

**Schedule B**  
STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY12

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
BEZR Homes LLC/NAR Farm ("Owner")  
East Greenwich Township, Gloucester County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 08-0132-PG

September 27, 2012

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Gloucester County received SADC approval of its FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on June 2, 2011 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 1102, Lots, 1, 2.01, 2.05, 3, 3.02, 5 and 7, East Greenwich Township, Gloucester County, totaling approximately 114 net acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the Property is located in Gloucester County's Repaupo-Mantua Creek Project Area; and

WHEREAS, the Property has a rank score of 66.97 which exceeds 41, which is 70% of the County's average quality score as determined by the SADC on June 22, 2010; and

WHEREAS, the Property includes a non-severable exception approximately 1 acre in size, restricted to one future single family residence; and

WHEREAS, the Property, at the time of application, was in soybean and grain 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 October 17, 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 June 28, 2012 the SADC certified a development easement value of \$28,000 per acre based on zoning and environmental regulations in place as of October 3, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$28,000 per acre for the development easement for the Property; and

WHEREAS, on July 30, 2012 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, to date, all of Gloucester County's base grant and eligible competitive grant funds have been encumbered or expended; and

WHEREAS, at the County's request the SADC submitted a parcel application to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Federal Farm and Ranch Lands Protection Program (FRPP); and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 6.33% impervious cover restriction equal to approximately 7.15 acres of land available for the construction of agricultural and other related infrastructure permitted on the Property outside of the exception area; and

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

WHEREAS, the federal appraised current easement value, as of September 2012, is estimated at \$28,000/acre; and

WHEREAS, although the FRPP grant based on 50% of \$28,000/acre could potentially have been up to \$1,596,000 NRCS requested a cap in order to leverage the available FRPP funds across the state; and

WHEREAS, the County and SADC agreed to an FRPP grant of approximately \$999,500; and

WHEREAS, the County intends to utilize the FRPP grant as the entire SADC cost share and cover the funding shortfall with County funds; and

**Cost share breakdown prior to FRPP Grant (based on 114 acres)**

	<u>Total</u>	<u>Funding Available</u>	<u>Shortfall</u>
SADC	\$1,915,200 (60% at \$16,800/acre)	\$0	-\$1,915,200
Gloucester Cty	\$1,276,800 (40% at \$11,200/acre)	\$1,276,800	\$0
Total Easement	\$3,192,000 (\$28,000 /acre)		

**Cost share breakdown with FRPP Grant of \$999,500 (based on 114 acres):**

	<u>Total</u> (before FRPP grant)	<u>FRPP \$</u>	<u>New Cost Share</u> (% of Total)
FRPP Grant		\$999,500	\$999,500 (31.3% at \$8,767.54/acre)
SADC	\$0	\$0	\$0
Gloucester Co.	\$1,276,800	\$0	\$2,192,500 (68.7% at \$19,232.46/acre)
			\$3,192,000 \$28,000/acre

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on December 27, 2011, the East Greenwich 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 Gloucester County Agriculture Development Board approved the application on April 19, 2012 and secured a resolution granting preliminary approval from the Gloucester County Board of Chosen Freeholders on July 25, 2012; 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 subject to available funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the subject farm, comprising approximately 114 acres, at a State cost share equaling the amount of the final FRPP grant estimated to be approximately \$999,500 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 grant will be funded and limited to FRPP grant monies available and no additional SADC grant funds can be sought for this Property; 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

# Wetlands

# Schedule B

Application within the (PA4) Rural Area

x:\counties\gloucester\projects\bezr\_fww.mxd



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

BEZR Homes LLC/NAR Farms LLC  
 Block 1102 Lots 1 (19.4 ac); 2.01 (2.9 ac); 3 (40.8 ac); 3.02 (6.4 ac);  
 5 (2.9 ac); 7 (7.9 ac); P/O 2.05 (32.0 ac)  
 & P/O 2.05-EN (non-severable exception - 1.0 ac)  
 Gross Total = 113.4 ac  
 East Greenwich Twp., Gloucester County



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

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



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

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

August 28, 2011

202012

New Jersey Farmland Preservation Program  
Preservation Program

County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.

App	Plus 2 Percent Acres	Municipality	SABO Certified	SABO Approved	Negotiated & Approved	SABO Grant	Federal Grant	Total	SABO		State Grant		Federal Grant		Subject to Availability	Balance
									Per Acre	Total	Per Acre	Total	Per Acre	Total		
Fairm																
DiBella, Joseph & Wright,		Woolwich	11,850.00	11,850.00	7,110.00	1,528,883.30	917,317.98	917,317.98	582,882.02	0.00	3,000,000.00	3,000,000.00	0.00	0.00	0.00	
DiBella, Michael & Jane		Woolwich	12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10	672,128.10	894,950.40	0.00	2,910,553.82	2,910,553.82	0.00	0.00	0.00	
Still Run Properties LLC		Manitowish	16,000.00	16,000.00	9,600.00	1,491,728.00	894,950.40	894,950.40	894,950.40	0.00	2,015,603.52	2,015,603.52	0.00	0.00	0.00	
Chiuaccarello, Matthew		Woolwich	15,000.00	15,000.00	9,000.00	793,500.00	476,100.00	476,100.00	476,100.00	0.00	1,539,503.52	1,539,503.52	0.00	0.00	0.00	
Prowse, Gary		Manitowish	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40	208,748.40	208,748.40	0.00	1,330,765.12	1,330,765.12	0.00	0.00	0.00	
Heatherwood Farms III, L.L.C.		Woolwich	11,000.00	11,000.00	6,600.00	857,912.00	491,685.60	491,685.60	491,685.60	0.00	825,907.92	825,907.92	0.00	0.00	0.00	
W.W. Heritage Sons, Inc.	120.510	South Harrison	24,500.00	24,500.00	14,700.00	819,478.00	860,441.40	860,441.40	860,441.40	526,219.08	334,222.32	334,222.32	0.00	0.00	0.00	
W.W. Heritage Sons, Inc.	117.420	East Greenwich	11,900.00	11,900.00	7,140.00	1,434,069.00	999,500.00	999,500.00	999,500.00	999,500.00	999,500.00	999,500.00	0.00	0.00	0.00	
Bezz Homes LLC (Zack)		East Greenwich	28,000.00	28,000.00	8,512.18	3,287,760.00										
Waiting for final approvals & funding																
Ayling, A. & R.		Washington	20,400.00	22,400.00	12,240.00	828,800.00	452,880.00	452,880.00	452,880.00							
Doyle, Tim and Michelle		Franklin	2,300.00		1,380.00	0.00	121,440.00									
Holtzhauser, Charles & Son		Harrison	21,100.00		12,660.00	0.00	1,169,530.80									
FurFari, John & Terry		Manitowish	24,200.00		14,520.00		392,040.00									
Urban, George and Robert		West Deptford	9,500.00		5,700.00		686,900.00									
Stecher, Dave and Al		Woolwich	14,250.00		8,550.00		688,182.50									
Palano, Alito & Mary T.		Greenwich	12,300.00		7,300.00		919,800.00									
Workman, Marjorie & John		East Greenwich	18,000.00		10,800.00	0.00	681,200.00									
Lanza, Noreen		East Greenwich	7,800.00		4,800.00		374,400.00									
Bartholomew, Claire		Harrison	12,500.00		7,500.00		165,000.00									
Fare, Charles and Carol		Harrison	22,000.00		13,200.00		1,029,600.00									
Sorbello et al		Woolwich	5,500.00		3,650.00		302,950.00									
Maglio, Victor		Woolwich	12,000.00		7,200.00		804,888.00									
Main St Devop/Lail Family		East Greenwich	12,000.00		7,200.00		93,600.00									
Stelka, William & Helen #1		East Greenwich	12,000.00		7,200.00		511,200.00									
Stelka, William & Helen #2		East Greenwich	12,000.00		7,200.00		187,200.00									
Stelka, William & Helen #3		Greenwich	12,000.00		7,200.00		259,200.00									
Stelka, Robert Sr. & William Jr.		Greenwich	12,000.00		7,200.00		151,200.00									
Longley, Edward Jr.		Elk	12,000.00		7,200.00		244,800.00									
GEMA LLC		Harrison	12,000.00		7,200.00		122,400.00									
Hogland, Richard & Cindy		Harrison	12,000.00		7,200.00		309,600.00									
Rome, Brian		Harrison	12,000.00		7,200.00		36,000.00									
Sorbello, Joseph F. & Shirley		South Harrison	12,000.00		7,200.00		72,000.00									
Rizzi, Sam		South Harrison	12,000.00		7,200.00		468,000.00									
Perfetto, Joseph		Woolwich	12,000.00		7,200.00		943,200.00									
		Woolwich	12,000.00		7,200.00		540,000.00									

As of 8/17/2012

JCHADUK 13

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Bezr Homes/NAR Farms  
08- 0132-PG  
FY 2011 County PIG Program  
114 Acres

Block 1102	Lot 1	East Greenwich Twp.	Gloucester County
Block 1102	Lot 2.01	East Greenwich Twp.	Gloucester County
Block 1102	Lot 2.05	East Greenwich Twp.	Gloucester County
Block 1102	Lot 3	East Greenwich Twp.	Gloucester County
Block 1102	Lot 3.02	East Greenwich Twp.	Gloucester County
Block 1102	Lot 5	East Greenwich Twp.	Gloucester County
Block 1102	Lot 7	East Greenwich Twp.	Gloucester County

<b>SOILS:</b>	Other	4% *	0	=	.00
	Prime	91% *	.15	=	13.65
	Statewide	5% *	.1	=	.50
					<b>SOIL SCORE: 14.15</b>

<b>TILLABLE SOILS:</b>	Cropland Harvested	94% *	.15	=	14.10
	Wetlands	2% *	0	=	.00
	Woodlands	4% *	0	=	.00
					<b>TILLABLE SOILS SCORE: 14.10</b>

**FARM USE:** Soybeans-Cash Grain 110 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 home  
Exception is not to be severed from Premises  
Right to Farm language is to be included in Deed of Easement  
Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

