

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**Department of Agriculture**  
**Market and Warren Streets, 1<sup>st</sup> Floor Auditorium**  
**Trenton, NJ 08625**

**REGULAR MEETING**

**January 24, 2019**

Chairman Fisher called the meeting to order at 9:36 a.m. The flag salute was conducted.

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

Roll call indicated the following:

**Members Present**

Chairman Douglas Fisher  
Cecile Murphy (REP. NJDEP Commissioner Catherine R. McCabe)  
Brian Schilling (rep. Executive Dean Robert M. Goodman)  
Denis Germano  
Pete Johnson  
James Waltman  
Scott Ellis

**Members Absent**

Alan Danser  
Thomas Stanuikynas  
Ralph Siegel  
Jane Brodecker

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

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**Others present as recorded on the attendance sheet:** Donna Rue, Public; Brian Wilson, Burlington County Agriculture Development Board (CADB); Emily Blackman, Mercer CADB; and John Kluthe, Kluthe Environmental Solutions.

### **Minutes**

#### A. SADC Regular Meeting of December 6, 2018 (Open and Closed Sessions)

It was moved by Mr. Germano and seconded by Ms. Murphy to approve the Open and Closed Session minutes of the SADC regular meeting of December 6, 2018. The motion was unanimously approved.

### **Report of the Chairman**

There was no report from the Chairman.

### **Report of the Executive Director**

Ms. Payne stated that the appropriation bills for the FY2019 round are still awaiting the Governor's signature. The bill is currently before the Senate Environment Committee. Staff is waiting to see what the full markup looks like, but anticipates no change to the allocations to the programs nor reduction in farmland funds.

Ms. Payne reviewed the SADC Outreach and Training Summary Report of the municipal outreach meetings with the Committee. She noted that the first land access training in October was a success and that the report identifies who attended the meetings, the experiences they had, and what kind of farming they are interested in. Ms. Payne noted that most of the attendees were under 44 years old which hits the target audience and helps staff to determine if the meetings were effective. The second training will be held in the Health and Agriculture building in Trenton on February 28, 2019 from 6 p.m. to 9 p.m. and will focus on leasing and buying land. It will introduce people to farm leases and purchase options.

### **Communications**

Ms. Payne stated that there was nothing to note but requested that the Committee take the news articles with them.

### **Public Comment**

John Kluthe, a private consultant from Kluthe Environmental Solutions, introduced himself to the Committee. He specializes in conservation planning services, and as a private consultant, he looks forward to addressing conservation planning issues.

### **New Business**

#### **A. Term Farmland Preservation Program- Enrollments, Renewals, Terminations, Withdrawals**

1. Renewal
  - a. Delli Santi- Washington Township, Morris County

Ms. Payne stated that Dellis Santi is an 8-year farmland preservation easement being brought before the Committee for information purposes only. Ms. Murphy asked Ms. Payne what she thinks is the reason these farms haven't been permanently preserved. Ms. Payne stated that the answer depends on the circumstances of the particular farm.

#### **B. Resolutions of Final Approval: County PIG**

Ms. Miller, Ms. Mazella, and Ms. Mandelbaum referred the Committee to six requests for final approval under the County PIG Program. They reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Ms. Murphy to approve Resolutions FY2019R1(1) through FY2019R1(6), granting final approval to the following applications under the County PIG Program, as presented, subject to any conditions of said resolution:

1. Steven and Joseph Haydu and Diana Potter, SADC ID #21-0609-PG, Resolution FY2019R1(1), Block 21, Lots 34.01, 34.03, 34.04, 34.05, 34.06,

- 34.07, and 34.08, and Block 11.01, Lot 1, Harmony Township, Warren County, 42.5 Net Acres.
2. Timothy & Katherine Martin, SADC ID #10-0422-PG, Resolution FY2019R1(2), Block 45, Lot 3, Delaware Township and Block 1, Lot 1 East Amwell Township, Hunterdon County, 34.5 Net Acres.
  3. Donald, Douglas, Dorothy & Marie Williams, SADC ID #14-0129-PG, Resolution FY2019R1(3), Block 5002, Lot 10, Mt. Olive Township, Morris County, 38.82 Net Acres.
  4. John J. & Lori A. Moore, SADC ID #17-0194-PG, Resolution FY2019R1(4), Block 3, Lot 9, Mannington Township, Salem County, 64.4 Net Acres.
  5. Richard H. Melchert, SADC ID #17-0195, Resolution FY2019R1(5), Block 76, Lot 4 and 4.02, Upper Pittsgrove Township, Salem County, 77.3 Gross Acres.
  6. Howard Grant & Elizabeth Harris, SADC ID #17-0186-PG, Resolution FY2019R1(6), Block 25, Lot 1.09, Pilesgrove Township, Salem County, 80.5 Net Acres.

The motion was unanimously approved. A copy of Resolutions FY2019R1(1) through FY2019R1(6) is attached to and is a part of these minutes.

### **C. Resolutions of Final Approval: Municipal PIG**

Ms. Miller referred the Committee to one request for final approval under the Municipal PIG Program. She reviewed the specifics of the application with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Schilling and seconded by Mr. Germano to approve Resolution FY2019R1(7), granting final approval to the following application under the Municipal PIG Program, as presented, subject to any conditions of said resolution:

1. Barbara Rolph, SADC ID #10-0411-PG, Resolution FY2019R1(7), Block 17, Lot 19, Holland Township, Hunterdon County, 106 Gross Acres.



The motion was unanimously approved. A copy of Resolution FY2019R1(7) is attached to and is a part of these minutes.

**D. Resolutions of Final Approval: Direct Easement Purchase**

Ms. Miller, Ms. Mazella, and Ms. Roberts referred the Committee to five requests for final approval under the Direct Easement Purchase Program. They reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Schilling to approve Resolutions FY2019R1(8) through FY2019R1(12), granting final approval to the following applications under the Direct Easement Purchase Program, as presented, subject to any conditions of said resolution:

1. John and Elizabeth Barry, SADC ID #06-0002-DE, Resolution FY2019R1(8), Block 55, Lots 31 & 36, Dennis Township, Cape May County, 64.8 Net Acres.
2. Judith and Pasquale Garoppo, SADC ID #08-0041-DE, Resolution FY2019R1(9), Block 7101, Lot 45, Franklin Township, Gloucester County, 114.4 Net Acres.

Note: Chairman Fisher left the room during this discussion at 9:53 a.m.

3. John Walter, SADC ID #17-0329-DE, Resolution FY2019R1(10), Block 15, Lot 4 & 23, Mannington Township, Salem County and Block 10, Lot 10, Alloway Township, Salem County, 88.5 Net Acres.
4. Dennis Sr. & Dennis Jr. Kelly, SADC ID #17-00317-DE, Resolution FY2019R1(11), Block 22, Lots 1, 3, and 4, Oldmans Township, Salem County, 212.5 Net Acres.
5. Mary Lou & Lucas Haring, SADC ID #10-0256-DE, Resolution FY2019R1(12), Block 12, Lot 33.01, Kingwood Township, Hunterdon County, 57.1 Net Acres.

