumberland County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0130-PG**

March 28, 2013

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 FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on June 12, 2012 the SADC received an application for the sale of a development easement from Cumberland County for the Edwards Farm identified as Block 2602, Lot 14, Upper Deerfield Township, Cumberland County, totaling approximately 40 acres hereinafter referred to as "Property" (Schedule A) ; and

WHEREAS, the Property is located in Cumberland County's Deerfield - Upper Deerfield South Project Area; and

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

WHEREAS, the Property includes one (1) single family residence, zero (0) residences for agricultural labor, no pre-existing non-agricultural uses and no exception areas; and

WHEREAS, the Owner has read and signed the SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses; and

WHEREAS, the Property has a quality score of 59.38 which is greater than 70% of the County's average quality score of 41 as determined by the SADC on July 28, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on June 29, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on July 26, 2012, the SADC certified a development easement value of \$5,000 per acre based on zoning and environmental regulations in place as of March 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to sell their development easement for \$5,000 per acre; and

WHEREAS, on February 1, 2013, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, currently Cumberland County has no base grant funding available and \$3,972,389.43 in FY13 competitive grant funding, subject to available funds (Schedule B); and

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

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

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 41.2 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 41.2 acres):

	<u>Cost Share</u>	
SADC	\$140,080	(\$3,400 / acre)
Upper Deerfield Twp.	\$ 10,300	(\$250 / acre)
<u>Cumberland County</u>	<u>\$ 54,900</u>	<u>(\$1,350 / acre)</u>
	\$206,000	(\$5,000 / acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Upper Deerfield Township Committee approved the application and its funding commitment on October 4, 2012, the Cumberland County Agriculture Development Board approved the application on September 12, 2012, and the Cumberland County Board of Chosen Freeholders approved the required local match (\$1,350/acre) on October 23, 2012; and

WHEREAS the Cumberland County Agriculture Development Board is requesting \$140,080 from its FY13 Competitive funding leaving a remaining eligibility of \$3,832,309.43 from the FY13 competitive grant fund (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 Cumberland County for the purchase of a development easement on the Property, comprising approximately 41.2 acres, at a State cost share of \$3,400 per acre, (68% of the easement purchase) for a total grant need of \$140,080 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

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

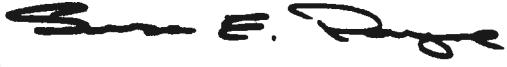
BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC,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

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

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

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

3/28/13
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

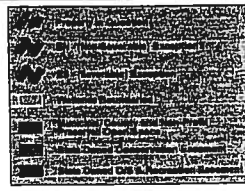


x:/counties/cumco/projects/edwards_fwv.mxd

Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Jean Edwards
Block 2602 Lots 14 (40.1 ac)
Gross Total = 40.1 ac
Upper Deerfield Twp., Cumberland County



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

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

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

New Jersey Farmland Preservation
Competative Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santlo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DeVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

Summary

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Edwards, Jean
06-0130-PG
County PIG Program
40 Acres

Block 2602 Lot 14 Upper Deerfield Twp. Cumberland County

SOILS:	Prime	100% *	.15	=	15.00
					SOIL SCORE: 15.00
TILLABLE SOILS:	Cropland Harvested	86% *	.15	=	12.90
	Woodlands	14% *	0	=	.00
					TILLABLE SOILS SCORE: 12.90
FARM USE:	Soybeans-Cash Grain				31 acres

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

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

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(25)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLND COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

William P. Blew

Hopewell Township, Cumberland County

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

SADC ID# 06-0126-PG

March 28, 2013

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 FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on June 4, 2012 the SADC received an application for the sale of a development easement from Cumberland County for the Blew Farm identified as Block 88, Lots 24 and 24.04, Hopewell Township, Cumberland County, totaling approximately 25 acres hereinafter referred to as "Property" (Schedule A) ; and

WHEREAS, the Property is located in Cumberland County's Hopewell South Project Area; and

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

WHEREAS, at the time of application the Property was in peach 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 64.47 which is greater than 70% of the County's average quality score 39 as determined by the SADC on July 28, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on June 29, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on July 26, 2012 the SADC certified a value of \$5,400 per acre based on current zoning and environmental regulations as of March 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$5,400 per acre for the development easement for the Property; and

WHEREAS, currently Cumberland County has no base grant funding available and \$3,665,294.93 in FY13 competitive grant funding, subject to available funds (Schedule B); and

WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

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

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

WHEREAS, Cumberland County, SADC and the New Jersey Conservation Foundation (NJCF), have both included the Property in their USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding applications to further leverage available County funding for farmland preservation and are coordinating which funding entity (SADC or NJCF) would be best to continue with providing the FRPP funds; and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 1.83-acre limit on impervious cover (7.33%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 25.75 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$5,000 per acre or \$2,500 x 25 acres (\$62,500) subject to final approval by the NRCS review appraiser); and

WHEREAS, additionally the Open space Institute (OSI) has committed \$22,500 towards the preservation of the Blew farm, as it is located in the Bayshore-Highlands Fund Cohansey River focus area; and

Cost share breakdown prior to FRPP Grant based on 25.75 acres

	<u>Total</u>	
SADC	\$92,700.00	(\$3,600/acre)
Hopewell Township	6,952.50	(\$270/acre)
Cumberland County	<u>\$39,397.50</u>	(\$1,530/acre)
Total Easement Purchase	\$139,050	

Estimated Cost share breakdown if \$62,500 FRPP and \$22,500 OSI Grant is approved and applied:

<u>Total</u>		<u>FRPP \$</u>	<u>OSI</u>	<u>New Cost Share</u>
SADC	\$92,700	\$23,102.50	\$15,547.50	\$54,050
Hopewell Township	\$ 6,952.50		\$6,952.50	\$0
Cumberland County	\$39,397.50	\$39,397.50		\$ 0
OSI				\$22,500
FRPP grant				<u>\$62,500</u>
	<u>\$139,050.00</u>	<u>\$62,500</u>	<u>22,500</u>	<u>\$139,050 (\$5,400/ac)</u>