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

Entity Name	Municipality	App. Acres	SABP Paid by P.M. Fee	Appraised & Approved P.M. Fees	SABP Grant by P.M. Fee	SABP Estimated Expenditures	8466	BASE GRANT		COMPETITIVE GRANT		TOTAL	TOTAL	ELIGIBILITY
								FY11	FY12	FY11	FY12			
DiBella, Joseph & Wright,	Woolwich	129.018	11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98	917,317.98	1,582,882.02	89,446.08	89,446.08	2,910,593.92	8,000,000	5,000,000
DiBella, Michael & Jane	Woolwich	91.446	12,250.00	12,250.00	7,350.00	1,120,213.50	672,126.10	672,126.10	1,000,000.00	894,950.40	894,950.40	2,015,803.52		
Still Run Properties LLC	Mantua	83.233	16,000.00	16,000.00	9,600.00	1,491,728.00	894,950.40	894,950.40		476,100.00	476,100.00	1,539,503.52		
Chiusacello, Matthew	Woolwich	52.900	15,000.00	15,000.00	9,000.00	793,500.00	476,100.00	476,100.00		208,748.40	208,748.40	1,330,755.12		
Prows, Gary	Mantua	24.851	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40	208,748.40		514,747.20	514,747.20	825,807.92		
Heatherwood Farms II, L.L.C.	Woolwich	77.992	11,000.00	11,000.00	6,600.00	857,912.00	504,847.20	504,847.20		491,885.80	491,885.80	334,222.32		
W.W. Heritage Sons, Inc.	Harrison	37.000	24,500.00	24,500.00	14,700.00	819,476.00	1,000,000.00	1,000,000.00	0.00			0.00		4,455,882.32
Bezr Homes Ltc(Zeck)	Greenwich	111.800	28,000.00	28,000.00	16,800.00	3,130,400.00	1,878,240.00	1,878,240.00						
Macherone, Santo J./	South Harrison	110.321	11,900.00	11,900.00	7,140.00	1,312,819.90	787,691.94	787,691.94						
Ayling, A. & R.	Washington	35.420	20,400.00	22,400.00	12,240.00	793,408.00	433,540.80	433,540.80						
Holzhauser, Charles & Son	Harrison	80.000	21,100.00	21,100.00	12,660.00	1,899,000.00	1,139,400.00	1,139,400.00						
Palane, Alice & Mary T.	Greenwich	124.860	12,300.00	12,300.00	7,380.00	1,533,318.00	919,990.80	919,990.80						
Urban , George and Robert	West Deptford	108.400	9,500.00	9,500.00	5,700.00	1,010,800.00	606,480.00	606,480.00						
Stelka, Robert Sr. & William Jr. (#4)	Greenwich	32.252	13,000.00	13,000.00	7,800.00	419,276.00	251,565.60	251,565.60						
Waiting for final approval														
Rambo	Elk	42.000	8,250.00		3,750.00		157,500.00	157,500.00						
Lanza, Noreen	Greenwich	78.000	7,800.00		4,800.00		374,400.00	374,400.00						
Rattagliello	Harrison	18.000	15,500.00		9,300.00		167,400.00	167,400.00						
Marino, J & S	South Harrison	132.000	8,900.00		5,340.00		704,880.00	704,880.00						
Gaventa	Logan	45.000	6,800.00		3,960.00		178,200.00	178,200.00						
DeSimone	E. Greenwich	67.000	8,100.00		4,860.00		325,620.00	325,620.00						
Sorbello, Thomas & Marie	South Harrison	17.000	11,000.00		6,600.00		112,200.00	112,200.00						
Meagher, Gary	Harrison	28.000	17,750.00		10,650.00		298,200.00	298,200.00						
Dormann, John & Karen	Greenwich	17.000	9,000.00		5,400.00		81,800.00	81,800.00						
Cavallaro, John Angelo	Logan	37.000	9,200.00		5,520.00		204,240.00	204,240.00						
Haynckz, Daniel & Elinor	Elk	32.000	7,000.00		4,200.00		134,400.00	134,400.00						
Bariff Estate	Harrison	78.000	23,800.00		14,280.00		1,085,280.00	1,085,280.00						
Reprogram Out							1,029,600.00	1,029,600.00						
<b>Entire amount/Expend FY 11</b>							1,566,000.00	1,566,000.00	0.00	334,222.32	2,605,777.68	0.00		
<b>Entire amount/Expend FY 12</b>							954,017.68	954,017.68	0.00	878,240.00	2,688,777.68	0.00		4,455,882.32



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

Stu. Wil. A1  


State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Bezr Homes/NAR Farms  
08-0132-PG  
County PIG Program  
112 Acres

Block 1102	Lot 1	East Greenwich Twp.	Gloucester County
Block 1102	Lot 2.01	East Greenwich Twp.	Gloucester County
Block 1102	Lot 2.05	East Greenwich Twp.	Gloucester County
Block 1102	Lot 3	East Greenwich Twp.	Gloucester County
Block 1102	Lot 3.02	East Greenwich Twp.	Gloucester County
Block 1102	Lot 5	East Greenwich Twp.	Gloucester County
Block 1102	Lot 7	East Greenwich Twp.	Gloucester County

<b>SOILS:</b>	Other	4% *	0	=	.00
	Prime	91% *	.15	=	13.65
	Statewide	5% *	.1	=	.50

**SOIL SCORE: 14.15**

<b>TILLABLE SOILS:</b>	Cropland Harvested	94% *	.15	=	14.10
	Wetlands	2% *	0	=	.00
	Woodlands	4% *	0	=	.00

**TILLABLE SOILS SCORE: 14.10**

<b>FARM USE:</b>	Soybeans-Cash Grain	110 acres
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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 home  
Exception is not to be severed from Premises  
Right to Farm language is to be included in Deed of Easement  
Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(9)

AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Santo J. Maccherone Farm ("Owner")  
South Harrison Township, Gloucester County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 08-0126-PG

March 28, 2013

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

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

WHEREAS, on October 6, 2010 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 1, Lots, 2, 3, 6 and Block 5, Lot 4, South Harrison Township Gloucester County, totaling 110.321 surveyed acres hereinafter referred to as "Property" (Schedule A); and

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

WHEREAS, the Property includes a severable exception approximately 1.525 acres in size, restricted to one future single family residence; and

WHEREAS, the Property has zero (0) single family residences, one (1) dormitory used for agricultural labor 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 fruit, vegetable and grain production; and

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

WHEREAS, the Property has a rank score of 81.67 which exceeds 40, which is 70% of the County's average quality score as determined by the SADC on; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 31, 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 February 23, 2012 the SADC certified a development easement value of \$11,900 per acre based on zoning and environmental regulations in place as of September 13, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$11,900 per acre for the development easement for the Property; and

WHEREAS, on April 19, 2012 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, on June 28, 2012 the SADC granted final approval to provide a cost share grant of \$334,222.32 to Gloucester County for the purchase of a development easement on the subject farm resulting in a SADC grant shortfall of \$526,219.18, with the shortfall funded with FRPP grant monies (Schedule B); and

WHEREAS, it became apparent that the FRPP funding approvals were going to be delayed until 2013, but the landowner wished to close prior to the end of 2012; and

WHEREAS, Gloucester County closed on the development easement on December 27, 2012 for \$1,312,819.94 (\$11,900 per acre), without FRPP grant monies; and

WHEREAS, as new FY13 funding is available, Gloucester County is requesting an amendment to their final approval to use this new funding; 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 \$4,455,982.32 in FY13 competitive grant funding eligibility, subject to available funds (Schedule C); 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 D); and

WHEREAS, since the County has already closed on this property it is not requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on the 110.321 surveyed acres; and

**Cost share breakdown based on 110.321 acres:**

	<u>Cost Share</u>	
SADC	\$787,691.94	(\$7,140/acre)
<u>Gloucester County</u>	<u>\$525,127.96</u>	<u>(\$4,760/acre)</u>
	\$1,312,819.90	(\$11,900 acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the South Harrison Township Committee approved the application on May 9, 2012, on February 14, 2013 the Gloucester County Agriculture Development Board and on February 20, 2013 the Gloucester County Board of Chosen Freeholders approved the County's request for a cost share reimbursement from the SADC; and

WHEREAS the Gloucester County Agriculture Development Board is requesting \$787,691.94 from its FY13 Competitive funding leaving a remaining eligibility of \$3,668,290.38 from the FY13 competitive grant fund (Schedule C); 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 amended final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Maccherone Property, comprising 110.321 surveyed acres, at a State cost share of \$7,140 per acre, (60% of the purchase price) for a total grant need of \$787,691.94 pursuant to N.J.A.C. 2:76-6.11 and adjustments made according to this resolution and the conditions contained in (Schedule E); 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



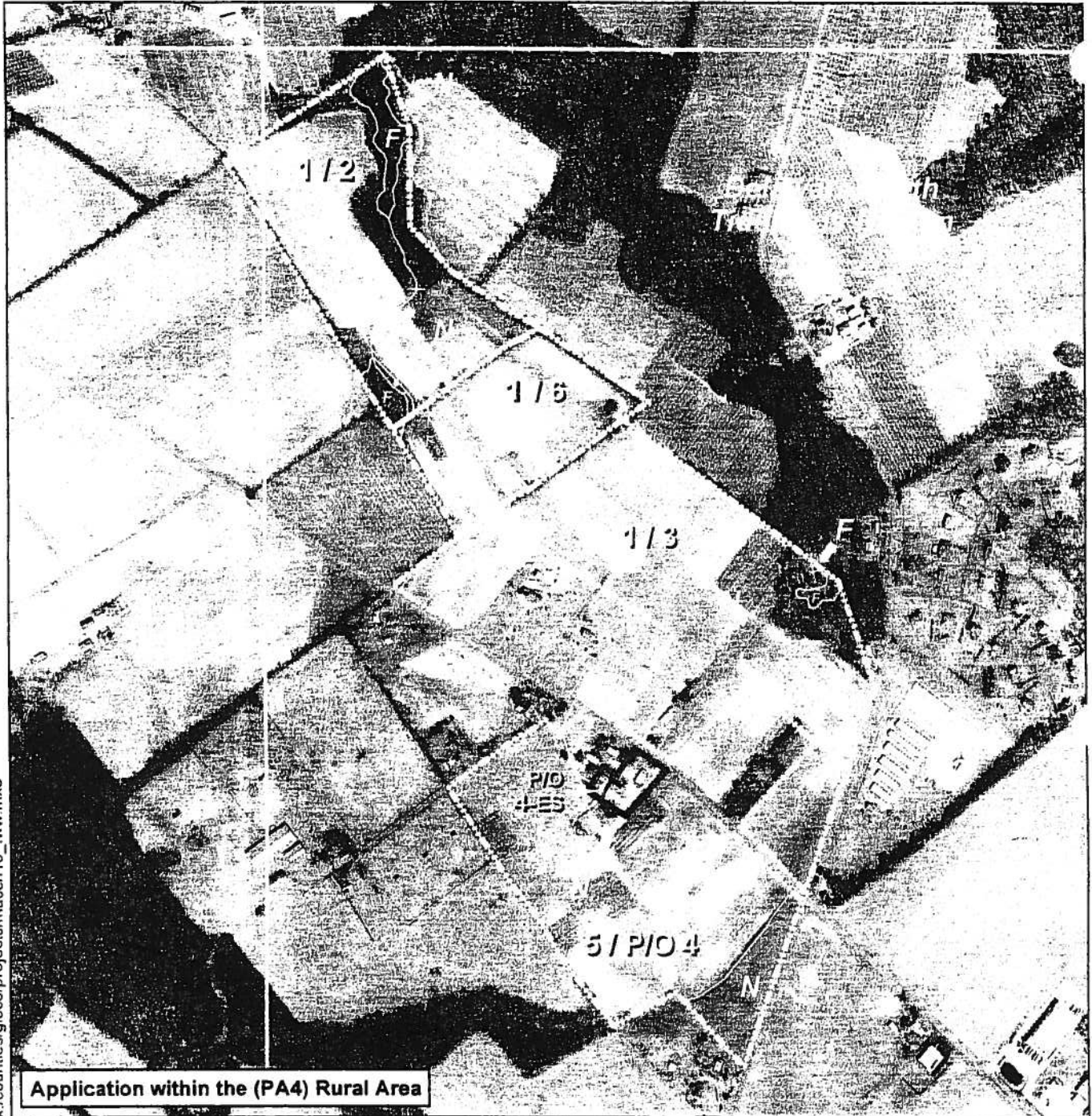
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Susan E. Payne, Executive Director  
State Agriculture Development Committee

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 Schedule A



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santo J. Maccherone  
 Block 1 Lots 2 (27.81 ac), 3 (44.32 ac), & 6 (14.58 ac)  
 Block 5 P/O Lot 4 (29.22 ac) & P/O Lot 4-ES (severable exception - 1.52 ac)  
 Gross Total = 117.45 ac  
 South Harrison Twp., Gloucester County



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

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Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O&B & Recreation Easement
	Federal Land
	Tidelands Boundaries



**Wetlands Legend:**


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

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

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.