Note: Chairman Fisher returned to the room at 10 a.m. during this discussion.

The motion was unanimously approved. A copy of Resolutions FY2019R1(8) through FY2019R1(12) is attached to and is a part of these minutes.

Discussion: Ms. Miller showed a YouTube video that the Haring family made which they submitted with their application. The video depicts what the Haring family does daily to maintain their farm and how important farming is to them. Ms. Payne stated that it's a huge benefit to more directly connect the Committee with staff's work in order to get a better idea of what is being accomplished, and to share some of the stories associated with individual farms. Mr. Ellis stated that staff should start hosting farm tours again so that the Committee can see how land is treated and how farmers make a living. Ms. Payne stated that that was a great suggestion.

## **E. Stewardship**

### **1. 2018 Annual Monitoring Report**

Mr. Roohr stated that every year the SADC compiles the monitoring reports of farms inspected by the CADBs, nonprofits and SADC during the preceding fiscal year. There was a total of 2,380 reports submitted, with a submission rate of more than 90% from preservation partners.

Mr. Roohr stated that soil conservation is the most highly reported concern. The most frequently report problem is minor erosion, which is reported as a concern but is not necessarily considered a violation. Other conservation concerns include invasive species, abandoned fields, dumping of trash, and the storage of non-agricultural vehicles and junk cars. There has also been a number of unapproved solar panel projects. Staff will continue to notify farmers of the proper procedures for approval to install solar panels on preserved farms.

Mr. Roohr showed the Committee pictures of farm erosion as examples of what is encountered in the field. Mr. Roohr stated that Dr. Jon Jones is working on an outreach program for those areas of the state that have the highest reported conservation violations and will help put together a plan to try to reduce soil conservation problems.

Mr. Roohr stated that there were nine (9) requests brought to the Committee in 2018 that were approved for solar panel projects, agriculture labor housing and division of premises. Of the 2,380 submissions to the SADC, 0.13% were brought to the Committee as significant violations that staff needed the Committee's assistance to address. Chairman Fisher asked what would happen in a case where a farm is no longer being farmed. What would staff do? Mr. Roohr stated that the way the deed of easement words it, a farm does not have to be actively farmed, however, it must be actively maintained or mowed to be farmable. The only exception in this case would be an act of nature where a farm is not able to be used because it is under water due to rising sea levels or lots of rain. Chairman Fisher stated that a report would probably be needed in the future to monitor these situations.

It was moved by Mr. Ellis and seconded by Mr. Germano to adopt the 2018 Monitoring Report as presented by staff to be submitted to the N.J. Department of Treasury for distribution. The motion was unanimously approved.

#### **F. Soil and Water Conservation Project Cost Sharing**

Mr. Clapp referred the Committee to two requests for approval under the Soil and Water Conservation Cost Share Grant. He reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant approval.

It was moved by Mr. Ellis and seconded by Mr. Johnson to approve Resolutions FY2019R1(13) through FY2019R1(14), granting approval to the following applications under the Soil and Water Conservation Cost Share Grant, as presented, subject to any conditions of said resolution:

##### 1. Resolutions of Approval

- a. Hallock's U-Pick Farm LLC, SADC ID #15-0017-EP, Resolution FY2019R1(13), Block 75, Lot 4.01, Plumstead Township, Ocean County, 152.678 Acres.
- b. Dion Snyder, SADC ID #08-0083-PG, Resolution FY2019R1(14) Block 48, Lot 1 and Block 51, Lot 3, Harrison Township, Gloucester County, and Block 56, Lot 6 and Block 59, Lot 11, Woolwich Township, Gloucester County, 84.114 Acres.

The motion was unanimously approved. A copy of Resolutions FY2019R1(13) and FY2019R1(14) is attached to and is a part of these minutes.

Discussion: Chairman Fisher noted that he earlier demurred on a Chairman's report due to the late start time of the meeting, but wanted to share that the Department of Agriculture has conducted two summits within the last month to bring together animal livestock operators who are looking for ways to process their products. There were many farmers who attended the summits and shared their knowledge and success stories surrounding mobile and central processing and how to increase production rates. Chairman Fisher asked Mr. Johnson to comment on his findings at the summit meeting. Mr. Johnson stated that most beef must be approved and inspected by the United States Department of Agriculture (USDA) and most of the smaller shops in New Jersey that needed USDA inspections have

gone out of business because of the cost involved. Other farmers are hauling their cattle out of state to find a slaughter house that is USDA inspected. The need for such a trip discourages individuals from getting into the livestock industry.

Chairman Fisher also stated that there are 6,000 milking cows in NJ and the hope is that the state can start to brand some of the dairy from the cows and find a niche market for people who want local milk.

### **Public Comment**

There was no public comment.

### **TIME AND PLACE OF NEXT MEETING**

**SADC Regular Meeting:** 9 a.m., Thursday February 28, 2018

Health/Agriculture Building Auditorium

### **CLOSED SESSION**

At 10:45 a.m. Ms. Payne read the following resolution to go into Closed Session:

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

It was moved by Mr. Germano and seconded by Ms. Murphy to approve the resolution to go into closed session. The motion was unanimously approved.

### **ACTION AS A RESULT OF CLOSED SESSION**

#### **A. Real Estate Matters – Certification of Values**

It was moved by Mr. Germano and seconded by Mr. Ellis to approve the Certification of Values for the following applications as discussed in closed session:

1. County Planning Incentive Grant Program
  - a. Route 57 Partnership, SADC ID #21-0613-PG  
Block 1, Lot 6, Franklin Township, Warren County, 69.1 Net Acres.
  - b. Charles Datz, SADC ID #08-0208-PG  
Block 265, Lot 11, Mantua Township, Gloucester County, and Block 28, Lot 2, Harrison Township, Gloucester County, 57.4 Net Acres.
  - c. Lynda Juall Carpenito, SADC ID #08-0209-PG  
Block 1107, Lot 6, East Greenwich Township, Gloucester County, 21 Net Acres.
  - d. Mary Louise Morda, SADC ID #17-0207-PG  
Block 21, Lot 6, Pilesgrove Township, Salem County, 87.4 Net Acres.
2. Municipal Planning Incentive Grant Program
  - a. Mark Kitchen, SADC ID #21-0363-PG  
Block 47, Lot 7, Knowlton Township, Warren County, 28.1 Net Acres.
  - b. William and Diane Kappus, SADC ID#10-0426-PG  
Block 18, Lot 9.02, Alexandria Township, Hunterdon County, 30.4 Acres
  - c. William and Virginia Hurst, SADC ID #17-0198-PG  
Block 27, Lot 13, and Block 27, Lot 13.02, Upper Pittsgrove Township, Salem County, 19.40 Net Acres.
  - d. Joanne Rodriguez, SADC ID #17-0200-PG, Block 801, Lot 40.03, Pittsgrove Township, Salem County, 40.32 Net Acres.
  - e. Diane Carol and Paul Charles Duffy, SADC ID #17-0203-PG  
Block 40, Lot 16.03, Mannington Township, Salem County, 24.80 Acres.
3. NonProfit Easement Purchase
  - a. The Gang, Walter & Linda (TLC-NJ) Farm, SADC ID #21-0041-NP, Block 1301, Lot 23.01, Frelinghuysen Township, Warren County, 14.36 Net Acres.