WHEREAS, subject to NRCS approval of FRPP funding, the County, SADC and/or NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Hopewell Township Committee approved the application and its funding commitment on September 12, 2012, the Cumberland County Agriculture Development Board approved the application on September 12, 2012 and the Cumberland County Board of Chosen Freeholders for the approved required local match (\$1,800/acre) on October 23, 2012; and

WHEREAS the Cumberland County Agriculture Development Board is requesting \$92,700 from its FY13 Competitive funding leaving a remaining eligibility of \$3,572,594.93 from the FY13 competitive grant fund (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; 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 Blew Farm, comprising approximately 25.75 acres, at a State cost share of approximately \$3,600 per acre (66.66% of certified market value and purchase price) for a total grant need of \$92,700.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds (estimated \$23,102.50) to offset SADC grant needs on the Property; and

BE IT FURTHER RESOLVED, that the SADC will also utilize any remaining OSI grant funds (estimated \$15,547.50) to offset SADC grant needs on the Property; and

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

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

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

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

3/28/13

Date



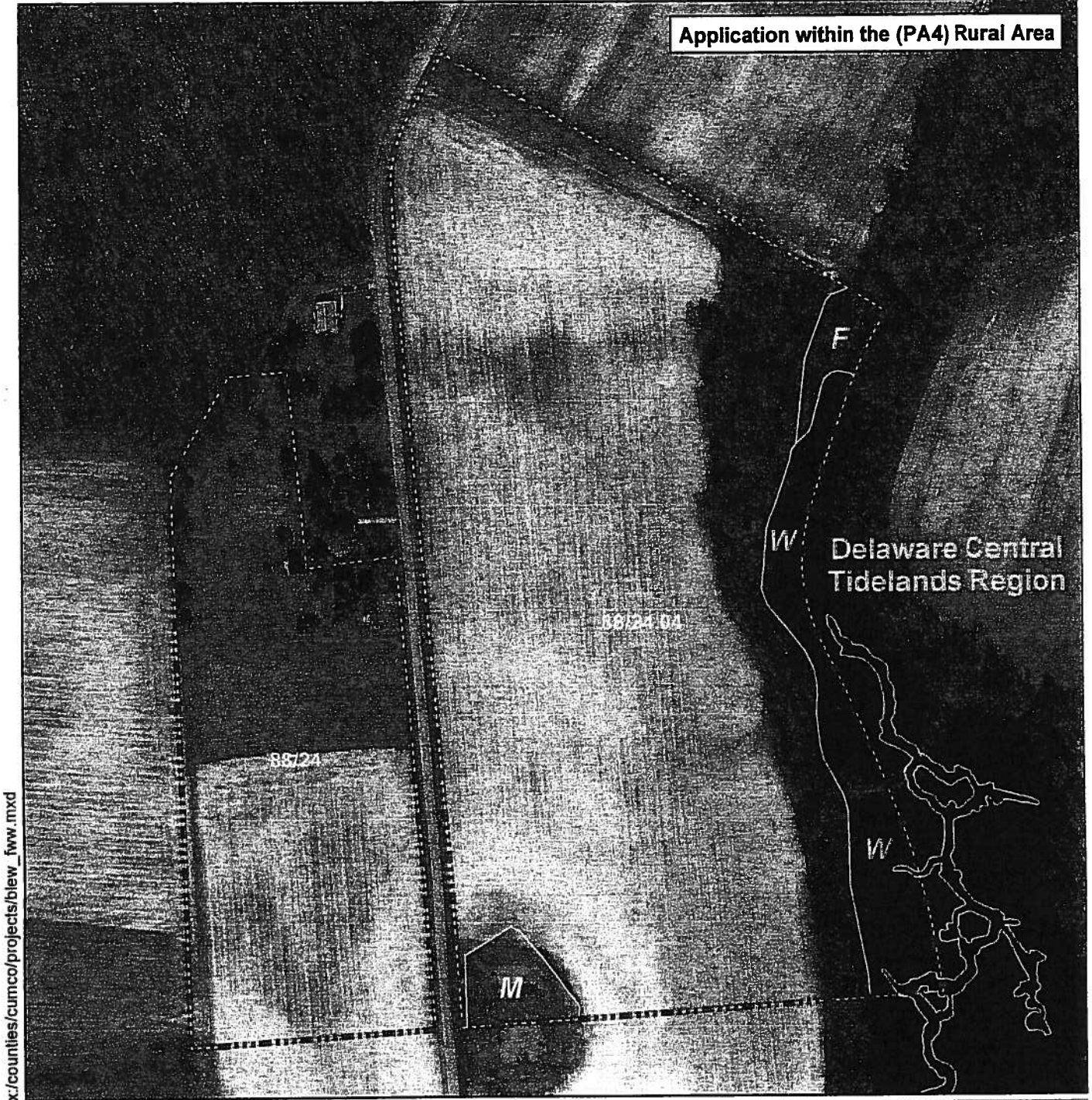
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

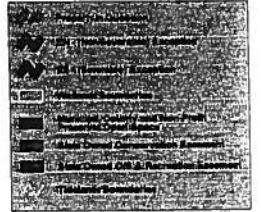
Application within the (PA4) Rural Area



x:\counties\cumco/projects/blew_fwv.mxd

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

William Blew, Jr./Steven Blew
Block 88 Lots 24 (6.8 ac) & 24.04 (19.0 ac)
Gross Total = 25.8 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 - 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 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/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 geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

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

New Jersey Farmland Preservation
Competitive Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DeVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

2/28/13
C

JUNE 2013

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Blew , William Jr.
06-0126-PG
County PIG Program
25 Acres

Block 88 Lot 24 Hopewell Twp. Cumberland County
Block 88 Lot 24.04 Hopewell Twp. Cumberland County