6/28/12  
Date

  
\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Acting Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Jane Brodhecker	ABSENT
Alan Danser	ABSENT
Denis Germano	YES
Torrey Reade	YES
Brian Schilling (rep. Executive Dean Goodman)	ABSENT
James Waltman	YES



Schedule  
FY04

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

Farm	Municipality	App Plus 3 Percent Acres	SADC Certified		Negotiated & Approved		SADC Grant		Actual Easement		SADC		Total Federal Grant		Base Grant		Competitive Grant	
			Per Acre	Per Acre	Per Acre	Per Acre	Consideration	Cost Share	Federal Grant	Encumbered at Final	Balance	Encumbered at Final	Balance					
			11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98			917,317.98	582,682.02	3,000,000.00						
DiBella, Joseph & Wright,	Woolwich		11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98						917,317.98	582,682.02	3,000,000.00			
DiBella, Michael & Jane	Woolwich		12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10						894,950.40	582,682.02	2,910,553.92			
Still Run Properties LLC	Mantua		16,000.00	16,000.00	9,600.00	1,491,728.00	894,950.40						476,100.00		2,015,603.52			
Chluccarello, Matthew	Woolwich		15,000.00	15,000.00	9,000.00	793,500.00	476,100.00						208,748.40		1,539,503.52			
Prowe, Gary	Mantua		14,000.00	14,000.00	8,400.00	347,914.00	208,748.40						514,747.20		1,330,755.12			
Heatherwood Farms III, L.L.C.	Woolwich		11,000.00	11,000.00	6,600.00	857,912.00	504,847.20						491,685.60		825,907.92			
W.W. Heritage Sons, Inc.	Harrison		24,500.00	24,500.00	14,700.00	819,476.00	491,685.60						334,222.32		334,222.32			
Maccherone, Santo J./	South Harrison	120.510	11,900.00	11,900.00	7,140.00	1,434,069.00	860,441.40						630,400.00		526,219.08			

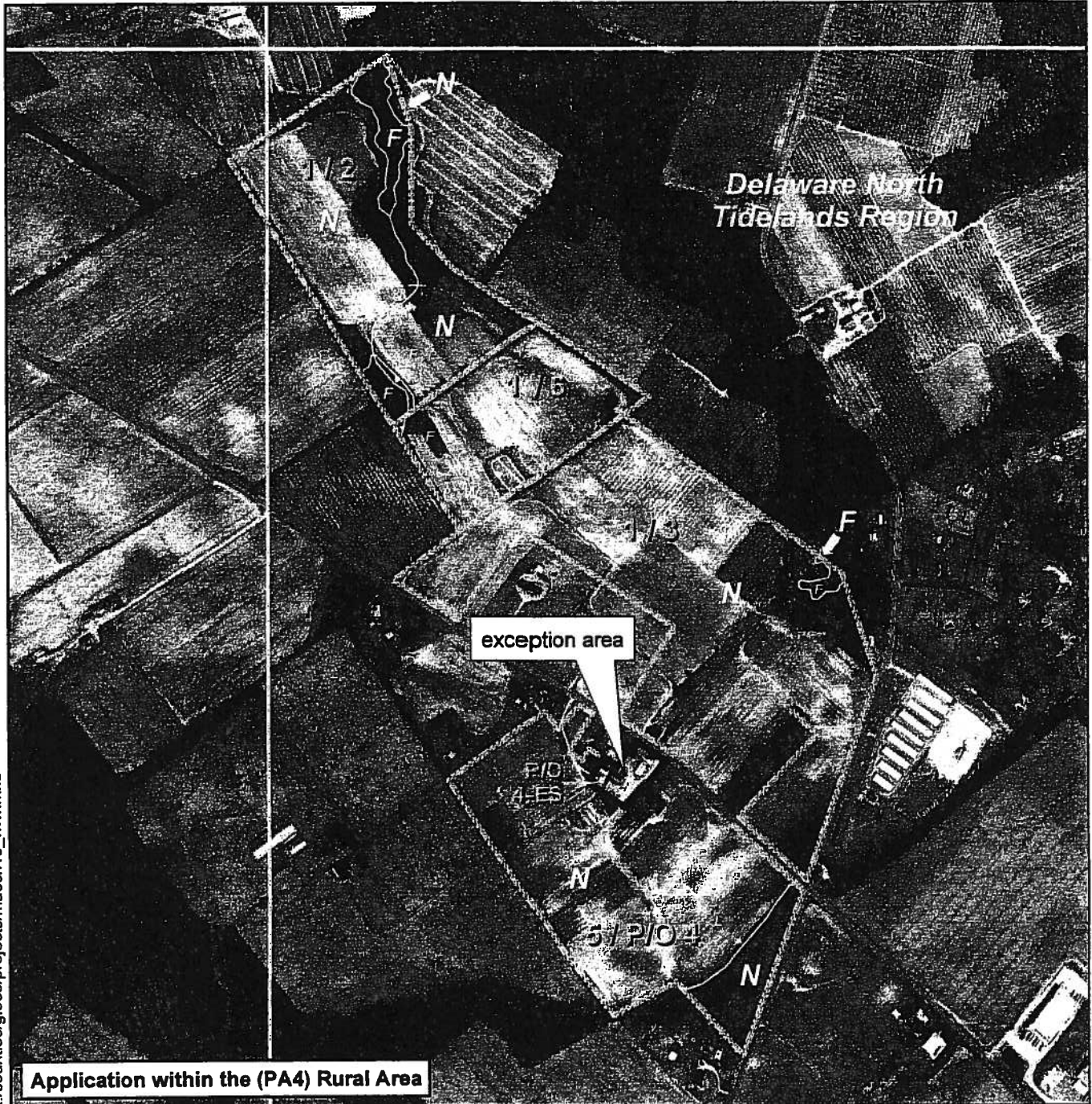
New Jersey Farmland Preservation  
Competitive Ranking Report  
Farms Receiving Final Approval March 28, 2013  
Farms to Utilize Competitive Grant Monies

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, 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. 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.	Palane, 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

2013.11.11  
D

# Schedule A



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Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santo J. Maccherone

Block 1 Lots 2 (27.81 ac), 3 (44.32 ac), & 6 (14.58 ac)

Block 5 P/O Lot 4 (29.22 ac) & P/O Lot 4-ES (severable exception - 1.52 ac)

Gross Total = 117.45 ac

South Harrison Twp., Gloucester County

500 250 0 500 1,000 Feet

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

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

Date: 10/26/2011

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2012R6(2)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Santo J. Maccherone Farm ("Owner")

South Harrison Township, Gloucester County

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

SADC ID# 08-0126-PG

JUNE 28, 2012

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

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

WHEREAS, on October 6, 2010 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 1, Lots, 2, 3, 6 and Block 5 Lot 4, South Harrison Township Gloucester County, totaling 117 acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

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

WHEREAS, the Property has a rank score of 81.32 which exceeds 40, which is 70% of the County's average quality score as determined by the SADC on; and

WHEREAS, the Property includes a severable exception approximately 1.52 acres in size, restricted to one future single family residence; and

WHEREAS, the Property has one (1) dormitory used for agricultural labor on the area to be preserved; and

WHEREAS, the Property has approximately 71% Prime soils 22% Statewide Important soils and at the time of application the farm was in fruit, vegetable and grain production; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 31, 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 February 23, 2012 the SADC certified a development easement value of \$11,900 per acre based on zoning and environmental regulations in place as of September 13, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$11,900 per acre for the development easement for the Property; and

WHEREAS, on April 19, 2012 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, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 120.51 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; 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 D); and

WHEREAS, the Gloucester County Agriculture Development Board has asked that the SADC final approval and the \$272,021.51 SADC competitive grant allocation for the Ayling farm approved by the SADC on September 22, 2011 be rescinded due to significant contractual delays with the Owner; and

WHEREAS, with the addition of the \$272,021.51 from the Ayling farm the County has a total SADC FY11 competitive grant eligibility of \$334,222.32; and

WHEREAS, at the County's request the SADC submitted a parcel application to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Federal Farm and Ranch Lands Protection Program (FRPP); and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 6.33% impervious cover restriction equal to approximately 7.53 acres of land available for the construction of agricultural and other related infrastructure permitted on the Property outside of the exception area; and

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

WHEREAS, the federal appraised current easement value, as of September 2012, has been determined to be \$1,260,800 or \$10,776.07 per acre based on 117 acres, resulting in an estimated \$630,400 FRPP grant (50% of the FRPP easement value); and; and

WHEREAS, the County intends to utilize the FRPP grant to supplement the shortfall in the SADC cost share grant, using any remaining funding to further reduce the County cost share; and

**Cost share breakdown prior to FRPP Grant (based on 120.51 acres)**

	<u>Total</u>	<u>Funding Available</u>	<u>Shortfall</u>
SADC	\$860,441.40(60% at \$7,140/acre)	\$334,222.32	\$526,219.18
<u>Gloucester Cty</u>	<u>\$573,627.60(40% at \$4,760/acre)</u>	<u>\$573,627.60</u>	<u>\$0</u>
Total Easement	\$1,434,069.00(\$11,900 /acre)		

**Cost share breakdown with *estimated* FRPP Grant of \$630,400 (based on 120.51 acres):**

	<u>Total (before FRPP grant)</u>	<u>FRPP</u>	<u>New Cost Share</u> (% of Total)
FRPP Grant			\$630,400.00 (43.95% at \$5,231.10/acre)
SADC	\$860,441.40	\$526,219.08	\$334,222.32 (23.31% at \$2,773.40/acre)
<u>Gloucester Cty</u>	<u>\$573,627.60</u>	<u>\$104,180.92</u>	<u>\$469,446.68 (32.74% at \$3,895.50/acre)</u>
			<b>\$1,434,069.00      \$11,900/acre</b>

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Gloucester County Agriculture Development Board is requesting to use its remaining FY11 competitive grant fund eligibility of \$334,222.32 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 9, 2012, the South Harrison Township Committee approved the application; and

WHEREAS, the Gloucester County Agriculture Development Board approved the application on April 19, 2012 and secured a commitment of funding for up to \$4,760/acre from the Gloucester County Board of Chosen Freeholders for the required local match on April 18, 2012; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the subject farm, comprising approximately 120.51 acres, at a State cost share totaling \$334,222.32 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; 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

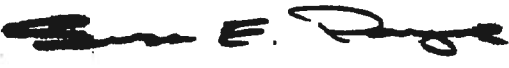
BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

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 the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