- b. The Gibb, Jeffrey & Michelle (TLC-NJ) Farm, SADC ID #21-0040-NP, Block 48, Lot 72, Washington Township, Warren County, 26.35 Net Acres.
  - c. The Jones-Chubb (Lamington Conservancy) Farm, SADC ID #18-0006-NP, Block 37, Lot 4, Bedminster Township, Somerset County, 51.3 Net Acres.
4. Direct Easement Purchase
- a. Joseph Ayars, SADC ID #17-0327-DE, Block 28, Lot 30, Block 29, Lots 4 and 7 and Block 31, Lot 30, Elsinboro Township, Salem County, 102.7 Net Acres.

The motion was unanimously approved. Copies of the Certification of Value Reports are attached to and are a part of the Closed Session minutes.

**B. Attorney/Client Matters**

None.

**ADJOURNMENT**

The meeting was adjourned at 11:46 a.m.

Respectfully Submitted,



Susan E. Payne, Executive Director  
State Agriculture Development Committee

STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2019R1(1)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
Warren County  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of  
Haydu, Steven C., Joseph D. and Potter, Diana ("Owners")  
Harmony Township, Warren County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 21-0609-PG

JANUARY 24, 2019

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Warren County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on November 28, 2017 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 21, Lots 34.01, 34.03, 34.04, 34.05, 34.06, 34.07 and 34.08 and Block 11.01, Lot 1, Harmony Township, Warren County, totaling approximately 43.5 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1), approximately 1-acre non-severable exception area for and limited to one future single family residential unit and to afford future flexibility of uses resulting in approximately 42.5 net acres to be preserved; and

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

WHEREAS, the SADC Green Light Approval and Certified Market Value were and this final approval is conditioned on all the lots being consolidated under one common ownership prior to closing; and

- WHEREAS, the SADC Green Light Approval and Certified Market Value were and this final approval is conditioned on all lots being consolidated into one lot simultaneously with or immediately after closing on the easement; and
- WHEREAS, at the time of application, the Property was in wheat and hay production; and
- WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and
- WHEREAS, the Property has a quality score of 81.29 which exceeds 44, which is 70% of the County's average quality score as determined by the SADC July 28, 2016; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on January 11, 2018 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on July 26, 2018 the SADC certified a development easement value of \$4,900 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$4,800 per acre based on zoning and environmental regulations in place as of the current valuation date April 2018; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$4,900 per acre for the development easement for the Property; and
- WHEREAS, on October 31, 2018 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 2, 2018, the Harmony Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 18, 2018, the Warren County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 24, 2018, the County of Warren passed a resolution granting final approval and a commitment of funding for \$1,560 per acre to cover the local cost share; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 43.775 acres will be utilized to calculate the grant need; and



WHEREAS, the estimated cost share breakdown is as follows (based on 43.775 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$146,208.50	(\$3,340/acre)
Warren County	\$ 68,289.00	(\$1,560/acre)
Total Easement Purchase	\$214,497.50	(\$4,900/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, Warren County is requesting \$146,208.50 in base grant funding which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC Green Light Approval and Certified Market Value were and this final approval is conditioned on all the lots being consolidated under one common ownership prior to closing.
3. The SADC Green Light Approval and Certified Market Value were and this final approval is conditioned on all lots being consolidated into one lot simultaneously with or immediately after closing on the easement.
4. The SADC grants final approval to provide a cost share grant to Warren County for the purchase of a development easement on the Property, comprising approximately 43.775 net easement acres, at a State cost share of \$3,340 per acre, (68.16% of certified easement value and purchase price), for a total grant of approximately \$146,208.50 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
5. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
6. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
7. Should additional funds be needed due to an increase in acreage and if base grant funding

becomes available the grant may be adjusted to utilize unencumbered base grant funds.

8. The SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
9. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
10. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
11. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
12. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019

Date

Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

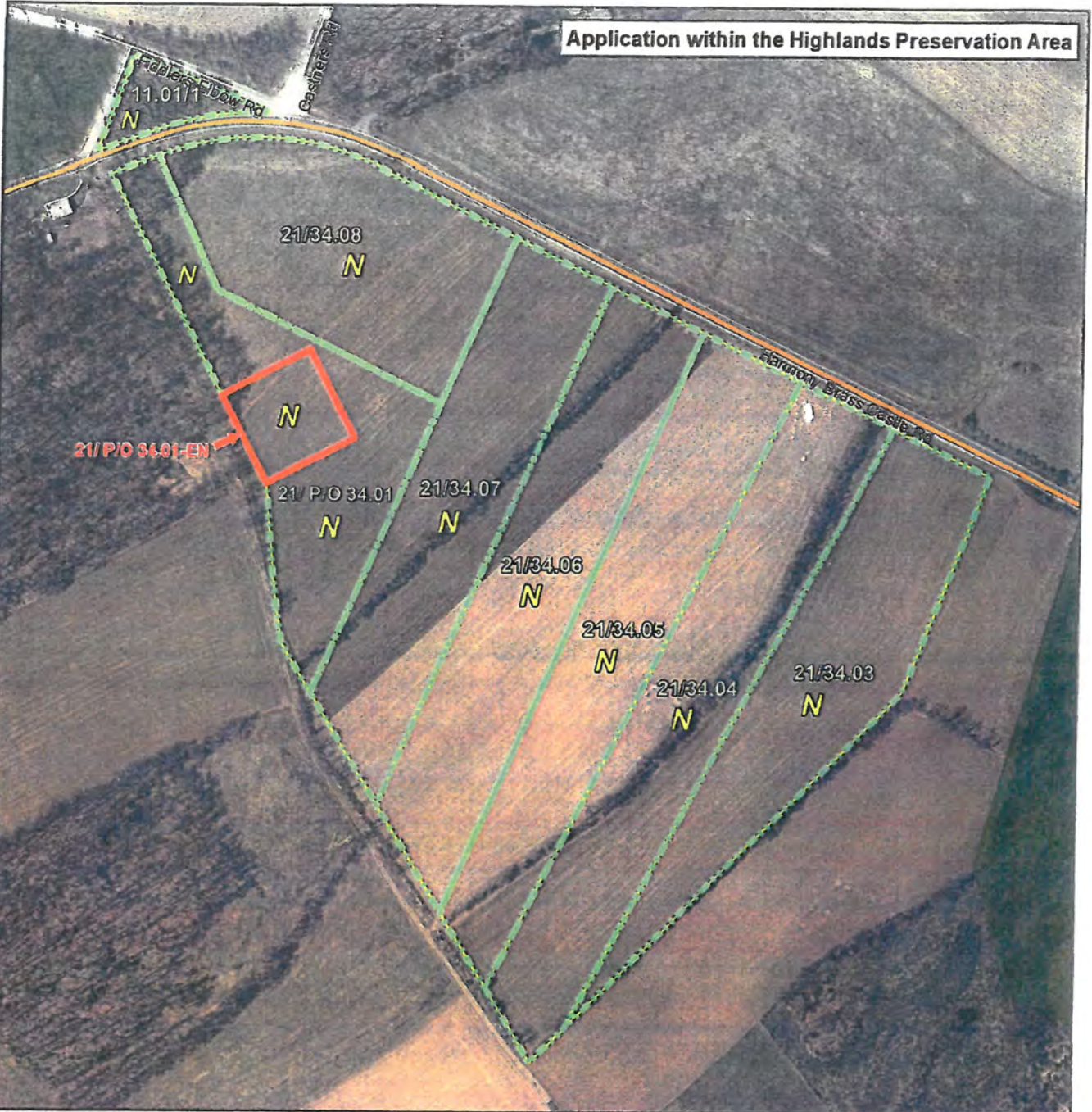
Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Wetlands