SOILS:	Other	3% * 0 = .00
	Prime	83% * .15 = 12.45
	Statewide	2% * .1 = .20
	Unique .125	1% * .125 = .13
	Unique zero	11% * 0 = .00

SOIL SCORE: 12.78

TILLABLE SOILS:	Cropland Harvested	83% * .15 = 12.45
	Other	6% * 0 = .00
	Wetlands	1% * 0 = .00
	Woodlands	10% * 0 = .00

TILLABLE SOILS SCORE: 12.45

FARM USE: Deciduous Tree Fruit 21 acres peaches

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions: No Exceptions Recorded
 - c. Additional Restrictions:
 1. FY2013 FRPP via NJCF
 2. Pursuant to the Federal Farm and Ranch Land Protection Program the landowner has agreed to a maximum impervious coverage of 1.83 acres or 7.33 %
 3. Open Space Institute (OSI) is contributing \$22,500 to the preservation of the Blew farm.
 - 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 FY2013R3(26)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

**CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of
Carmen Adamucci, Sr. #1 ("Owner")
Hopewell Township, Cumberland County**

**N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0085-PG**

March 28, 2013

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 2013 PIG Planning application annual update on May 24, 2012; and

WHEREAS, on July 15, 2009, the SADC received an application for the sale of a development easement from Cumberland County for the Adamucci Farm #1 identified as Block 75, Lots 8, 9, 10, 10.01 & 10.02, Hopewell Township, Cumberland County, totaling 108.387 surveyed acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Hopewell South Project Area; and

WHEREAS, the Property originally included two 1.5 acre severable exceptions, with one single family residence on each (Schedule A1); and

WHEREAS, the Property has one (1) single family residence, zero (0) agricultural labor units and no pre-existing non-agricultural uses, on the area to be preserved outside of the exception area; and

WHEREAS, at the time of application the Property was in peach 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. 2:76-17.9(b) on November 30, 2009 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, 2010 the SADC certified a development easement value of \$5,900 per acre based on zoning and environmental regulations in place as of October 2008 conditioned upon SADC staff determining if the area of soil disturbance on the property, included in the original application, was consistent with the deed of easement and agriculturally productive; and

WHEREAS, SADC staff visited the farm and because the area was not in production and had been stripped of topsoil, the landowner agreed to a non-severable exception around the excavated area; and

WHEREAS, at this time the landowner requested the original 1.5 acre severable exception area be increased to a 2.5 acre severable exception area restricted to one single family residence and the other 1.5 acre severable exception be increased to a 16.83 non-severable exception area around the soil excavation and disturbance area and existing single family residence(Schedule A2); and

WHEREAS, the SADC appraisal manager, reviewed both the changes to the application and letters from the two appraisers and on June 15, 2011 confirmed there was no change in the easement value as a result of changing the size and type of exception areas; and

WHEREAS, with these changes the Property has a rank score of 64.74 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 24, 2008; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$5,900 per acre for the development easement on the Property; and

WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently Cumberland County has no base grant funding available and \$4,677,316.08 in FY13 competitive grant funding eligibility, subject to available funds (Schedule B); and

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

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

(Schedule C); and

WHEREAS, in addition, Cumberland County, in participation with the New Jersey Conservation Foundation (NJCF), has applied to utilize USDA, NRCS, Farm and Ranch Lands Protection Program (FRPP) grant funding to further leverage available County funding for farmland preservation; and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 6.86-acre limit on impervious cover (6.33%) available for the construction of agricultural infrastructure on the Property outside of the exception area; and

WHEREAS, the estimated FRPP grant is based on 50% of the federally approved easement value of \$5,800 per acre or ($\$2,900 \times 108.387$ acres $\$314,322.30$) subject to final approval by the NRCS review appraiser; and

Cost share breakdown prior to FRPP Grant based on 108.387 acres

	<u>Total</u>	
SADC	\$417,289.95	(\$3,850/acre)
Cumberland County	<u>\$222,193.35</u>	(\$2,050/acre)
Total Easement Purchase	\$639,483.30	

Estimated Cost share breakdown if \$314,322.30 FRPP Grant is approved and applied:

	<u>Total</u>	<u>FRPP \$</u>	<u>New Cost Share</u>
SADC	\$417,289.95 (\$3,850/ac)	\$ 92,128.95	\$325,161.00
Cumberland County	\$225,930.50 (\$2,050/ac)	\$225,930.50	\$0
FRPP Grant			<u>\$314,322.30</u>
	\$639,483.30	\$314,322.30	\$639,483.30

WHEREAS, subject to NRCS approval of FRPP funding, the County and NJCF are required to coordinate closely with SADC staff regarding needed appraisal updates and FRPP required appraisal reviews and submissions to meet FRPP closing deadlines; and

WHEREAS the Cumberland County Agriculture Development Board is requesting \$417,289.95 from its FY13 Competitive funding leaving a remaining eligibility of \$4,260,026.13 from the FY13 competitive grant fund (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 13, 2011 the Hopewell Township Committee approved the application with no municipal cost share funding; and

WHEREAS, the Cumberland County Agriculture Development Board approved the application on October 10, 2012 and secured a commitment of funding for \$2,050 per acre from the Cumberland County Board of Chosen Freeholders for the required local match on February 28, 2012 should the anticipated FRPP grant not cover its entire cost share on the easement purchase; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Owner's Farm, comprising 108.387 surveyed acres, at a State cost share of \$3,850.00 per acre (65.25% of certified market value and purchase price) for a total grant need of \$417,289.95 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds to reduce the SADC's cost share: and