6/28/12  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin	YES
James Requa (rep. DCA Acting Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Jane Brodhecker	ABSENT
Alan Danser	ABSENT
Denis Germano	YES
Torrey Reade	YES
Brian Schilling (rep. Executive Dean Goodman)	ABSENT
James Waltman	YES

# Wetlands

Schedule A



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santo J. Maccherone  
 Block 1 Lots 2 (27.81 ac), 3 (44.32 ac), & 6 (14.58 ac)  
 Block 5 P/O Lot 4 (29.22 ac) & P/O Lot 4-ES (severable exception - 1.52 ac)  
 Gross Total = 117.45 ac  
 South Harrison Twp., Gloucester County



	Property in Question
	EM - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Municipal County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned GIS & Recreation Easement
	Federal Land
	Tidelands Boundaries

	Freshwater Wetlands
	Linear Wetlands
	Wetlands Modified for Agriculture
	Tidal Wetlands
	Non-Wetlands
	300' Buffer
	Water

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



Schedule 7

Fy04

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

Farm	Municipality	App Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Actual Easement Consideration	SADC Cost Share	Total Federal Grant		Base Grant		Competitive Grant	
								SADC Federal Grant	Total Federal Grant	Encumbered at Final	Balance	Encumbered at Final	Balance
DiBella, Joseph & Wright,	Woolwich		11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98		917,317.98	582,682.02	582,682.02	89,446.08	3,000,000.00
DiBella, Michael & Jane	Woolwich		12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10		672,128.10	0.00	0.00	894,950.40	2,910,553.92
Still Run Properties LLC	Mantua		16,000.00	16,000.00	9,600.00	1,491,728.00	894,950.40		894,950.40			476,100.00	2,015,603.52
Chiuccarello, Matthew	Woolwich		15,000.00	15,000.00	9,000.00	793,500.00	476,100.00		476,100.00			208,748.40	1,539,503.52
Prows, Gary	Mantua		14,000.00	14,000.00	8,400.00	347,914.00	208,748.40		208,748.40			514,747.20	1,330,755.12
Heatherwood Farms III, L.L.C.	Woolwich		11,000.00	11,000.00	6,600.00	857,912.00	504,847.20		504,847.20			491,685.60	825,907.92
W.W. Heritage Sons, Inc.	Harrison		24,500.00	24,500.00	14,700.00	819,476.00	491,685.60		491,685.60			334,222.32	334,222.32
Maccherone, Santo J./	South Harrison	120.510	11,900.00	11,900.00	7,140.00	1,434,069.00	860,441.40		860,441.40			526,219.08	0.00
								630,400.00	630,400.00			334,222.32	0.00

# Schedule C

## State Agriculture Development Committee SADC Final Review: Development Easement Purchase

Maccherone, Santo J.  
08- 0126-PG  
FY 2011 County PIG Program  
117 Acres

Block 1	Lot 2	South Harrison Twp.	Gloucester County
Block 1	Lot 3	South Harrison Twp.	Gloucester County
Block 1	Lot 6	South Harrison Twp.	Gloucester County
Block 5	Lot 4	South Harrison Twp.	Gloucester County

<b>SOILS:</b>	Local	3% * .05	=	.15
	Other	4% * 0	=	.00
	Prime	71% * .15	=	10.65
	Statewide	22% * .1	=	2.20

**SOIL SCORE: 13.00**

<b>TILLABLE SOILS:</b>	Cropland Harvested	85% * .15	=	12.75
	Other	4% * 0	=	.00
	Wetlands	3% * 0	=	.00
	Woodlands	8% * 0	=	.00

**TILLABLE SOILS SCORE: 12.75**

<b>FARM USE:</b>	Wheat-Cash Grain	84 acres
	Vegetable & Melons	30 acres
	Deciduous Tree Fruit	5 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (1.52) acres for  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot  
Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions:
    1. 6.33% impervious cover max (approx 7.53 acres) pursuant to FY12 Federal Farm and Ranch Land Protection Program
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises:  
Dormitory - structure for agricultural 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.

Schedule U

New Jersey Farmland Preservation  
 Competitive Ranking Report  
 Farms Receiving Final Approval June 28, 2012  
 Farms to Utilize Competitive Grant Monies

FY 2011 Funding

County	Municipality	Farm	Acres	Total Competative Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Gloucester County	South Harrison Twp.	Maccherone, Santo J.	117	100	10	40	50	0
Burlington County	Mansfield Twp.	Burlington Cnty/Durr Estate	110	70.35	10	30	50	-19.65

County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.

Applicant	Municipality	App Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Easement Consideration	SADC Cost Share	BASE GRANT			COMPETITIVE GRANT			TOTAL	ELIGIBILITY					
								FY11	FY12	Total	FY11 Balance	FY12 Balance	Total			Encumbered at Final	Voucher	Expend	FY11 Balance subject to availability	FY12 Balance subject to availability
Farm																				
DiBella, Joseph & Wright,	Woolwich	129.018	11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98	917,317.98	917,317.98	582,882.02	1,582,882.02	89,446.08	89,446.08	89,446.08	2,910,553.92	3,000,000				
DiBella, Michael & Jane	Woolwich	91.446	12,250.00	12,250.00	7,350.00	1,120,213.50	872,128.10	872,128.10	872,128.10	894,950.40	1,000,000.00	894,950.40	894,950.40	894,950.40	2,016,603.52					
Still Run Properties LLC	Mania	93.233	16,000.00	16,000.00	9,600.00	1,491,728.00	894,950.40					476,100.00	476,100.00	476,100.00	1,539,503.52					
Chluccarello, Matthew	Woolwich	52.900	15,000.00	15,000.00	9,000.00	793,500.00	476,100.00					208,748.40	208,748.40	208,748.40	1,330,755.12					
Prowe, Gary	Mania	24.851	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40					514,747.20	514,747.20	514,747.20	825,907.92					
Heatherwood Farms III, L.L.C.	Woolwich	77.992	11,000.00	11,000.00	6,600.00	857,912.00	504,847.20					491,685.60	491,685.60	491,685.60	334,222.32					
W.W. Heritage Sons, Inc.	Harrison	37.000	24,500.00	24,500.00	14,700.00	819,476.00	491,685.60				0.00	878,240.00	878,240.00	878,240.00	4,485,982.32					
Bezr Homes LLC (Zack)	Greenwich	111.800	28,000.00	28,000.00	16,800.00	3,130,400.00	1,878,240.00					787,691.94	787,691.94	787,691.94	3,668,290.38					
Maccherone, Santo J./	South Harrison	110.321	11,900.00	11,900.00	7,140.00	1,312,819.90	787,691.94													
Ayling, A. & R.	Washington	35.420	20,400.00	20,400.00	12,240.00	793,408.00	433,540.80													
Holtzhauser, Charles & Son	Harrison	90.000	21,100.00	21,100.00	12,660.00	1,899,000.00	1,139,400.00													
Palane, Alfio & Mary T.	Greenwich	124.660	12,300.00	12,300.00	7,380.00	1,533,318.00	919,990.80													
Urban, George and Robert	West Deptford	108.400	9,500.00	9,500.00	5,700.00	1,010,800.00	608,480.00													
Stielka, Robert Sr. & William Jr. (W)	Greenwich	32.252	13,000.00	13,000.00	7,800.00	419,278.00	251,565.60													
Waiting for final approval																				
Rambo	Elk	42.000	6,250.00	6,250.00	3,750.00	157,500.00														
Lanza, Noreen	Greenwich	78.000	7,800.00	7,800.00	4,800.00	374,400.00														
Raffaghello	Harrison	18.000	15,500.00	15,500.00	9,300.00	167,400.00														
Marrino, J & S	South Harrison	132.000	8,900.00	8,900.00	5,340.00	704,880.00														
Gaventa	Logan	45.000	8,600.00	8,600.00	3,960.00	178,200.00														
DeSimone	E. Greenwich	67.000	8,100.00	8,100.00	4,860.00	325,620.00														
Sorbello, Thomas & Marie	South Harrison	17.000	11,000.00	11,000.00	6,600.00	112,200.00														
Meagher, Gary	Harrison	28.000	17,750.00	17,750.00	10,650.00	296,200.00														
Dormann, John & Karen	Greenwich	17.000	9,000.00	9,000.00	5,400.00	91,800.00														
Cavaliaro, John Angelo	Logan	37.000	9,200.00	9,200.00	5,520.00	204,240.00														
Haynicz, Daniel & Elnor	Elk	32.000	7,000.00	7,000.00	4,200.00	134,400.00														
Barrif Estate	Harrison	78.000	23,800.00	23,800.00	14,280.00	1,085,280.00														
	Harrison	78.000	22,000.00	22,000.00	13,200.00	1,028,600.00														
Encumbered/Expanded FY11																				
Encumbered/Expanded FY12																				
Total		1,784		17,059,629	15,046,407					1,600,000.00	0.00	1,600,000.00	334,222.32	2,885,777.68	0.00	5,669,650.38				
Reprogram Out																				

20120312 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.	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

*SK-1011*  
**D**

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Maccherone, Santo J.  
08-0126-PG  
County PIG Program  
117 Acres

Block 1	Lot 2	South Harrison Twp.	Gloucester County
Block 1	Lot 3	South Harrison Twp.	Gloucester County
Block 1	Lot 6	South Harrison Twp.	Gloucester County
Block 5	Lot 4	South Harrison Twp.	Gloucester County

<b>SOILS:</b>	Local	3% *	.05	=	.15
	Other	4% *	0	=	.00
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<b>TILLABLE SOILS:</b>	Cropland Harvested	85% *	.15	=	12.75
	Other	4% *	0	=	.00
	Wetlands	3% *	0	=	.00
	Woodlands	8% *	0	=	.00

**TILLABLE SOILS SCORE: 12.75**

<b>FARM USE:</b>	Wheat-Cash Grain	84 acres
	Vegetable & Melons	30 acres
	Deciduous Tree Fruit	5 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (1.52) acres for  
Exception is severable  
Right to Farm language is to be included in Deed  
of Future Lot  
Exception is to be restricted to one single  
family residential unit(s)
  - c. Additional Restrictions:
    1. 6.33% impervious cover max (approx 7.53 acres) pursuant to FY12 Federal Farm and Ranch Land Protection Program
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises:  
Dormitory - structure for agricultural 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.