Schedule A

Application within the Highlands Preservation Area



X:\counties\warco\projects\Haydu\_Steven\_C\_Joseph\_D\_and\_Potter\_Diana\_fwv.mxd

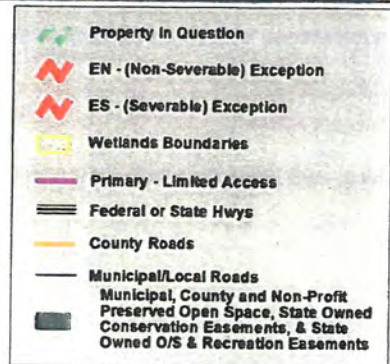
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Haydu, Steven C., Joseph D. and Potter, Diana  
 Block 11.01 Lot 1 (0.7 ac); Block 21 Lots P/O 34.01 (4.4 ac);  
 P/O 34.01-EN (non-severable exception - 1.0 ac);  
 34.03 (6.1 ac); 34.04 (7.0 ac); 34.05 (6.3 ac);  
 34.06 (6.4 ac); 34.07 (5.9 ac); & 34.08 (5.7 ac)  
 Gross Total = 43.5 ac  
 Harmony Twp., Warren County



Sources:  
 NJ Farmland Preservation Program  
 Green Acres Conservation Easement Data  
 NJDEP Wetlands Data  
 NJ Highlands Council Data  
 NJOT/OGIS 2015 Digital Aerial Image

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The 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



# Preserved Farms and Active Applications Within Two Miles

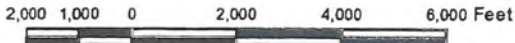
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**Application within the Highlands Preservation Area**

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Haydu, Steven C., Joseph D. and Potter, Diana  
 Block 11.01 Lot 1 (0.7 ac); Block 21 Lots P/O 34.01 (4.4 ac);  
 P/O 34.01-EN (non-severable exception - 1.0 ac);  
 34.03 (6.1 ac); 34.04 (7.0 ac); 34.05 (6.3 ac);  
 34.06 (6.4 ac); 34.07 (5.9 ac); & 34.08 (5.7 ac)  
 Gross Total = 43.5 ac  
 Harmony Twp., Warren County



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

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





Schedule C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Haydu, Steven C., Joseph D., and Potter, Diane  
21- 0609-PG  
County PIG Program  
43 Acres

Block 11.01	Lot 1	Harmony Twp.	Warren County
Block 21	Lot 34.01	Harmony Twp.	Warren County
Block 21	Lot 34.03	Harmony Twp.	Warren County
Block 21	Lot 34.04	Harmony Twp.	Warren County
Block 21	Lot 34.05	Harmony Twp.	Warren County
Block 21	Lot 34.06	Harmony Twp.	Warren County
Block 21	Lot 34.07	Harmony Twp.	Warren County
Block 21	Lot 34.08	Harmony Twp.	Warren County

<b>SOILS:</b>	Other	2 1/2 *	0	=	.00
	Prime	93 1/2 *	.15	=	13.95
	Statewide	5 1/2 *	.1	=	.50

**SOIL SCORE: 14.45**

<b>TILLABLE SOILS:</b>	Cropland Harvested	93 1/2 *	.15	=	13.95
	Woodlands	7 1/2 *	0	=	.00

**TILLABLE SOILS SCORE: 13.95**

<b>FARM USE:</b>	Cash Grains	26 acres
	Wheat-Cash Grain	16 acres
	Hay	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:
  - b. Exceptions:
    - 1st one (1) acres for future dwelling and additional buildings  
Exception is not to be severed from Premises  
Exception is to be limited to one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Warren Harmony Twp. 2110  
 APPLICANT Haydu, Steven C., Joseph D., and Potter, Diane

PRIORITIZATION SCORE

SOILS:	Other	2%	*	0	=	.00		
	Prime	93%	*	.15	=	13.95		
	Statewide	5%	*	.1	=	.50		
							<b>SOIL SCORE:</b>	<b>14.45</b>

TILLABLE SOILS:	Cropland Harvested	93%	*	.15	=	13.95		
	Woodlands	7%	*	0	=	.00		
							<b>TILLABLE SOILS SCORE:</b>	<b>13.95</b>

BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	84%	*	.2	=	16.80		
	Farmland (Unrestricted)	9%	*	.06	=	.54		
	Woodlands	7%	*	.06	=	.42		
							<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>17.76</b>

CONTIGUOUS PROPERTIES / DENSITY:	Haydu	Restricted Farm or Current Application						
	Duckworth, D	Restricted Farm or Current Application						
	Duckworth, R (#2)	Restricted Farm or Current Application						
	Duckworth, R (#3)	Restricted Farm or Current Application						
	Demeter (#3)	Restricted Farm or Current Application						
							<b>DENSITY SCORE:</b>	<b>10.00</b>

LOCAL COMMITMENT:		100%	*	20	=	20.00		
							<b>LOCAL COMMITMENT SCORE:</b>	<b>20.00</b>

SIZE:								
							<b>SIZE SCORE:</b>	<b>2.34</b>

IMMINENCE OF CHANGE:	SADC Impact factor = 2.79							
							<b>IMMINENCE OF CHANGE SCORE:</b>	<b>2.79</b>