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

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

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

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

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

3/20/13

Date



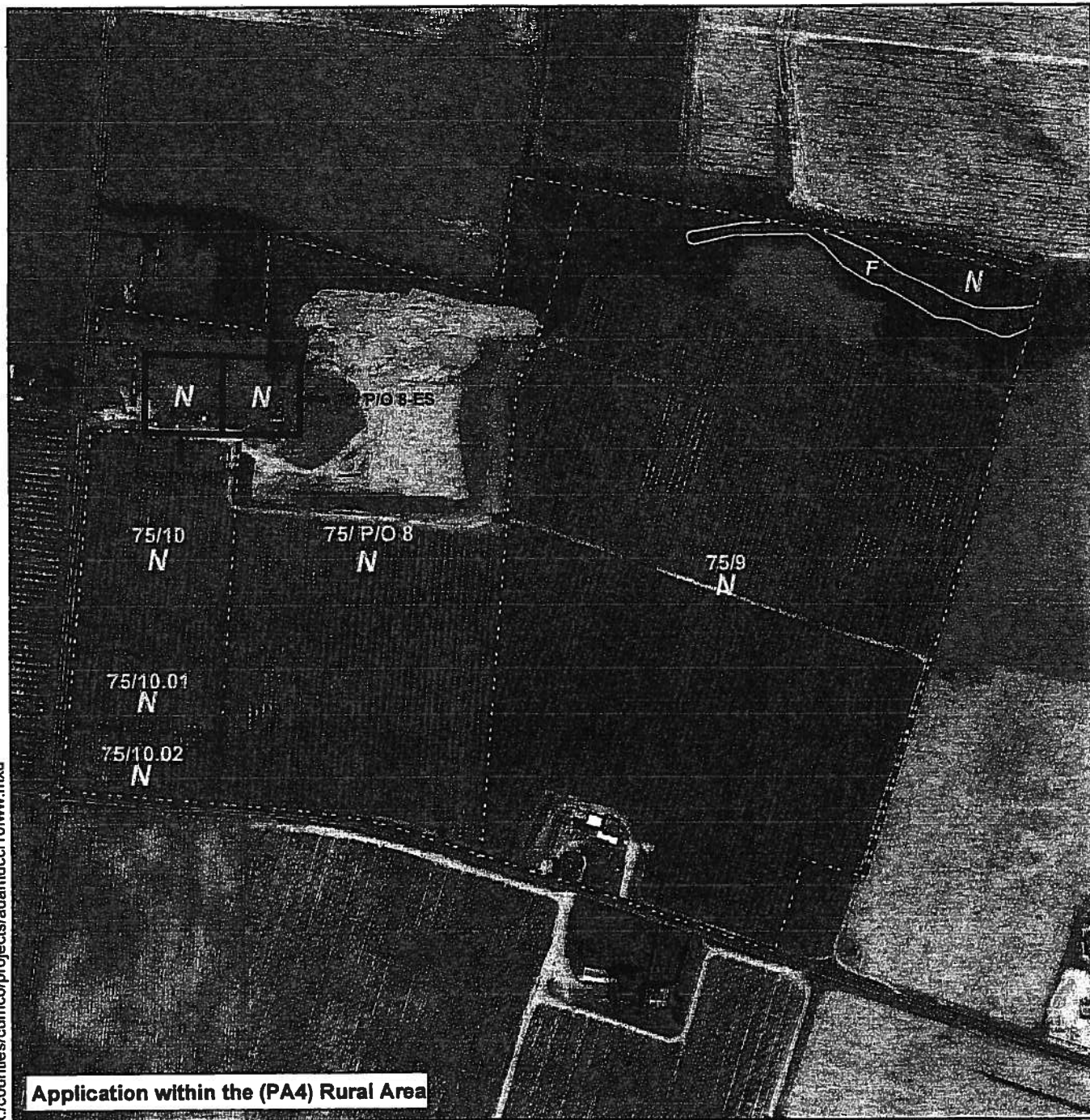
Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Wetlands

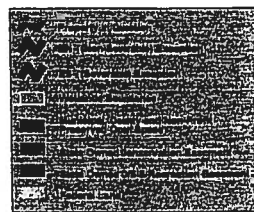
06/10/2009 11:11



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Carmen Adamucci, Sr.
Block 75 Lots P/O 8 (39.4 ac) & P/O 8-EN (non-severable exceptions - 1.5 & 1.5 ac);
9 (74.9 ac); 10 (8.2 ac); 10.01 (2.8 ac) & 10.02 (2.6 ac)
Gross Total = 130.8 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 - 300' Buffer
 - W - Water

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

Sources:
NJDEP Freshwater Wetlands Data
Green Acres Conservation Easement Data
NJOTACGIS 2002/2008 Digital Aerial Image

October 1, 2009

Schedule A

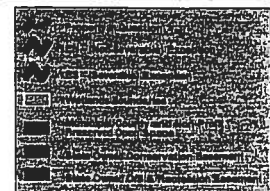


Application within the (PA4) Rural Area

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

Carmen Adamucci, Sr.
Block 75 Lots P/O 8 (20.4 ac)
& P/O 8-EN (non-severable exception - 19.5 ac);
and (severable exceptions - 2.4 ac);
9 (74.9 ac); 10 (8.2 ac); 10.01 (2.8 ac) & 10.02 (2.6 ac)
Gross Total = 130.8 ac
Hopewell Twp., Cumberland County

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
B - 300' Buffer
W - Water

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

New Jersey Farmland Preservation
Competitive Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DelVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

Schedule
"A"

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Adamucci (1)
06-0085-PG
County PIG Program
106 Acres

Block 75	Lot 8	Hopewell Twp.	Cumberland County
Block 75	Lot 9	Hopewell Twp.	Cumberland County
Block 75	Lot 10	Hopewell Twp.	Cumberland County
Block 75	Lot 10.01	Hopewell Twp.	Cumberland County
Block 75	Lot 10.02	Hopewell Twp.	Cumberland County

SOILS:	Other	7% * 0	=	.00
	Prime	93% * .15	=	13.95
				SOIL SCORE: 13.95
TILLABLE SOILS:	Cropland Harvested	92% * .15	=	13.80
	Woodlands	8% * 0	=	.00
				TILLABLE SOILS SCORE: 13.80
FARM USE:	Deciduous Tree Fruit	125 acres		