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

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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

*Sheppard*

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R3(10)

AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE  
GRANT TO

GLOUCESTER COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Samuel A. Ayling and Richard A. Ayling Farm ("Owner")  
Washington Township, Gloucester County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 08-0098-PG

March 28, 2013

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

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

WHEREAS, on June 25, 2009 the SADC received an application for the sale of a development easement from Gloucester County for the Ayling Farm identified as Block 82.21, Lot 28, Washington Township, Gloucester County, which totals 35.42 surveyed easement acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Gloucester County's Washington Project Area; and

WHEREAS, the Property has one 1.24-acre severable exception for the existing residence; 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; and

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

WHEREAS, because the application was originally in process prior the creation of SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses, and the County has preserved the farm with no SADC funding the landowner did not receive or sign guidance documents; and



WHEREAS, the Property has a rank score of 56.37 which exceeds 40, which is 70% of the County's average quality score as determined by the SADC on November 12, 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 4, 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 December 9, 2010 the SADC certified a development easement value of \$20,400 per acre based on zoning and environmental regulations in place as of June 30, 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, Gloucester County accepted the Owner's offer of \$22,400 per acre for the development easement for the Property, which is greater than the certified value of \$20,400, but less than the highest of the two appraised values; and

WHEREAS, on June 16, 2011 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, September 22, 2011 the SADC granted final approval to the Property securing a \$272,021.52 grant equal to Gloucester County's remaining FY11 competitive grant eligibility (Schedule B); and

WHEREAS, subsequently in June, 2012 the County requested that the September 22, 2011 SADC final approval and funding allocations for the Property be rescinded due to significant contractual delays with the landowner; and

WHEREAS, Gloucester County closed on the Ayling farm on December 20, 2012 for \$793,408 (\$22,400 per acre); and

WHEREAS, currently the County has no base grant funding available and \$3,668,290.38 in FY13 competitive grant funding eligibility, subject to available funds (Schedule C); 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, 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 D); and

WHEREAS, since the County has already closed on this property it is not requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on the 35.42 surveyed acres; and

**Cost share breakdown based on 35.42 acres:**

	<u>Cost Share</u>	
SADC	\$433,540.80	(\$12,240/acre)
Gloucester County	\$289,027.20	(\$ 8,160 /acre)
<u>Washington Twp.</u>	<u>\$ 70,840.00</u>	<u>(\$ 2,000/acre)</u>
	\$793,408.00	(\$22,400 acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Washington Township Committee approved the application on August 25, 2010 along with an additional \$2,000 per acre, on February 14, 2013 the Gloucester County Agriculture Development Board , and on February 20, 2013 the Gloucester County Board of Chosen Freeholders approved the County's request for a cost share reimbursement from the SADC; and

WHEREAS the Gloucester County Agriculture Development Board is requesting \$433,540.80 from its FY13 Competitive funding leaving a remaining eligibility of \$3,234,749.58 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 amended final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Ayling Property, comprising 35.42 surveyed acres, at a State cost share of \$12,240 per acre (60% of the certified market value and 54.64% of the purchase price), totaling \$433,540.80 pursuant to N.J.A.C. 2:76-6.11 and adjustments made according to this resolution and the conditions contained in (Schedule E); and

BE IT FURTHER RESOLVED, the SADC acknowledges the rescission of Final Approval Resolution FY12R9(13) dated September 22, 2011 and the release of the previously approved grant for the Ayling Farm in the amount of \$272,021.52; 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

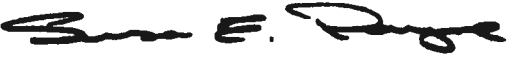
BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC,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

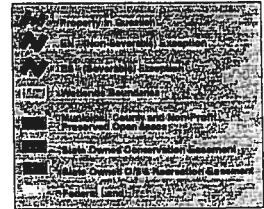


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Application within the (PA1) Metropolitan Area

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

Samuel Richard and Arthur Alan Ayling  
Block 82.21 Lots P/O 28 (36.5 ac) & P/O 28-ES (severable exception - 1.1 ac)  
Gross Total = 37.5 ac  
Washington Twp., Gloucester 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

July 16, 2009

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY12R9(13)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Samuel A. Ayling and Richard A. Ayling Farm ("Owner")

Washington Township, Gloucester County

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

SADC ID# 08-0098-PG

September 22, 2011

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted preliminary approval of Gloucester County's PIG plan on May 22, 2008 and final approval of the plan on July 24, 2008; and

WHEREAS, on June 25, 2009 the SADC received an application for the sale of a development easement from Gloucester County for the Ayling Farm identified as Block 82.21, Lot 28, Washington Township, Gloucester County, totaling 37 acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the Property is located in Gloucester County's Washington Project Area; and

WHEREAS, the Property has one 1.05-acre severable exception to exclude the existing residence and one (1) single family residence (not in use) on the area to be preserved; and

WHEREAS, the Property has a rank score of 56.37 which exceeds 40, which is 70% of the County's average quality score as determined by the SADC on November 12, 2009; and

WHEREAS, the Property has approximately 68% Prime soils and at the time of application the farm was in apple, peach and vegetable production; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 4, 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 December 9, 2010 the SADC certified a development easement value of \$20,400 per acre based on zoning and environmental regulations in place as of June 30, 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, Gloucester County accepted the Owner's offer of \$20,400 per acre for the development easement for the Property; and

WHEREAS, on June 16, 2011 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, the County has not requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 37 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; 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 D); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Gloucester County Agriculture Development Board is requesting their remaining competitive funding of \$272,021.52, leaving a balance of zero from the competitive grant and a shortfall of \$180,858.48 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 25, 2010 the Washington Township Committee approved the application and on April 13, 2011, pursuant to Ordinance Number 7-2011, the Township approved a contribution of \$2,000 per acre totaling \$74,000 (8.94% of the easement purchase); and

WHEREAS, the Gloucester County Agriculture Development Board approved the application on June 16, 2011 and secured a commitment of funding for \$13,048.07 per acre, totaling \$482,778.48 (58.25% of the easement purchase) from the Gloucester County Board of Chosen Freeholders for the required local match on June 22, 2011; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the Farm, comprising 37 acres, at a State cost share totaling \$272,021.52 (\$7,351.93 per acre, 36.04% of certified market value and 32.83% 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 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 the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/22/11  
 \_\_\_\_\_  
 Date

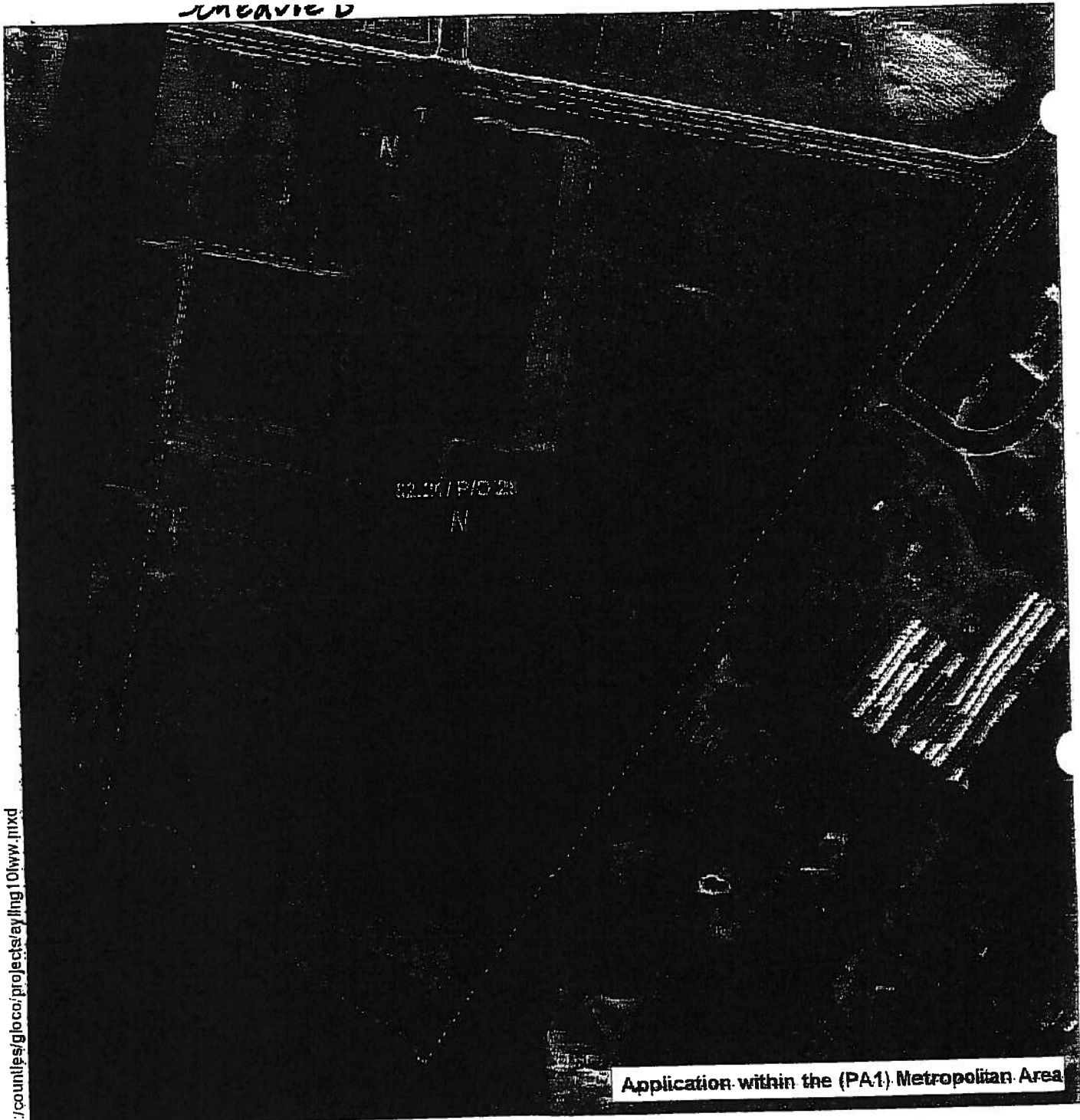
  
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 Susan E. Payne, Executive Director  
 State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairman	YES
Cecile Murphy (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Grifa)	YES
Brian Schilling (rep. Executive Dean Goodman)	ABSENT
Ralph Siegel (rep. State Treasurer Andrew P. Sidamon-Erstoff)	YES
Jane Brodhecker	YES
Alan Danser	YES
Denis Germano	YES
Torrey Reade	YES
James Waltman	YES

JUNE 2008

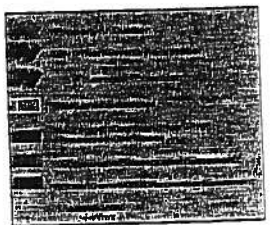
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Application within the (PA1) Metropolitan Area

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

Samuel Richard and Arthur Alan Ayling  
 Block 82.21 Lots P/O 28 (36.5 ac) & P/O 28-ES (severable exception - 1.1 ac)  
 Gross Total = 37.5 ac  
 Washington Twp., Gloucester County



- Wetlands Legend:**  
 F - Freshwater Wetlands  
 L - Linear Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Tidal Wetlands  
 H - 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 relied upon in matters requiring delineation and location of true ground horizontal and/or vertical control as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