COUNTY RANKING:								
EXCEPTIONS:								
							<b>EXCEPTION SCORE:</b>	<b>.00</b>

**TOTAL SCORE: 81.29**

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2019R1(2)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
Hunterdon County  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of  
Martin, Timothy & Katharine ("Owners")  
Holland Township, Hunterdon County**

N.J.A.C. 2:76-17 et seq.  
SADC ID# 10-0422-PG

**JANUARY 24, 2018**

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Hunterdon County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on January 17, 2018 the SADC received an application for the sale of a development easement from Hunterdon County for the subject farm identified as Block 45, Lot 3, Delaware Township and Block 1, Lot 1, East Amwell Township, Hunterdon County, totaling approximately 36.3 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Hunterdon County's South Project Area; and

WHEREAS, the Property includes one (1), approximately 1.8 acre non-severable exception area for and limited to one existing and one future single family residential units and to afford future flexibility of uses resulting in approximately 34.5 net acres to be preserved; and

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

WHEREAS, the SADC Green Light Approval and Certification of Easement Value were and this Final Approval is conditioned on a proposed +/- 15-foot proposed Right-of-Way to grant access along one of the existing lanes for the maintenance of a private cemetery located on adjacent Lot 7; and

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



- WHEREAS, the Owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and
- WHEREAS, the Property has a quality score of 66.31 which exceeds 58, which is 70% of the County's average quality score as determined by the SADC July 27, 2017; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on February 8, 2018 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 27, 2018 the SADC certified a development easement value of \$6,300 per acre based on zoning and environmental regulations in place as of the current valuation date May 2018; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,300 per acre for the development easement for the Property; and
- WHEREAS, on November 27, 2018 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 12, 2018, the Delaware Township Committee approved the application for the sale of development easement and a funding commitment of \$1,125 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 8, 2018, the East Amwell Township Committee approved the application for the sale of development easement and a funding commitment of \$1,125 per acre; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 8, 2018, the Hunterdon County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and
- WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 20, 2018, the Hunterdon County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$1,125 per acre to cover the local cost share; and
- WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 35.7075 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 35.7075 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$144,615.38	(\$4,050/acre)
Hunterdon County	\$ 40,170.95	(\$1,125/acre)
Delaware Township	\$ 37,195.87	(\$1,125/acre on approximately 33.063 acres)
<u>East Amwell Township</u>	<u>\$ 2,975.06</u>	<u>(\$1,125/acre on approximately 2.6445 acres)</u>
Total Easement Purchase	\$224,957.26	(\$6,300/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, Hunterdon County is requesting \$144,615.38 in competitive grant funding which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to Hunterdon County for the purchase of a development easement on the Property, comprising approximately 35.7075 net easement acres, at a State cost share of \$4,050 per acre, (64.28% of certified easement value and purchase price), for a total grant of approximately \$144,615.38 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. This Final Approval is conditioned upon solidifying the size, location and easement language for a +/- 15-foot proposed Right-of-Way to provide access to adjacent Lot 7.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
5. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
6. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.

7. The SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
8. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019



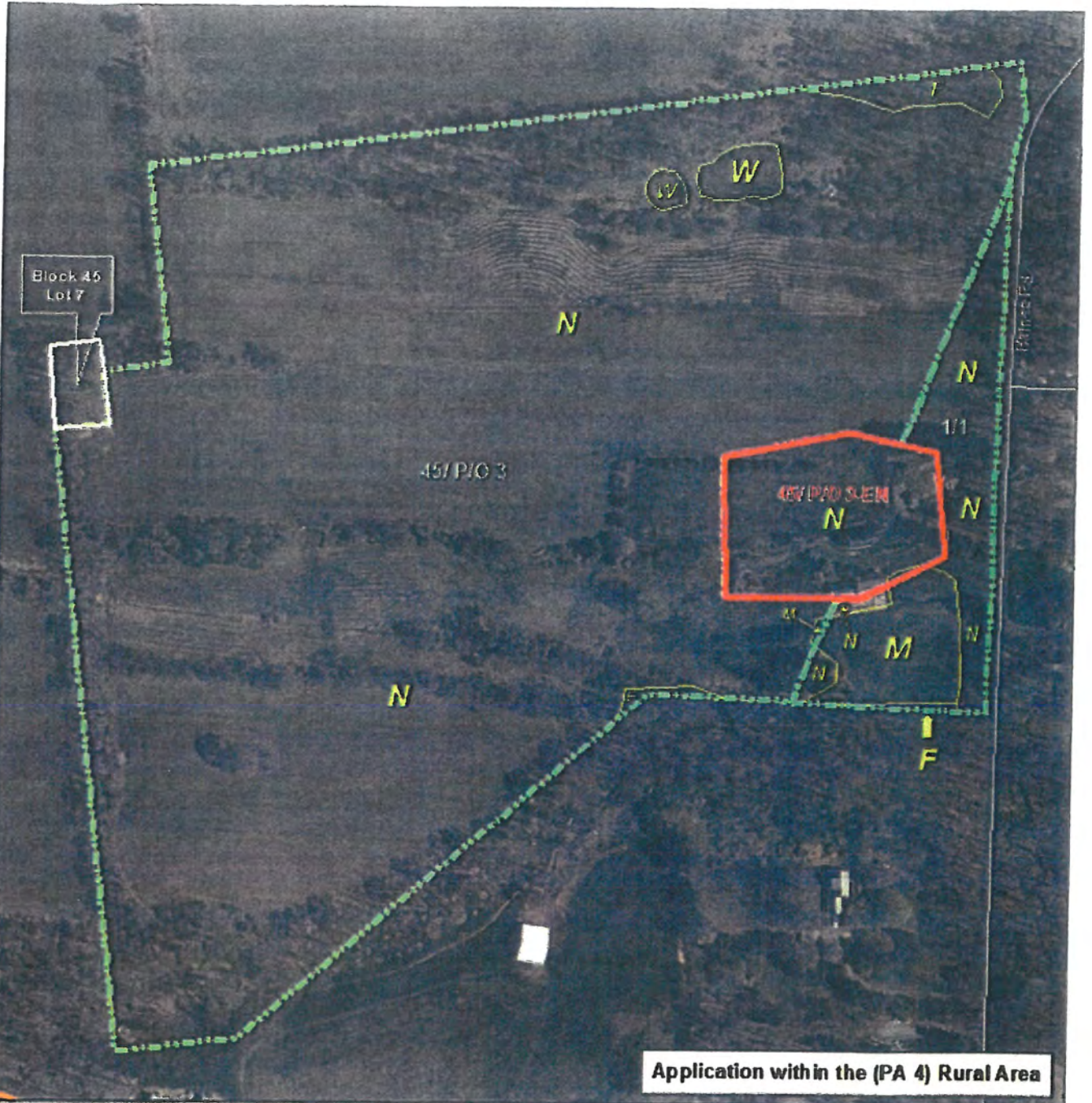
Date

Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES





X:\coun\ea\huncoc\proj\sch\Wetlands\_Martin, Timothy & Katharine for w.mxd

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

Martin, Timothy and Katharine  
Delaware Twp. - Block 45 Lots P/O 3 (32.1 ac) &  
P/O 3-EN (non-severable exceptions - 1.8 ac)  
& East Amwell - Block 1 Lot 1 (2.4 ac)  
Gross Total = 36.3 ac  
Hunterdon County