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (2.5) acres for exclude existing residence
Exception is severable
Exception is to be restricted to one single family residential unit(s)
 - 2nd (16.83) acres for excavation site
Exception is not to be severed from Premises
Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions:
 1. FY2011 FRPP funding via NJCF
 - d. Additional Conditions:

Pursuant to the Federal Farm and Ranch Land Protection Program, the landowner has agreed to a maximum impervious coverage of 6.86 acres or 6.33%
 - 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 FY2013R3(27)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
David Sheppard ("Owner")
SF Systems
Lawrence Township, Cumberland County

N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0082-PG

March 28, 2013

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, the SADC granted final approval of Cumberland County's PIG plan on December 10, 2009 and its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on July 13, 2009, the SADC received an application for the sale of a development easement from Cumberland County for the Sheppard (SF Systems) Farm identified as Block 259, Lot 1, Lawrence Township, Cumberland County, totaling approximately 42 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Fairfield-Lawrence Project Area; and

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

WHEREAS, the Property has no pre-existing non-agricultural uses, zero (0) single family residences and one (1) agricultural labor unit on the area to be preserved outside of the exception area; and

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

WHEREAS, the Property has a rank score of 71.89 which exceeds 43, which is 70% of the County's average quality score as determined by the SADC on July 24, 2008; and

WHEREAS, the Property was devoted to wheat production at the time of application; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 23, 2010 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, 2010 the SADC certified a development easement value of \$4,400 per acre based on zoning and environmental regulations in place as of October 2008; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$4,400 per acre for the development easement for the Property; and

WHEREAS, on February 1, 2013 the County prioritized its farms and submitted its application 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, currently Cumberland County has no base grant funding available and \$4,260,026.13 in FY13 competitive grant funding eligibility, subject to available funds (Schedule B); and

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

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

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 43.26 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 43.26 acres);

	<u>Cost Share</u>	
SADC	\$131,510.40	(\$3,040 per acre or 69.09%)
<u>Cumberland County</u>	<u>\$ 58,833.60</u>	<u>(\$1,360 per acre or 30.91%)</u>
	\$190,344	(\$4,400 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 10, 2010 the Lawrence Township Committee approved the Owner's application for the sale of a development easement, but is not participating financially in the easement purchase; and

WHEREAS, the Cumberland County Agriculture Development Board approved the application on April 14, 2010 and secured a commitment of funding for \$1,360.00 per acre from the Cumberland County Board of Chosen Freeholders for the required local match on August 26, 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$131,510.40 from the competitive grant, leaving a maximum FY11 Competitive grant eligibility to the county of \$4,128,515.73 (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 Cumberland County for the purchase of a development easement on the David Sheppard (SF Systems) Farm, comprising approximately 43.26 acres, at a State cost share of \$3,040.00 per acre (69.09% of certified market value and purchase price) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

BE IT FURTHER RESOLVED, that if additional funds are needed due to an increase in acreage the grant may be adjusted to utilize available base grant funding so long as it does not impact any other applications' encumbrance; and

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

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

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

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

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

3/28/13

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A



x:\counties\cumco\projects\shepp10\fw\mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

David Sheppard/SF Systems
Block 259 Lots P/O 1 (43.9 ac) & P/O 1-EN (non-severable exception - 1.0 ac)
Gross Total = 44.9 ac
Lawrence Twp., Cumberland County



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/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 geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor



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

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

August 12, 2009

New Jersey Farmland Preservation
Competitive Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company. (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DelVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

Shoreville

JUN 2010

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

SF Systems
06-0082-PG
FY 2009 County PIG Program
42 Acres

Block 259	Lot 1	Lawrence Twp.	Cumberland County
SOILS:		Prime	94% * .15 = 14.10
		Statewide	6% * .1 = .60
			SOIL SCORE: 14.70
TILLABLE SOILS:		Cropland Harvested	96% * .15 = 14.40
		Other	2% * 0 = .00
		Wetlands	2% * 0 = .00
			TILLABLE SOILS SCORE: 14.40
FARM USE:	Wheat-Cash Grain		43 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for future dwelling
 - Exception is not to be severed from Premises
 - Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: No Dwelling Units
 - f. Agricultural Labor Housing Units on Premises: Standard Single Family
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 FY2013R3(28)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of
Cynthia Tirelli ("Owner")
Upper Deerfield Township, Cumberland County

N.J.A.C. 2:76-17 et seq.
SADC ID# 06-0129-PG

March 28, 2013

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 FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on June 12, 2012 the SADC received an application for the sale of a development easement from Gloucester County for the Tirelli Farm identified as Block 501, Lot 4, Upper Deerfield Township, Cumberland County, totaling approximately 47 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Deerfield - Upper Deerfield South Project Area; and

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

WHEREAS, the Property includes one (1) acre non-severable exception area for an existing single family residence; and

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

WHEREAS, the Owner has read and signed the SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses; and

WHEREAS, the Property has a quality score of 70.92 which is greater than 70% of the County's average quality score of 41 as determined by the SADC on July 28, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on June 29, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on July 26, 2012, the SADC certified a development easement value of \$5,100 per acre based on zoning and environmental regulations in place as of June 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted an offer from the County to sell their development easement for \$5,100 per acre; and

WHEREAS, on February 1, 2013, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, currently the County has no base grant funding available and \$3,832,309.43 in FY13 competitive grant funding eligibility , subject to available funds (Schedule B); and

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

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

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 48.41 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 48.41 acres):