**Source:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJHTHOGIS 2007/2008 Local/County Data

July 16, 2008



Farm	Municipality	App No Buffer	SADC Certified		SADC Grant		Grant% Per Acre	Cost Share	Base Grant PV		Competitive Grant PV		
			Per Acre	Acres	Per Acre	Acres			Encumbered at Final	Encumbered	Encumbered at Final	Encumbered	Balance
DiBella, Joseph & Wright, Rosemary	Woolwich	129.018	11,850.00	7,110.00	60.00%	917,317.98	917,317.98	582,682.02	582,682.02				
DiBella, Michael & Jane	Woolwich	91.446	12,250.00	7,350.00	60.00%	672,126.10	672,126.10	0.00	0.00	89,446.08	89,446.08	2,910,553.92	
Still Run Properties LLC	Manitua	93.233	16,000.00	9,600.00	60.00%	895,036.80	895,036.80			895,036.80	895,036.80	2,015,517.12	
Chitucarello, Matthew	Woolwich	52.900	15,000.00	9,000.00	60.00%	476,100.00	476,100.00			476,100.00	476,100.00	1,539,417.12	
Prowe, Gary	Manitua	24.851	14,000.00	8,400.00	60.00%	208,748.40	208,748.40			208,748.40	208,748.40	1,330,868.72	
Heatherwood Farms III, L.L.C.	Woolwich	77.952	11,000.00	6,600.00	60.00%	514,747.20	514,747.20			514,747.20	514,747.20	815,921.52	
W.W. Heritage Sons, Inc.	Harritson	37.000	24,500.00	14,700.00	60.00%	549,900.00	549,900.00			549,900.00	549,900.00	272,021.52	
Ayling, A & R	Washington	37.000	20,400.00	12,240.00	60.00%	452,880.00	452,880.00			452,880.00	452,880.00	0.00	
										Ayling Shortfall			
										1,500,000		3,000,000	

Schedule B

**New Jersey Farmland Preservation  
Competitive Ranking Report  
Farms Receiving Final Approval September 22, 2011  
Farms to Utilize Competitive Grant Monies**

**FY 2011 Funding**

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Gloucester County	Woolwich Twp.	Heatherwood Farms III LLC (Stambaugh)	77	90	0	40	50	0
Gloucester County	Woolwich Twp.	Chiucarello, Matthew	53	90	0	40	50	0
Gloucester County	Woolwich Twp.	DiBella, Michael & Jane	92	90	0	40	50	0
Gloucester County	Mantua Twp.	Prowe, Gary	24	80	0	30	50	0
Gloucester County	Mantua Twp.	Still Run Properties LLC (Brown, Stephen)	94	70	0	30	40	0
Gloucester County	Washington Twp.	Ayling, Arthur & Richard	37	60.39	30	0	50	-19.61
Cumberland County	Fairfield Twp.	Ruske, Roger, Margaret & Christopher	205	50	0	50	0	0
Gloucester County	Harrison Twp.	Heritage, W.W. Sons, Inc.	37	50	10	40	0	0

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

Ayling Brothers  
 08- 0098-PG  
 FY 2011 County PIG Program  
 37 Acres

Block 82.21	Lot 28	Washington Twp.	Gloucester County
<b>SOILS:</b>		Other	1% * 0 = .00
		Prime	68% * .15 = 10.20
		Statewide	31% * .1 = 3.10
			<b>SOIL SCORE: 13.30</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	67% * .15 = 10.05
		Woodlands	23% * 0 = .00
			<b>TILLABLE SOILS SCORE: 10.05</b>
<b>FARM USE:</b>		Vegetable & Melons	12 acres
		Deciduous Tree Fruit	12 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (1.05) acres for exclude existing house  
 Exception is severable  
 Right to Farm language is to be included in Deed of Future Lot  
 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:  
 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.

Schedule C

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

Municipality	Municipality	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	SABIC	BASE GRANT		COMPENSATIVE GRANT		TOTAL	ELIGIBILITY	
																			FY11	FY12	FY11 Balance	FY12 Balance			FY11
Dibella, Joseph & Wright, LLC	129,018	11,950.00	11,950.00	7,110.00	1,528,863.30	917,317.98	917,317.98	917,317.98	1,582,682.02	917,317.98	917,317.98	89,446.08	89,446.08	89,446.08	2,910,553.92	2,910,553.92	2,910,553.92	2,910,553.92	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Dibella, Michael & Jane	91,448	12,250.00	12,250.00	7,350.00	1,120,213.50	672,126.10	672,126.10	672,126.10	1,000,000.00	672,126.10	672,126.10	894,950.40	894,950.40	894,950.40	2,015,803.52	2,015,803.52	2,015,803.52	2,015,803.52	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Still Run Properties LLC	93,233	16,000.00	16,000.00	9,600.00	1,491,728.00	476,100.00	476,100.00	476,100.00	1,000,000.00	476,100.00	476,100.00	208,748.40	208,748.40	208,748.40	1,330,755.12	1,330,755.12	1,330,755.12	1,330,755.12	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Chiuccarello, Matthew	52,800	15,000.00	15,000.00	9,000.00	793,500.00	476,100.00	476,100.00	476,100.00	1,000,000.00	476,100.00	476,100.00	208,748.40	208,748.40	208,748.40	1,330,755.12	1,330,755.12	1,330,755.12	1,330,755.12	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Prows, Gary	24,851	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40	208,748.40	208,748.40	1,000,000.00	208,748.40	208,748.40	514,747.20	514,747.20	514,747.20	825,907.92	825,907.92	825,907.92	825,907.92	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Hetherwood Farms III, L.L.C.	77,992	11,000.00	11,000.00	6,600.00	857,912.00	504,847.20	504,847.20	504,847.20	1,000,000.00	504,847.20	504,847.20	491,685.60	491,685.60	491,685.60	334,222.32	334,222.32	334,222.32	334,222.32	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
W.W. Heritage Sons, Inc.	37,000	24,500.00	24,500.00	14,700.00	819,476.00	491,685.60	491,685.60	491,685.60	1,000,000.00	491,685.60	491,685.60	878,240.00	878,240.00	878,240.00	0.00	0.00	0.00	0.00	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Bezr Homes LLC (Zack)	111,800	28,000.00	28,000.00	16,800.00	3,130,400.00	1,876,240.00	1,876,240.00	1,876,240.00	1,000,000.00	1,876,240.00	1,876,240.00	787,691.94	787,691.94	787,691.94	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Maccherone, Santo J./ Ayling, A. & R.	110,321	11,900.00	11,900.00	7,140.00	1,312,819.90	787,691.94	787,691.94	787,691.94	1,000,000.00	787,691.94	787,691.94	433,540.80	433,540.80	433,540.80	3,234,749.58	3,234,749.58	3,234,749.58	3,234,749.58	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Holtzhauser, Charles & Son	35,420	20,400.00	20,400.00	12,240.00	793,408.00	433,540.80	433,540.80	433,540.80	1,000,000.00	433,540.80	433,540.80	1,139,400.00	1,139,400.00	1,139,400.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Palane, Alfo & Mary T.	90,000	21,100.00	21,100.00	12,660.00	1,899,000.00	1,139,400.00	1,139,400.00	1,139,400.00	1,000,000.00	1,139,400.00	1,139,400.00	919,990.80	919,990.80	919,990.80	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Urban, George and Robert	124,660	12,300.00	12,300.00	7,380.00	1,533,318.00	919,990.80	919,990.80	919,990.80	1,000,000.00	919,990.80	919,990.80	608,480.00	608,480.00	608,480.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Steika, Robert Sr. & William Jr. (#4)	106,400	9,500.00	9,500.00	5,700.00	1,010,800.00	608,480.00	608,480.00	608,480.00	1,000,000.00	608,480.00	608,480.00	251,565.60	251,565.60	251,565.60	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Waiting for final approval	32,252	13,000.00	13,000.00	7,800.00	419,276.00	251,565.60	251,565.60	251,565.60	1,000,000.00	419,276.00	419,276.00	157,500.00	157,500.00	157,500.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Flambo	42,000	8,250.00	8,250.00	3,750.00	157,500.00	157,500.00	157,500.00	157,500.00	1,000,000.00	157,500.00	157,500.00	374,400.00	374,400.00	374,400.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Lanza, Noreen	78,000	7,800.00	7,800.00	4,800.00	167,400.00	167,400.00	167,400.00	167,400.00	1,000,000.00	167,400.00	167,400.00	187,400.00	187,400.00	187,400.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Raffaghello	18,000	15,500.00	15,500.00	9,300.00	704,880.00	704,880.00	704,880.00	704,880.00	1,000,000.00	704,880.00	704,880.00	178,200.00	178,200.00	178,200.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Marino, J & S	132,000	8,900.00	8,900.00	5,340.00	178,200.00	178,200.00	178,200.00	178,200.00	1,000,000.00	178,200.00	178,200.00	325,620.00	325,620.00	325,620.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Gaventa	45,000	6,800.00	6,800.00	4,080.00	325,620.00	325,620.00	325,620.00	325,620.00	1,000,000.00	325,620.00	325,620.00	112,200.00	112,200.00	112,200.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
DeSimone	67,000	8,100.00	8,100.00	4,860.00	112,200.00	112,200.00	112,200.00	112,200.00	1,000,000.00	112,200.00	112,200.00	298,200.00	298,200.00	298,200.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Sorbello, Thomas & Marie	17,000	11,000.00	11,000.00	6,600.00	6,800.00	6,800.00	6,800.00	6,800.00	1,000,000.00	6,800.00	6,800.00	91,800.00	91,800.00	91,800.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Meagher, Gary	28,000	17,750.00	17,750.00	10,650.00	298,200.00	298,200.00	298,200.00	298,200.00	1,000,000.00	298,200.00	298,200.00	204,240.00	204,240.00	204,240.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Dormann, John & Karen	17,000	9,000.00	9,000.00	5,400.00	91,800.00	91,800.00	91,800.00	91,800.00	1,000,000.00	91,800.00	91,800.00	134,400.00	134,400.00	134,400.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Cavaliaro, John Angelo	37,000	9,200.00	9,200.00	5,520.00	204,240.00	204,240.00	204,240.00	204,240.00	1,000,000.00	204,240.00	204,240.00	1,085,280.00	1,085,280.00	1,085,280.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Haynicz, Daniel & Elinor	32,000	7,000.00	7,000.00	4,200.00	134,400.00	134,400.00	134,400.00	134,400.00	1,000,000.00	134,400.00	134,400.00	1,029,600.00	1,029,600.00	1,029,600.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Baniff Estate	76,000	23,800.00	23,800.00	14,280.00	1,085,280.00	1,085,280.00	1,085,280.00	1,085,280.00	1,000,000.00	1,085,280.00	1,085,280.00	2,029,600.00	2,029,600.00	2,029,600.00	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Baniff Estate	78,000	22,000.00	22,000.00	13,200.00	1,029,600.00	1,029,600.00	1,029,600.00	1,029,600.00	1,000,000.00	1,029,600.00	1,029,600.00	334,223.32	334,223.32	334,223.32	3,686,290.38	3,686,290.38	3,686,290.38	3,686,290.38	3,000,000	3,000,000	4,407,327	4,407,327	3,000,000	5,000,000	
Encumbered/Expended FY11																									
Encumbered/Expended FY12																									
Total																									
Reprogram Out																									

As of 3/12/2013

Schedule  
D

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.	Palane, 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

Ayling Brothers  
08-0098-PG  
County PIG Program  
37 Acres

Block 82.21	Lot 28	Washington Twp.	Gloucester County
<b>SOILS:</b>		Other	1% * 0 = .00
		Prime	68% * .15 = 10.20
		Statewide	31% * .1 = 3.10
			<b>SOIL SCORE: 13.30</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	67% * .15 = 10.05
		Woodlands	33% * 0 = .00
			<b>TILLABLE SOILS SCORE: 10.05</b>
<b>FARM USE:</b>		Vegetable & Melons	12 acres
		Deciduous Tree Fruit	12 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (1.05) acres for exclude existing house  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot  
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:  
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(11)

AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT  
to  
DELAWARE TOWNSHIP  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Harry and Cheryl Copeland  
Delaware Township, Hunterdon County

N.J.A.C. 2:76-17A. et seq.  
SADC ID# 10-0318-PG

MARCH 28, 2013

Amendment Synopsis:

- acknowledge the change from a 5 acre to 4 acre nonseverable exception area.
- acknowledge the use of a Federal Farm and Ranch Lands Protection Program Grant.