**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Seasonal Data  
NJDEP Wetlands Data  
NJDEP 2001 22' Buffer Aerial Imagery

NO WARRANTY. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geographic location of a map or layer in this data layer are approximate and were developed primarily for planning purposes. The geographic accuracy and precision of the GIS data contained in this file and map shall not be intended to be relied upon for matters requiring definition and location of true ground boundaries and/or other matters as could be ascertained by an actual ground survey and/or a duly licensed Professional Land Surveyor.



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

Wetlands Legend  
E - Freshwater Wetlands  
L - Linear Wetlands  
A - Wetlands Reserved for Agriculture  
T - Tidal Wetlands  
M - Marsh Wetlands  
B - 200 Buffer  
W - Water



# Preserved Farms and Active Applications Within Two Miles

X:\counties\huncoc\projects\Martin, Timothy & Katharine 2mile.mxd



Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Martin, Timothy and Katharine  
Delaware Twp. - Block 45 Lots P/O 3 (32.1 ac) &  
P/O 3-EN (non-severable exceptions - 1.8 ac)  
& East Amwell - Block 1 Lot 1 (2.4 ac)  
Gross Total = 36.3 ac  
Hunterdon County



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

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

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJOT/OGIS 2010 Digital Aerial Image





State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Martin, Timothy & Katharine  
10- 0422-PG  
County PIG Program  
35 Acres

Block 45	Lot 3	Delaware Twp.	Hunterdon County
Block 1	Lot 1	East Amwell Twp.	Hunterdon County
<b>SOILS:</b>		Other	2% * 0 = .00
		Prime	18% * .15 = 2.70
		Statewide	80% * .1 = 8.00
			<b>SOIL SCORE: 10.70</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	72% * .15 = 10.80
		Other	1% * 0 = .00
		Wetlands	1% * 0 = .00
		Woodlands	26% * 0 = .00
			<b>TILLABLE SOILS SCORE: 10.80</b>
<b>FARM USE:</b>	Hay		25 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st (1.8) acres for For future flexibility  
Exception is not to be severed from Premises  
Exception is to be limited to one existing single family residential unit(s) and one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2019R1(3)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
Morris County  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of  
Williams, Donald, Douglas, Dorothy, Marie ("Owners")  
Mount Olive Township, Morris County**

N.J.A.C. 2:76-17 et seq.  
SADC ID# 14-0129-PG

January 24, 2019

WHEREAS, on May 22, 2014, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Morris 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, Morris County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on February 17, 2017 the SADC received an application for the sale of a development easement from Morris County for the subject farm identified as Block 5002, Lot 10, Mount Olive Township, Morris County, totaling approximately 40.82 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1), approximately two acre non-severable exception area for and limited to 1 future single family residential unit resulting in approximately 38.82 net acres to be preserved; and

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

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

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



WHEREAS, the Property has a quality score of 58.73 which exceeds 46, which is 70% of the County's average quality score as determined by the SADC on July 28, 2016; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on August 2, 2017 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on March 22, 2018 the SADC certified a development easement value of \$27,000 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$1,000 per acre based on zoning and environmental regulations in place as of the current valuation date of September 30, 2017; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$30,900 per acre for the development easement for the Property which is (higher than the certified easement, but not higher than the highest appraised value of \$30,900); and

WHEREAS, on December 17, 2018 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 21, 2018, the Mount Olive Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on December 13, 2018, the Morris County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 19, 2018, the County of Morris passed a resolution granting final approval and a commitment of funding for \$14,700 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 38.82 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$628,884	(\$16,200/acre) based on certified value of \$27,000/acre
<u>Morris County</u>	<u>\$570,654</u>	<u>(\$14,700/acre) based on county offer of \$30,900/acre</u>
Total Easement Purchase	\$1,199,538	(\$30,900/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, Morris County is requesting \$303,340 in base grant and \$325,544 in competitive grant funding which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to Morris County for the purchase of a development easement on the Property, comprising approximately 38.82 net easement acres, at a State cost share of \$16,200 per acre, (60% of certified easement value and purchase price), for a total grant of approximately \$628,884 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
4. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. The SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019



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Date

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Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES





X:\counties\mrc\projects\Williams\_Donald\_Douglas\_Dorothy\_and\_Marie\_fwv.mxd

**Application within the Highlands Preservation Area**

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

**Williams, Donald, Douglas, Dorothy and Marie**  
**Block 5002 Lots P/O 10 (38.8 ac)**  
**& P/O 10-EN (non-severable exception – 2.0 ac)**  
**Gross Total = 40.8 Ac.**  
**Mt. Olive Twp. Morris County**



**Sources:**  
 NJ Farmland Preservation Program  
 Green Acres Conservation Easement Data  
 NJDEP Wetlands Data  
 NJ Highlands Council Data  
 NHT/DOHS 2015 Digital Aerial Image

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

	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	300 ft Buffered Wetlands
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Municipal, County and Non-Profit Preserved Open Space