	<u>Cost Share</u>	
SADC	\$167,014.50	(\$3,450 / acre)
Upper Deerfield Twp.	\$ 12,344.55	(\$255 / acre)
Cumberland County	\$ 67,531.95	(\$1,395 / acre)
	\$246,891.00	(\$5,100 / acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Upper Deerfield Township Committee approved the application and its funding commitment on September 6, 2012, The Cumberland County Agriculture Development Board approved the application on August 8 2012, and the Cumberland County Board of Chosen Freeholders approved the required local match (\$1,650/acre) on September 25, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$167,014.50 from the competitive grant, leaving a maximum FY13 Competitive grant eligibility to the county of \$3,665,294.93 (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 Cumberland County for the purchase of a development easement on the Property, comprising approximately 48.41 surveyed acres, at a State cost share of \$3,450 per acre (67.65% of easement value) for a total grant need of \$167,014.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

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

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

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

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

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

3/29/13

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

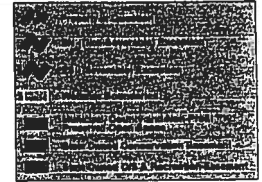
Application within the (PA4) Rural Area



x:/counties/cumco/projects/tirelli_fwv.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Cynthia Tirelli
Block 501 Lots P/O 4 (47.2 ac)
& P/O 4-EN (non-severable exception - 1.0 ac)
Gross Total = 48.2 ac
Upper Deerfield Twp., Cumberland County



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

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

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$167,014.50 from the competitive grant, leaving a maximum FY13 Competitive grant eligibility to the county of \$3,665,294.93 (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 Cumberland County for the purchase of a development easement on the Property, comprising approximately 48.41 surveyed acres, at a State cost share of \$3,450 per acre (67.65% of easement value) for a total grant need of \$167,014.50 pursuant to N.J.A.C. 2:76-6.11 and adjustments made according to this resolution and the conditions contained in (Schedule D); and

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

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

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

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

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

Date

Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS

Schedule
"C"

New Jersey Farmland Preservation
Competitive Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DelVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Tirelli, Cynthia
06-0129-PG
FY 2012 County PIG Program
47 Acres

Block 501	Lot 4	Upper Deerfield Twp.	Cumberland County
SOILS:		Prime	100% * .15 = 15.00
			SOIL SCORE: 15.00
TILLABLE SOILS:		Cropland Harvested	81% * .15 = 12.15
		Permanent Pasture	11% * .02 = .22
		Woodlands	8% * 0 = .00
			TILLABLE SOILS SCORE: 12.37
FARM USE:		Hay	3 acres
		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: No Nonagricultural Uses
 - b. Exceptions:
 - 1st one (1) acres for existing residence
Exception is not to be severed from Premises
Exception is to be restricted to one single family residential unit(s)
 - c. Additional Restrictions: 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 FY2013R3(29)

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

On the Property of
Hill and Dale Farms Inc. #1 ("Owner")
Michael Rothpletz Jr.
Tewksbury Township, Hunterdon County

N.J.A.C. 2:76-17 et seq.
SADC ID# 10-0319-PG

March 28, 2013

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the County received SADC approval of their annual PIG plan update for FY2013 on May 24, 2013; and

WHEREAS, on December 10, 2010, the SADC received an application for the sale of a development easement from Hunterdon County for the Rothpletz Farm identified as Block 38, Lot 1.04, Tewksbury Township, Hunterdon County, totaling approximately 91 net acres hereinafter referred to as "Property" (Schedule A); and

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

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

WHEREAS, the Property includes one 9.5 acre non-severable exception area for a future single family residence which includes the driveway area with a recorded access easement for Lot 1.05, also owned by Hill and Dale Farms Inc. and preserved on December 31, 2012; and

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

WHEREAS, the Property has a rank score of 63.88, which is 70% of the County's average quality score of 42 as determined by the SADC on June 24, 2010; and

WHEREAS, at the time of application the farm was dedicated to wheat, hay, and corn production; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on April 6, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on July 26, 2012, the SADC certified a development easement value of \$17,000/ acre based on January 1, 2004 zoning and environmental regulations and \$8,000/ acre based on current zoning and environmental regulations as of March 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Hunterdon County's offer of \$17,000 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 23, 2012 the Tewksbury Township Committee approved the application but is not participating financially in the easement purchase; and

WHEREAS, the Hunterdon County Agriculture Development Board approved the application on October 11, 2012 and secured a commitment of funding from the Hunterdon County Board of Chosen Freeholders on October 18, 2011 for 20% or \$3,400 per acre; and

WHEREAS, all applications for farmland preservation in Hunterdon County require a municipality or other entity to provide 50% of the local cost share and the County is unwilling to cover the additional 20% cost share for Hill and Dale #1; and

WHEREAS, to provide for what would typically be the Township's 20% cost share, the New Jersey Conservation Foundation (NJCF) has offered to facilitate by using United States Department of Agriculture, Natural Resources Conservation Service Federal Farm and Ranch Lands Protection Program (FRPP) grant funding; and

WHEREAS, it has been determined that the Property and the Landowner qualify for FRPP grant funds; and

WHEREAS, the Landowner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 4% impervious cover limit (approximately 3.64 acres) for the construction of agricultural infrastructure on the Property outside of exception area which is the maximum allowable for this property through the FRPP program at this time; and

WHEREAS, on October 1, 2012 the County prioritized its farms and submitted its application 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, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 93.73 acres will be utilized to calculate the grant need; and

WHEREAS, an appraisal has been submitted to the NRCS for review with a current value of \$6,000, which, for the purpose of this resolution, will be used as the basis for an estimated FRPP grant of \$3,000 per acre (50% of \$6,000) or approximately \$281,190 in total FRPP funds; and

WHEREAS, the SADC and Hunterdon County have agreed to first cover the Township's cost share (20% of easement purchase) with the FRPP funding and then, if there are additional FRPP funds, utilize any remaining FRPP funds to reduce the County's cost share: and

WHEREAS, utilizing the estimated FRPP approved easement value the FRPP grant does not completely cover the Township's cost share (\$3,400/acre) and NJCF has agreed to cover the balance of \$400/acre or approximately \$37,492: and

Cost share breakdown prior to FRPP Grant (based on 93.73 acres):