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Delaware Township, which included the Copeland Farm, identified as Block 39, Lot 3, Delaware Township, Hunterdon County, totaling approximately 74.407 surveyed acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the SADC granted Final Approval for the Property on January 26, 2012 which included a 7-acre severable exception area for 2 lots with final subdivision approval and a 5-acre non-severable exception area for four existing dwellings and an easement value of \$12,700/acre (Schedule B); and

WHEREAS, after SADC Final Approval, at the Township and Landowner's request to leverage local funding, the SADC submitted a parcel application to the FY12 United States Department of Agriculture, Natural Resources Conservation Service Federal Farm and Ranch Lands Protection Program (FRPP); and

WHEREAS, the NRCS has been determined that the Property and the Landowner qualify for FY12 FRPP grant funds and approved a grant not to exceed 50% of the federal appraised current value of \$903,000, or \$12,922.15 / acre (based on 69.88 acres) for an estimated FRPP grant of \$480,749.21 subject to final surveyed acreage; and

WHEREAS, the landowner has agreed to the additional restrictions involved with the FRPP Grant, including a 6.67% maximum impervious coverage restriction (approximately 4.96 acres available for impervious cover) on the lands being preserved outside of the exception area; and

WHEREAS, to date \$1,750,000 of FY09, FY11 and FY13 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Delaware Township has also encumbered \$205,920 for the Cyktor Farm closing and has two other applications anticipating final approval for a total of \$1,192,511.34 in grant need, leaving a remaining PIG balance of \$557,488.66 (Schedule C); and

WHEREAS, the Township has requested to use the \$480,749.21 FRPP grants funds to cover the entire local cost share (County and Municipality) with any remaining FRPP grant funds of approximately \$102,761.69 to be utilized to reduce the needed SADC cost share, hence, reducing the overall expenditure of Delaware Township's PIG grant funds; and

WHEREAS, should alternate FRPP funding become available from other funding years or through other qualified entities such as a Non-Profit organization or County it may be utilized if this funding benefits the easement acquisition and/or the successful use of FRPP funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, the Delaware Township Committee approved the application and its funding commitment for 20% of the easement purchase (\$2,540 per acre) on the Copeland Farm on March 28, 2011, and the Hunterdon County Agriculture Development Board approved the application on February 10, 2011 and secured a commitment of funding for 20% of the easement purchase (\$2,540 per acre) from the Hunterdon County Board of Chosen Freeholders for the required local match on March 15, 2011; and

WHEREAS, the estimated cost share break-down is as follows based on 74.407 acres:

	<u>Cost Share</u>	
SADC	\$566,981.34	(\$7,620 per acre or 60%)
Delaware Twp.	\$188,993.76	(\$2,540 per acre or 20%)
Hunterdon County	\$188,993.76	(\$2,540 per acre or 20%)
	<u>\$944,968.90</u>	(\$12,700 per acre); and

**Cost share breakdown after FRPP Grant of \$451,500 (based on 74.407 acres):**

	<u>Total</u>	<u>FRPP</u>	<u>New Cost Share</u>
SADC	\$566,981.34 (\$7,620/acre)	\$102,761.69	\$464,219.65
County	\$188,993.76 (\$2,540/acre)	\$188,993.76	\$0
Township	\$188,993.76 (\$2,540/acre)	\$188,993.76	\$0
FRPP			<u>\$480,749.21</u>
Total	<u>\$944,968.90</u> (\$12,700/acre)	<u>\$480,749.21</u>	<u>\$944,968.90</u> (\$12,700/acre)

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



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

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants amended final approval to provide a cost share grant to Delaware Township for the purchase of a development easement on the Copeland Farm by Hunterdon County, comprising approximately 74.407 acres, at a State cost share of \$7,620 per acre for an estimated total of \$566,981.34 (60% of certified market value and estimated total cost) 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 (estimated \$102,761.69) from the United States Department of Agriculture, Natural Resources Conservation Service under the FY12 Federal Farm and Ranch Lands Protection Program to offset SADC grant needs on the Property; and

BE IT FURTHER RESOLVED, that the SADC cost share grant shall utilize an approximate total of \$464,219.65 from Delaware Township's PIG funds and \$102,761.69 from the USDA, NRCS FY12 FRPP grant funds; and

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

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

BE IT FURTHER RESOLVED, that all survey, title and additional closing documents 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

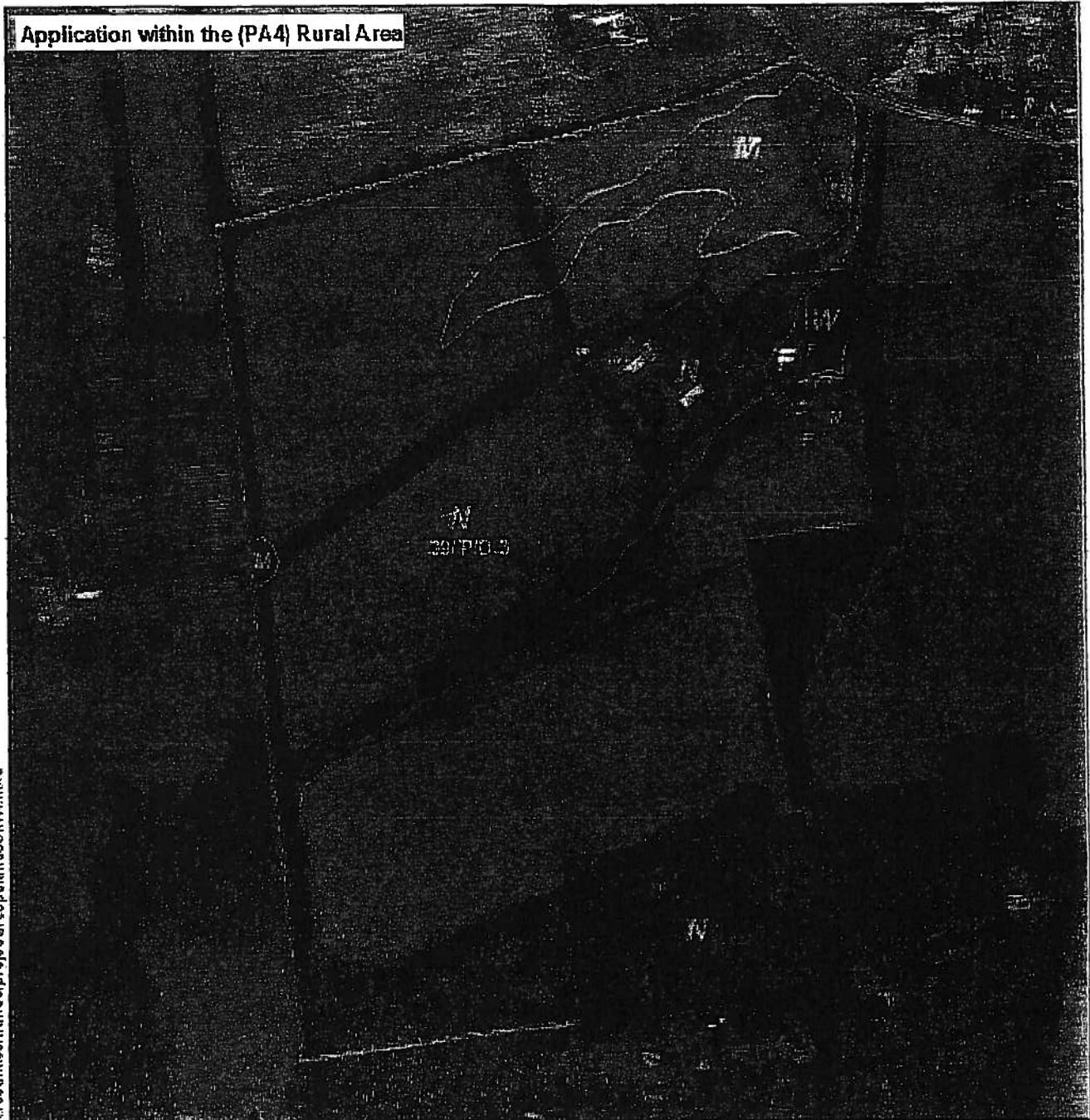


Susan E. Payne, Executive Director  
State Agriculture Development Committee

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

# Wetlands



x:\counties\huncer\project\copeland\09\www.mxd

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

Home and Cheryl Copeland  
 Block 39 Lots P/O 3 (72.4 ac) & P/O 3-ES (severable exception - 7.0 ac)  
 & P/O 3-EN (non-severable exception - 5.1 ac)  
 Gross Total = 84.5 ac  
 Delaware Twp. Hunterdon County



Wetlands Legend
1 - Seasonal Wetlands
2 - Fresh Water Wetlands
3 - Wetlands Exempt from Agriculture
4 - Tidal Wetlands
5 - Non-Tidal Wetlands
6 - 300' Buffer
7 - Road



**DISCLAIMER:** Any use of this product with respect to accuracy and description shall be the sole responsibility of the user. The computerized and georeferenced location of parcels polygons in the data layer are approximate and are not to be used for any legal purposes. The geographic accuracy and precision of the GIS data contained in this file and the digital data were prepared to be relied upon in order to determine the location and location of true and accurate and true and accurate as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.


Source:  
 Delaware Twp. Wetlands Data  
 State of New Jersey  
 Department of Environmental Protection  
 Office of Wetlands and Waterways

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

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

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

1/26/12  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin)	YES
Tom Stanuikynas (rep. DCA Acting Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Andrew P. Sidamon-Erstoff)	YES
Jane Brodhecker	YES
Alan Danser	YES
Denis C. Germano	ABSENT
Torrey Reade	YES
Brian Schilling (rep. Executive Dean Goodman)	ABSENT
James Waltman	YES

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Copeland Farm  
10- 0318-PG  
FY 2009 PIG EP - Municipal 2007 Rule  
70 Acres

Block 39	Lot 3	Delaware Twp.	Hunterdon County
SOILS:			SOIL SCORE:
TILLABLE SOILS:			TILLABLE SOILS SCORE:
FARM USE:	Hay		70 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 five (5) acres for around four existing dwellings and farm buildings  
Exception is not to be severed from Premises  
Right to Farm language is to be included in Deed of Easement
    - 2nd (8.97) acres for to sever 2 additional building lots  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot
  - 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.