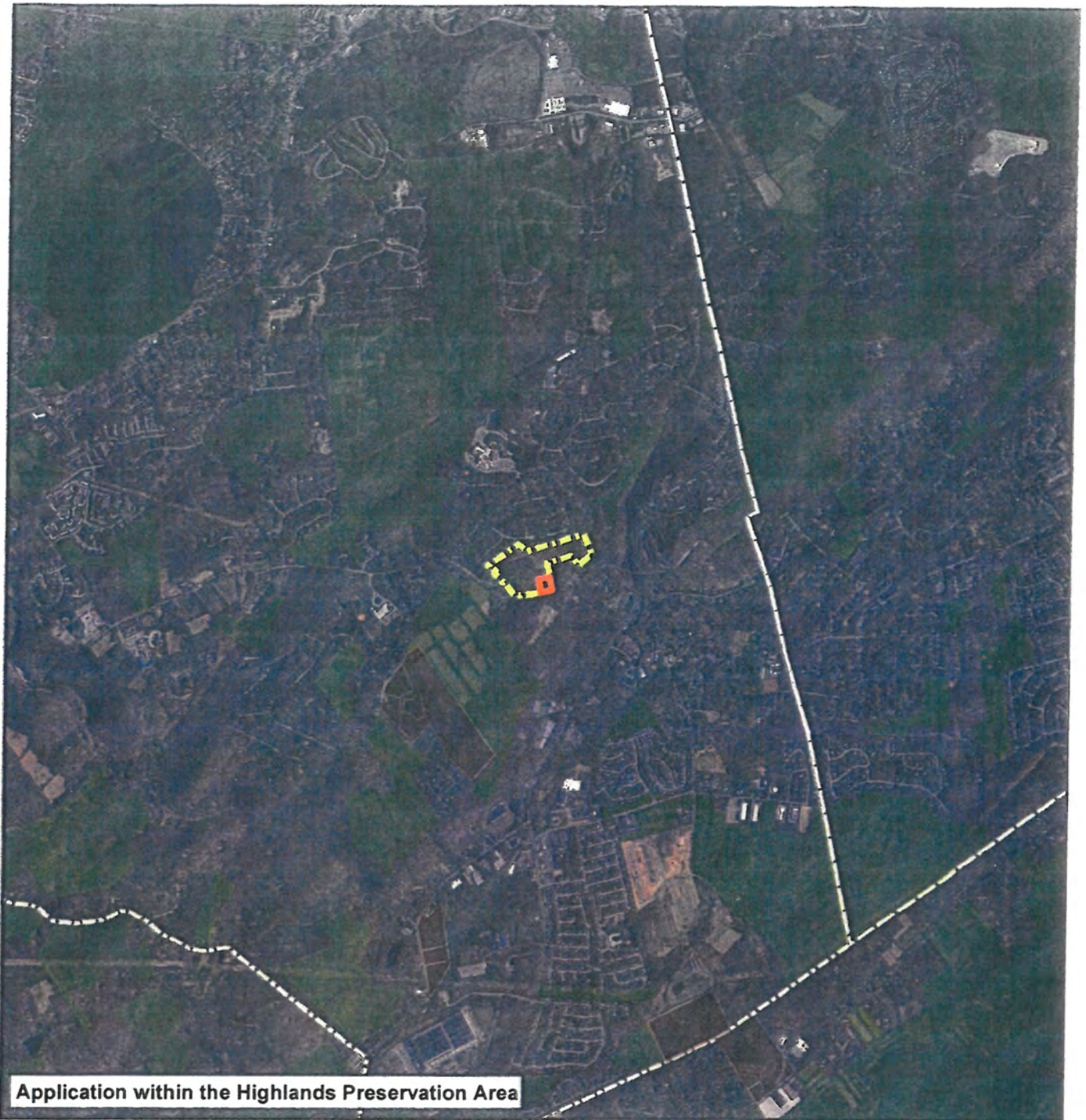
**Wetlands Legend:**  
 F - Freshwater Wetlands  
 L - Linear Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Tidal Wetlands  
 H - Non-Wetlands  
 B - 300' Buffer  
 W - Water





# Preserved Farms and Active Applications Within Two Miles

X:\counties\morco\projects\Williams\_Donald\_Douglas\_Dorothy\_and\_Marie\_2mile.mxd



Application within the Highlands Preservation Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Williams, Donald, Douglas, Dorothy and Marie  
Block 5002 Lots P/O 10 (38.8 ac)  
& P/O 10-EN (non-severable exception – 2.0 ac)  
Gross Total = 40.8 Ac.  
Mt. Olive Twp. Morris County

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



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

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJCHT/DCES 2015 Digital Aerial Image

June 16, 2017





Schedule C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Williams, Donald, Douglas, Dorothy & Marie  
14- 0129-PG  
County PIG Program  
39 Acres

Block 5002	Lot 20	Mount Olive Twp.	Morris County	
<b>SOILS:</b>		Other	18% * 0	= .00
		Prime	60% * .15	= 9.00
		Statewide	22% * .1	= 2.20
				<b>SOIL SCORE: 11.20</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	54% * .15	= 8.10
		Wetlands	13% * 0	= .00
		Woodlands	33% * 0	= .00
				<b>TILLABLE SOILS SCORE: 8.10</b>
<b>FARM USE:</b>	Corn-Cash Grain		7 acres	
	Wheat-Cash Grain		31 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st two (2) acres for Future dwelling
    - Exception is not to be severed from Premises
    - Exception is to be limited to one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2019R1(4)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
Salem County  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of  
Moore, John J. & Lori A. ("Owners")  
Mannington Township, Salem County**

N.J.A.C. 2:76-17 et seq.  
SADC ID#17-0194-PG

January 24, 2019

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Salem 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, Salem County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on December 5, 2017, the SADC received an application for the sale of a development easement from Salem County for the subject farm identified as Block 3, Lot 9, Mannington Township, Salem County, totaling approximately 67.4 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Salem County's #2 Project Area; and

WHEREAS, the Property includes one (1), approximately 3 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 64.4 net acres to be preserved; and

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

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

WHEREAS, the Owners read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property has a quality score of 67.22 which exceeds 47, which is 70% of the County's average quality score as determined by the SADC July 28, 2016; and



WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on January 4, 2018, it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 27, 2018, the SADC certified a development easement value of \$5,200 per acre based on zoning and environmental regulations in place as of the current valuation date June 22, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$5,200 per acre for the development easement for the Property; and

WHEREAS, on October 2, 2018, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 22, 2018, the Mannington Township Committee approved the application for the sale of development easement but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 24, 2018, the Salem County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 17, 2018, the County of Salem passed a resolution granting final approval and a commitment of funding for \$1,700 per acre to cover the local cost share, and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 66.33 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 66.33 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$232,155	(\$3,500/acre)
<u>Salem County</u>	<u>\$112,761</u>	<u>(\$1,700/acre)</u>
Total Easement Purchase	\$344,916	(\$5,200/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, Salem County is requesting \$232,155 in competitive grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and

consistent with the provisions of N.I.A.C. 2:76-6.11;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to Salem County for the purchase of a development easement on the Property, comprising approximately 66.33 net easement acres, at a State cost share of \$3,500 per acre, (67.31% of certified easement value and purchase price), for a total grant of approximately \$232,155 pursuant to N.I.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
4. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. The SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.I.A.C. 2:76-6.18; and
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