	<u>Total</u>
SADC	\$956,046 (\$10,200/acre) 60% of purchase price and SADC CMV
Hunterdon County & Tewksbury Township	\$318,682 (\$3,400/acre) 20% of purchase price
	\$0
Total	\$1,593,410 (\$17,000/acre) <i>with a \$318,682 shortfall</i>

Cost share breakdown after FRPP Grant of \$281,190 /acre (based on 93.73 acres):

	<u>Total</u>	<u>FRPP</u>	<u>New Cost Share</u>
SADC	\$956,046 (\$10,200/acre)	\$ 0	\$956,046
County	\$318,682 (\$3,400/acre)	\$ 0	\$318,682
Township	\$0	\$281,190 (\$3,000/acre)	\$0
NJCF			\$ 37,492 (\$400/acre)
FRPP			\$281,190
Total	\$1,593,410 (\$17,000/acre)	\$281,190	\$1,593,410 (\$17,000/acre)

WHEREAS, currently the County has \$1,340,374.58 of base grant funding, and is eligible for up to 3,000,000 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding, subject to available funds (Schedule B); and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Hunterdon County Agriculture Development Board is requesting \$956,046 from the base grant, leaving a balance of \$384,328.58 (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 Hunterdon County for the purchase of a development easement on the Hill and Dale Farm #1, comprising approximately 93.73 acres, at a State cost share of \$10,200 per acre (60.00% of certified market value and 60% of the purchase price) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, that to account for any potential increase in the final surveyed acreage, a 3% acreage buffer has been applied to the funds encumbered, which is estimated to be \$956,046 from the County's base grant; and

BE IT FURTHER RESOLVED, that this final approval is contingent upon NJCF/FRPP funding or other FRPP funding being secured to cover the Township's cost share; and

BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

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

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

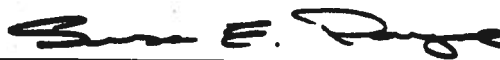
BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

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

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

3/28/13

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A



x:\counties\hunco\projects\rothpletz\1fww_new2.mxd

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

Michael Rothpletz, Jr./Hill and Dale Farm (#1)
Block 38 Lots P/O 1.04 (89.4 ac)
& P/O 1.04-EN (non-severable exception - 9.5 ac)
Total = 98.9 ac
Tewksbury Twp., Hunterdon County



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

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

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

February 14, 2011

Municipality	App Acres	Plus 3 Percent Acres	SABO Certified Per Acre	Negotiated & Approved Per Acre	SABO Grant Per Acre	SABO Contribution	SABO Total	Total Federal Grant	BASE GRANT		COMPETITIVE GRANT		ELIGIBILITY			
									Encumbered at End of FY	Expended	Encumbered at End of FY	Expended	TOTAL	TOTAL	FY11 Balance subject to availability	FY13 Balance subject to availability
Tewksbury																
Rothpletz #2 (incl 1.05)	43,000	44,290	15,000	15,000.00	9,000.00	659,520.00	393,912.00	196,956.00	393,912.00	2,106,088.00			4,620,193	3,000,000	5,000,000	
Peterson, Linda	34,000	35,020	6,200	6,200.00	4,000.00	210,800.00	140,080.00	140,080.00		1,966,008.00						
Cooper, Gail	43,000	44,290	7,100	7,100.00	4,450.00	314,459.00	197,090.50	197,090.50		1,768,917.50						
Snyder, Doris	50,000	51,500	15,800	15,800.00	9,480.00	813,700.00	488,220.00	488,220.00		1,340,374.58						
Hill & Dale #1 (incl 1.04)	91,000	93,730	17,000	17,000.00	10,200.00	1,547,000.00	956,046.00	281,190.00		384,328.58						
Kingwood																
Gross, Joel and Rosemary	58,000		7,700	7,700.00	4,750.00	446,600.00	275,500.00									
Zander I	30,000		7,400	7,400.00	5,400.00	222,000.00	162,000.00									
Zander II	28,000		7,950	7,950.00	5,400.00	222,600.00	151,200.00									
KJA Holdings/Alexis	68,000		9,000	9,000.00	5,400.00	612,000.00	367,200.00									
Heimer	50,000		7,800	7,800.00	5,400.00	390,000.00	242,800.00									
Readington Toll #2	82,000		12,000	12,000.00	5,400.00	984,000.00	442,800.00									
Boss, Edward	21,000		9,000	9,000.00	5,400.00	189,000.00	113,400.00									
Boss, Neil	21,000		9,000	9,000.00	5,400.00	189,000.00	113,400.00									
Papazian, Aram	48,000		9,000	9,000.00	5,400.00	259,200.00	259,200.00									
Associated Tree Movers	48,000		9,000	9,000.00	5,400.00	259,200.00	259,200.00									
Arnwell Chase, Inc.	205,000						1,663,300.00									
Encumbered/Expended FY																
Encumbered/Expended FY 1																
Expended/Encumbered FY 1																
Total																
Reprogram Out																

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Hill & Dale Farm #1
10- 0319-PG
FY 2010 County PIG Program
91 Acres

Block 38	Lot 1.04	Tewksbury Twp.	Hunterdon County		
SOILS:		Other	34% * 0	=	.00
		Prime	12% * .15	=	1.80
		Statewide	54% * .1	=	5.40
				SOIL SCORE:	7.20
TILLABLE SOILS:		Cropland Pastured	21% * .15	=	3.15
		Cropland Harvested	50% * .15	=	7.50
		Permanent Pasture	16% * .02	=	.32
		Wetlands	13% * 0	=	.00
				TILLABLE SOILS SCORE:	10.97
FARM USE:		Wheat-Cash Grain	25 acres		
		Hay	6 acres		
		Corn-Cash Grain	19 acres		
		Beef Cattle Except Feedlots	37 acres		

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (9.5) acres for 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 FY2013R3(30)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