Municipal Planning Incentive Grant  
 Delaware Township, Hunterdon County

Schedule C

Farm	SADG ID#	Acres	SADC		Grants Per Acre	Establishment Consideration	SADC		Federal Grant		788 - GSPT	
			Certified Per Acre	Unpublished & Approved Per Acre			SADG Grant Per Acre	Grant Basis	Cost Share	Total Federal Grant	Encumbered	Expended
Copeland	10-0318-PG	74.407	12,700.00	12,700.00	7,620.00	60.00%	944,968.90	566,981.34	480,749.21	102,761.69	566,981.34	1,183,018.66
Cyktor	10-0323-PG	22.000	15,800.00	9,360.00	9,360.00	60.00%	343,200.00	205,920.00			205,920.00	977,098.66
Lovenberg	10-0334-PG	42.000	8,800.00	8,800.00	5,300.00	60.22%	369,600.00	222,600.00				
Yard	10-0333-PG	33.000	9,950.00	9,950.00	5,970.00	60.00%	328,350.00	197,010.00	224,000.00			
<b>Total Pending</b>	<b>4</b>	<b>171.407</b>						<b>1,192,511.34</b>				<b>557,488.66</b>
<b>Total Encumbered</b>	<b>2</b>	<b>96.407</b>						<b>772,901.34</b>	<b>480,749.21</b>		<b>772,901.34</b>	
<b>Total Expended</b>												<b>0.00</b>
<b>Reprogram Out</b>												<b>977,098.66</b>

JULY 2011 - 1

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Copeland, Harrie & Cheryl  
10-0318-PG  
PIG EP - Municipal 2007 Rule  
75 Acres

Block 39                      Lot 3                      Delaware Twp.                      Hunterdon County

**SOILS:**

**SOIL SCORE:**

**TILLABLE SOILS:**

**TILLABLE SOILS SCORE:**

**FARM USE:**                      Hay

70 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 four (4) acres for around four existing dwellings and farm buildings  
Exception is not to be severed from Premises  
Right to Farm language is to be included in Deed of Easement
    - 2nd seven (7) acres for to sever 2 additional building lots  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot
  - c. Additional Restrictions:
    1. 6.67% impervious cover maximum (approximately 4.67 acres available for impervious cover) on the lands being preserved outside of the exception area pursuant to FY12 Federal Farm and Ranch Land Protection Program.
  - 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(12)**

**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**

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

**On the Property of  
Teresa J. Holtzhauser & Charles Holtzhauser & Son ("Owner")  
Harrison Township, Gloucester County**

**N.J.A.C. 2:76-17 et seq.  
SADC ID# 08-0076-PG**

**March 28, 2013**

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Gloucester County received SADC approval of its FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on June 26, 2008 the SADC received an application for the sale of a development easement from Gloucester County for the Teresa J. Holtzhauser & Charles Holtzhauser & Son Farm identified as Block 49, Lot 6, Harrison Township, Gloucester County, totaling 90 surveyed easement acres hereinafter referred to as "Property" (Schedule A); and

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

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

WHEREAS, the Property includes one (1) existing single family residence and one (1) agricultural labor dormitory consisting of 4-rooms, which sleeps up to 8 and no pre-existing non-agricultural uses; and

WHEREAS, because the application was originally in process prior to the creation of SADC's guidance documents for Exception Areas, Division of the Premises and Non Agricultural Uses, and the County has preserved the farm with no SADC funding the landowner did not receive or sign guidance documents; and



WHEREAS, the Property has a quality score of 63.79 which is greater than 70% of the County's average quality score of 37 as determined by the SADC on July 26, 2007; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 6, 2008 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 22, 2009, the SADC certified a development easement value of \$21,100 per acre based on zoning and environmental regulations in place as of August 2007; 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 \$21,100 per acre; and

WHEREAS, Gloucester County closed on the 90 acre development easement on April 28, 2010 for \$1,899,000.00 (\$21,100 per acre)and; 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 \$3,234,749.58 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, since the County has already closed on this property it is not requesting to use the additional 3% buffer for possible surveyed acreage increases, therefore, the SADC cost share shall be based on the 90 surveyed acres; and

**Cost share breakdown based on 90 acres:**

	<u>Cost Share</u>	
SADC	\$1,139,400	(\$12,660 per acre or 60%)
<u>Gloucester County</u>	<u>\$759,600</u>	<u>(\$8,440 per acre or 40%)</u>
	\$1,899,000	(\$21,100 acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Harrison Township Committee approved the application on September 2, 2008, on February 14, 2013 the Gloucester County Agriculture Development Board , and on February 20, 2013 the Gloucester County Board of Chosen Freeholders approved the County's request for a cost share reimbursement from the SADC; and

WHEREAS the Gloucester County Agriculture Development Board is requesting \$1,139,400 from its FY13 Competitive funding leaving a remaining eligibility of \$2,095,349.58 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 Gloucester County for the purchase of a development easement on the Holtzhauser Property, comprising 90 surveyed acres, at a State cost share of \$12,660 per acre, totaling \$1,139,400 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/gloucester/projects/holtzhauser09/hww.mxd

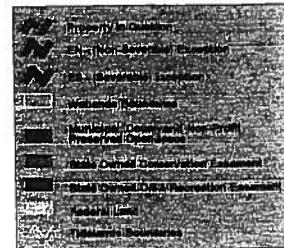
**FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee**

Charles and Teresa Holtzhauser  
Block 49 Lot 6 (90.3 ac)  
Harrison Twp., Gloucester 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 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  
U - Uplands  
W - Water

**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJ 2002 Infra-Red Color Aerial Image

July 7, 2008

Schedule IS

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

Applicant Name	Municipality	App Acres	SABE (Current)	Regulated (at Date)	Subg Grant Per Acre	Eligible Acres	SABE (Final)	BASE GRANT		COMPETITIVE GRANT		TOTAL	ELIGIBILITY
								FY11	FY12	FY11 Balance	FY12 Balance		
		SABE		Eligible Acres		Eligible Acres		Expend	Balance	Eligible	Expend	Balance	Availability
		Total		Total		Total		Total	Total	Total	Total	Total	Total
DiBella, Joseph & Wright, LLC	Woodwich	129.018	11,850.00	11,850.00	7,110.00	1,520,863.30	917,317.98	917,317.98	582,682.02	89,446.08	89,446.08	2,910,553.92	3,000,000
DiBella, Michael & Jane	Woodwich	91.446	12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10	672,128.10	582,682.02	894,950.40	894,950.40	2,015,603.52	5,600,000
Still Run Properties LLC	Manitow	93.233	16,000.00	16,000.00	9,600.00	1,491,728.00	894,950.40	894,950.40	582,682.02	476,100.00	476,100.00	1,539,503.52	5,600,000
Chiuccarello, Matthew	Woodwich	52.900	15,000.00	15,000.00	9,000.00	793,500.00	476,100.00	476,100.00	582,682.02	208,748.40	208,748.40	1,330,755.12	5,600,000
Prowe, Gary	Manitow	24.851	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40	208,748.40	582,682.02	504,847.20	504,847.20	825,907.92	5,600,000
Heatherwood Farms III, L.L.C.	Woodwich	77.992	11,000.00	11,000.00	6,600.00	857,912.00	504,847.20	504,847.20	582,682.02	491,885.60	491,885.60	334,222.32	5,600,000
W.W. Heritage Sons, Inc.	Harrison	37.000	24,500.00	24,500.00	14,700.00	819,476.00	491,885.60	491,885.60	582,682.02	878,240.00	878,240.00	0.00	4,455,982.32
Bez Homes LLC (Zack)	Greenwich	111.800	28,000.00	28,000.00	16,800.00	3,130,400.00	1,878,240.00	1,878,240.00	582,682.02	787,691.94	787,691.94	3,666,290.38	3,234,749.58
Maccherone, Santo J./	South Harrison	110.321	11,900.00	11,900.00	7,140.00	1,312,819.90	787,691.94	787,691.94	582,682.02	433,540.80	433,540.80	3,234,749.58	3,234,749.58
Ayling, A. & R.	Washington	35.423	20,400.00	22,400.00	12,240.00	793,408.00	433,540.80	433,540.80	582,682.02	1,139,400.00	1,139,400.00	0.00	2,095,349.58
Holtzhauser, Charles & Son	Harrison	90.000	21,100.00	21,100.00	12,660.00	1,899,000.00	1,139,400.00	1,139,400.00	582,682.02	608,480.00	608,480.00	4,455,982.32	4,455,982.32
Palano, Alfio & Mary I.	Greenwich	124.893	12,300.00	12,300.00	7,380.00	1,533,318.00	919,990.80	919,990.80	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Urban, George and Robert	West Deptford	108.400	9,500.00	9,500.00	5,700.00	1,010,800.00	608,480.00	608,480.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Steika, Robert Sr. & William Jr. (B4)	Greenwich	32.252	13,000.00	13,000.00	7,800.00	419,276.00	251,565.60	251,565.60	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Waiting for final approval	Elk	42.000	6,250.00		3,750.00		157,500.00	157,500.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Rambo	Greenwich	78.000	7,800.00		4,800.00		374,400.00	374,400.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Lenza, Noreen	Harrison	18.000	15,500.00		9,300.00		167,400.00	167,400.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Raffaghello	South Harrison	132.000	6,900.00		5,340.00		704,880.00	704,880.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Marino, J & S	Logan	45.000	6,800.00		3,960.00		178,200.00	178,200.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Gaventa	E. Greenwich	67.000	8,100.00		4,860.00		325,620.00	325,620.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
DeSimone	South Harrison	17.000	11,000.00		6,600.00		112,200.00	112,200.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Sorbello, Thomas & Marie	Harrison	28.000	17,750.00		10,650.00		288,200.00	288,200.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Meagher, Gary	Greenwich	17.000	9,000.00		5,400.00		91,800.00	91,800.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Dorrmann, John & Karen	Logan	37.000	9,200.00		5,520.00		204,240.00	204,240.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Cavallaro, John Angelo	Elk	32.000	7,000.00		4,200.00		134,400.00	134,400.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Haynicz, Daniel & Elinor	Harrison	78.000	23,800.00		14,280.00		1,085,280.00	1,085,280.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
Berill Estate	Harrison	78.000	22,000.00		13,200.00		1,029,600.00	1,029,600.00	582,682.02	0.00	0.00	4,455,982.32	4,455,982.32
<b>Total</b>		<b>1,764</b>	<b>17,656,828</b>	<b>17,656,828</b>	<b>10,446,467</b>	<b>17,656,828</b>	<b>10,446,467</b>	<b>10,446,467</b>	<b>10,446,467</b>	<b>2,665,777.66</b>	<b>2,665,777.66</b>	<b>61,685,949.68</b>	<b>61,685,949.68</b>

As of 3/12/2013

**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	DeWiide/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.	DeWiide/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  
7:00

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Teresa J. Holtzhauser  
08-0076-PG  
County PIG Program  
90 Acres

Block 49	Lot 6	Harrison Twp.	Gloucester County
<b>SOILS:</b>		Other	21% * 0 = .00
		Prime	54% * .15 = 8.10
		Statewide	25% * .1 = 2.50
			<b>SOIL SCORE: 10.60</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	76% * .15 = 11.40
		Other	1% * 0 = .00
		Wetlands	23% * 0 = .00
			<b>TILLABLE SOILS SCORE: 11.40</b>
<b>FARM USE:</b>		Deciduous Tree Fruit	50 acres
		Soybeans-Cash Grain	23 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 - main residence
  - f. Agricultural Labor Housing Units on Premises:  
Dormitory - 4 rooms
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.