MIDDLESEX COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Reinhardt Farm

Cranbury Township, Middlesex County

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

SADC ID# 12-0019-PG

March 28, 2013

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Middlesex County received its latest SADC approval of its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on March 25, 2011 the SADC received an individual application for the sale of a development easement from Middlesex County for the Roy Reinhardt ("Owner") Farm identified as Block 23, Lot 8, Cranbury Township, Middlesex County, totaling approximately 39 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Middlesex County's Southwestern Project area; and

WHEREAS, the Property has a 1-acre severable exception area for an existing single family residence; an existing single family residence located on the Property which will be replaced within a second 1-acre non-severable exception area for and restricted to one single family residence; zero (0) residences used for agricultural labor; and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application the farm was in pumpkin, hay and soybean production; and

WHEREAS, the Owner has read and signed the SADC's guidance document for Exception Areas, Division of the Premises and Non Agricultural Uses; and

WHEREAS, the Property has a rank score of 69.25 which exceeds 70% of the County's average quality score of 41, as determined by the SADC on June 24, 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on May 4, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 26, 2012 the SADC certified a development easement value of \$30,000 per acre based on current zoning and environmental regulations as of the September 9, 2011; and

WHEREAS, the application was subsequently amended to include the exception areas described above and on September 27, 2012 the SADC certified an amended development easement value of \$28,500 per acre based on current zoning and environmental regulations as of the September 9, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$28,500 per acre for the development easement for the Property; and

WHEREAS, on January 22, 2012 the County submitted the application to the SADC to conduct a final review of the for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, currently the County has \$219,653.55 of base grant funding available, and is eligible for up to \$3,000,000 in FY11 competitive funding and \$5,000,000 in FY13 competitive grant funding , subject to available funds (Schedule B); and

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

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

WHEREAS, the County will utilize its remaining base grant of approximately \$219,653.55 and \$467,253.45 in FY11 competitive funding to cover the SADC cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 40.17 acres):

	<u>Cost Share</u>	
SADC	\$686,907.00	(\$17,100 per acre or 60%)
Cranbury Twp.	\$228,969.00	(\$5,700 per acre or 20%)
<u>Middlesex County</u>	<u>\$228,969.00</u>	<u>(\$5,700 per acre or 20%)</u>
	\$1,144,845.00	(\$28,500 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, Cranbury Township approved the application on December 10, 2012 and its funding commitment, the County Agriculture Development Board approved the application on January 9, 2013 and the County Board of Chosen Freeholders approved the application on February 7, 2013 with its funding commitment; and

WHEREAS, the Middlesex County Agriculture Development Board is requesting \$219,653.55 from its base grant funding, leaving a cumulative balance of \$0 in its base grant at this time and \$467,253.45 from its FY11 Competitive funding leaving a remaining eligibility of \$2,532,746.55 from the FY11 competitive grant fund (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, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to Middlesex County for the purchase of a development easement on the Reinhardt Farm, comprising approximately 40.17 acres, at a State cost share of \$17,100 per acre (60% of certified market value and the purchase price) for a total grant need of approximately \$686,907.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

BE IT FURTHER RESOLVED, that to account for any potential increase in the estimated acreage utilized for evaluation purposes has been increased by 3% and has been applied to the funds encumbered from the County's base grant: and

BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other application's encumbrance; and

BE IT FURTHER RESOLVED, that the Deed of Easement shall reflect that once the single family residence is built on the non-severable exception the existing residence on the Premises must be demolished; and

BE IT FURTHER RESOLVED, any unused funds including the 3% buffer, if utilized, encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

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

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

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

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

3/28/13

Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

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

Schedule A

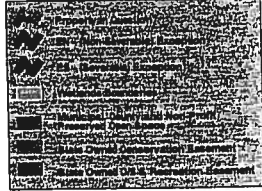


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Application within the both the (PA4) Rural and the (PA4b) Rural Env Sensitive Areas

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

Roy Reinhardt
Block 23 P/O Lot 8 (36.5 ac), P/O Lot 8-EN (non-severable exception – 1.0 ac)
& P/O 8-ES (severable exception- 1.0 ac)
Gross Total = 38.5 ac
Cranbury Twp., Middlesex County



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

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

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

September 10, 2012

New Jersey Farmland Preservation
Competitive Ranking Report
Farms Receiving Final Approval March 28, 2013
Farms to Utilize Competitive Grant Monies

FY 2013 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Middlesex County	Cranbury Twp.	Reinhardt, Roy	39	120	30	40	50	0
Cumberland County	Shiloh Boro	DeWilde/Bakker, Jr., Abram #3	66	120	20	50	50	0
Cumberland County	Hopewell Twp.	Dewilde/Bakker, Jr., Abram #5	37	120	20	50	50	0
Cumberland County	Hopewell Twp.	Adamucci #1, Carmen Sr.	106	120	20	50	50	0
Cumberland County	Hopewell Twp.	DeWilde/Bakker, Jr., Abram #4	38	110	10	50	50	0
Cumberland County	Lawrence Twp.	SF Systems Company, (Sheppard)	42	110	10	50	50	0
Cumberland County	Upper Deerfield Twp.	Tirelli, Cynthia	47	100	0	50	50	0
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Gloucester County	East Greenwich Twp.	Bezr Homes LLC (Zeck)	114	100	10	40	50	0
Cumberland County	Lawrence Twp.	DeVecchio, Brian & Susan	46	100	20	50	30	0
Gloucester County	Greenwich Twp.	Stefka, Robert Sr. & William Jr. #4	34	100	0	50	50	0
Gloucester County	Harrison Twp.	Teresa J. Holtzhauser	90	100	10	40	50	0
Cumberland County	Upper Deerfield Twp.	Edwards, Jean	40	80	0	50	30	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Gloucester County	Greenwich Twp.	Patane, Alfio & Mary T.	126	50	0	50	0	0
Gloucester County	West Deptford Twp.	Urban, George H. & Robert C.	119	50	10	40	0	0

Don - June 21