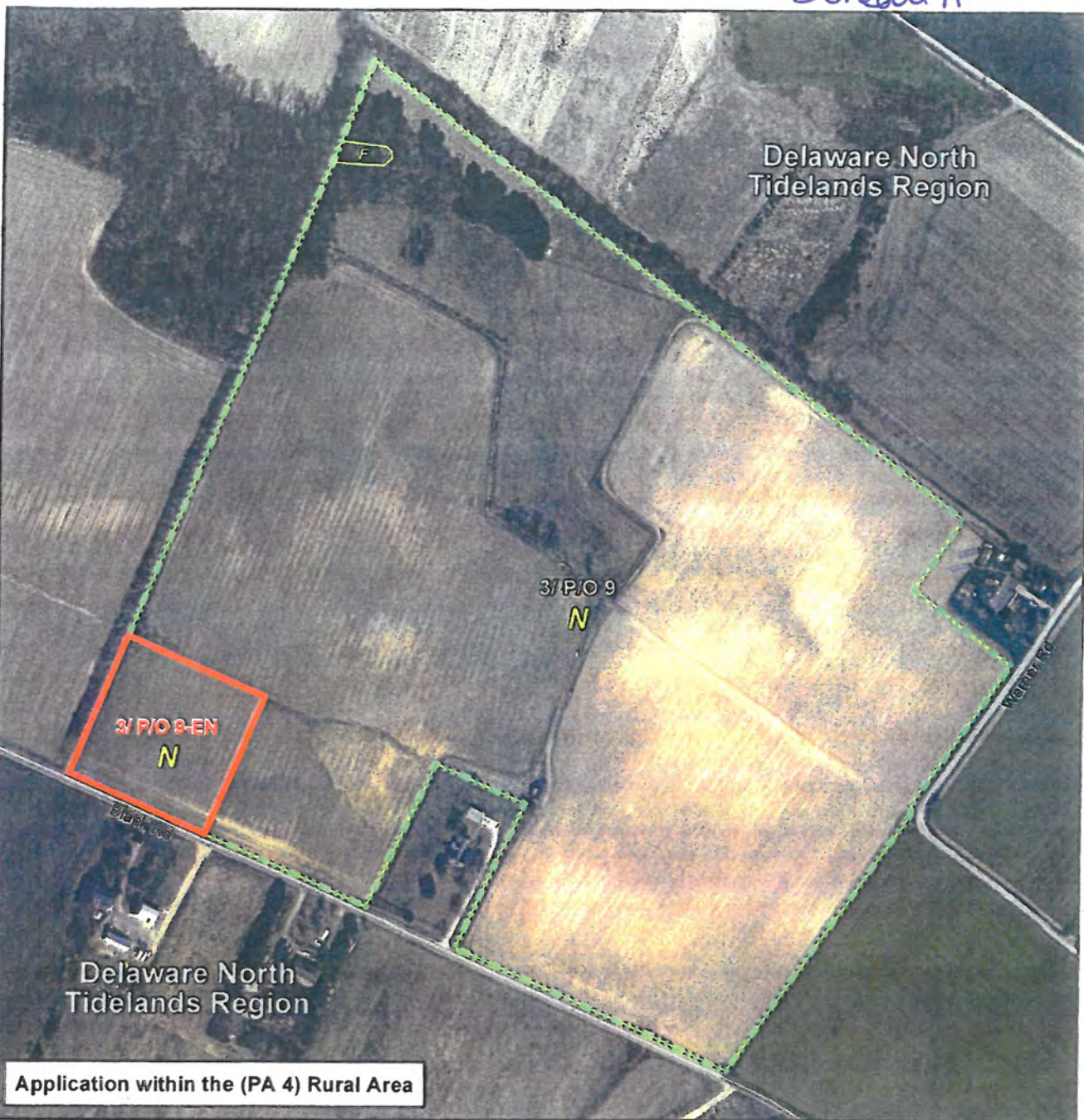
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Wetlands

Schedule A



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Moore, John J. and Lori A.  
Block 3 Lots P/O 9 (64.4 ac)  
P/O 9-EN (non-severable exception - 3.0 ac)  
Gross Total = 67.4 ac  
Mannington Twp., Salem County



**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJDEP Wetlands Data  
NJGIT/OGIS 2015 Digital Aerial Image

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

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

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



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



# Preserved Farms and Active Applications Within Two Miles

X:\counties\alco\projects\Moore\_J\_and\_Lori\_A\_2mile.mxd



Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Moore, John J. and Lori A.  
 Block 3 Lots P/O 9 (64.4 ac)  
 P/O 9-EN (non-severable exception - 3.0 ac)  
 Gross Total = 67.4 ac  
 Mannington Twp., Salem County



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

Sources:  
 NJ Farmland Preservation Program  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2015 Digital Aerial Image  
 December 20, 2017

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





State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Moore John J. & Lori A.  
17- 0194-PG  
County PIG Program  
64 Acres

Block 3	Lot 9	Mannington Twp.	Salem County
<b>SOILS:</b>		Prime	98% * .15 = 1.35
		Statewide	91% * .1 = 9.10
			<b>SOIL SCORE: 10.45</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	97% * .15 = 14.55
		Woodlands	3% * 0 = .00
			<b>TILLABLE SOILS SCORE: 14.55</b>
<b>FARM USE:</b>		Corn-Cash Grain	20 acres
		Soybeans-Cash Grain	29 acres
		Horse & Other Equine	3 acres
		Vegetable & Melons	4 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st three (3) acres for Future Single Family Residence  
Exception is not to be severed from Premises  
Exception is to be limited to one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2019R1(5)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
Salem County  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of  
Melchert, Richard H. (Lot 4) ("Owner")  
Upper Pittsgrove Township, Salem County**

N.J.A.C. 2:76-17 et seq.  
SADC ID#17-0195-PG

**January 24, 2019**

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Salem 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, Salem County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on December 12, 2017, the SADC received an application for the sale of a development easement from Salem County for the subject farm identified as Block 76, Lot 4 and 4.02, Upper Pittsgrove Township, Salem County, totaling approximately 77.3 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Salem County's #1 Project Area; and

WHEREAS, the Property includes zero (0) exceptions, zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

WHEREAS, the Owner read and signed SADC Guidance Documents regarding, Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property has a quality score of 76.14 which exceeds 47, which is 70% of the County's average quality score as determined by the SADC July 28, 2016; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on February 2, 2018, it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and



WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 27, 2018, the SADC certified a development easement value of \$7,600 per acre based on zoning and environmental regulations in place as of the current valuation date June 22, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$7,600 per acre for the development easement for the Property; and

WHEREAS, on October 2, 2018, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on October 9, 2018, the Upper Pittsgrove Township Committee approved the application for the sale of development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 24, 2018, the Salem County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 17, 2018, the County of Salem passed a resolution granting final approval and a commitment of funding for \$2,900 per acre to cover the local cost share; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 79.62 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 79.62 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$374,214	(\$4,700/acre)
<u>Salem County</u>	<u>\$230,898</u>	<u>(\$2,900/acre)</u>
Total Easement Purchase	\$605,112	(\$7,600/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, Salem County is requesting \$374,214 in competitive grant funding which is available at this time (Schedule B); and

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

## NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to Salem County for the purchase of a development easement on the Property, comprising approximately 79.62 net easement acres, at a State cost share of \$4,700 per acre, (61.84% of certified easement value and purchase price), for a total grant of approximately \$374,214 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
4. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. The SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019

\_\_\_\_\_  
Date



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

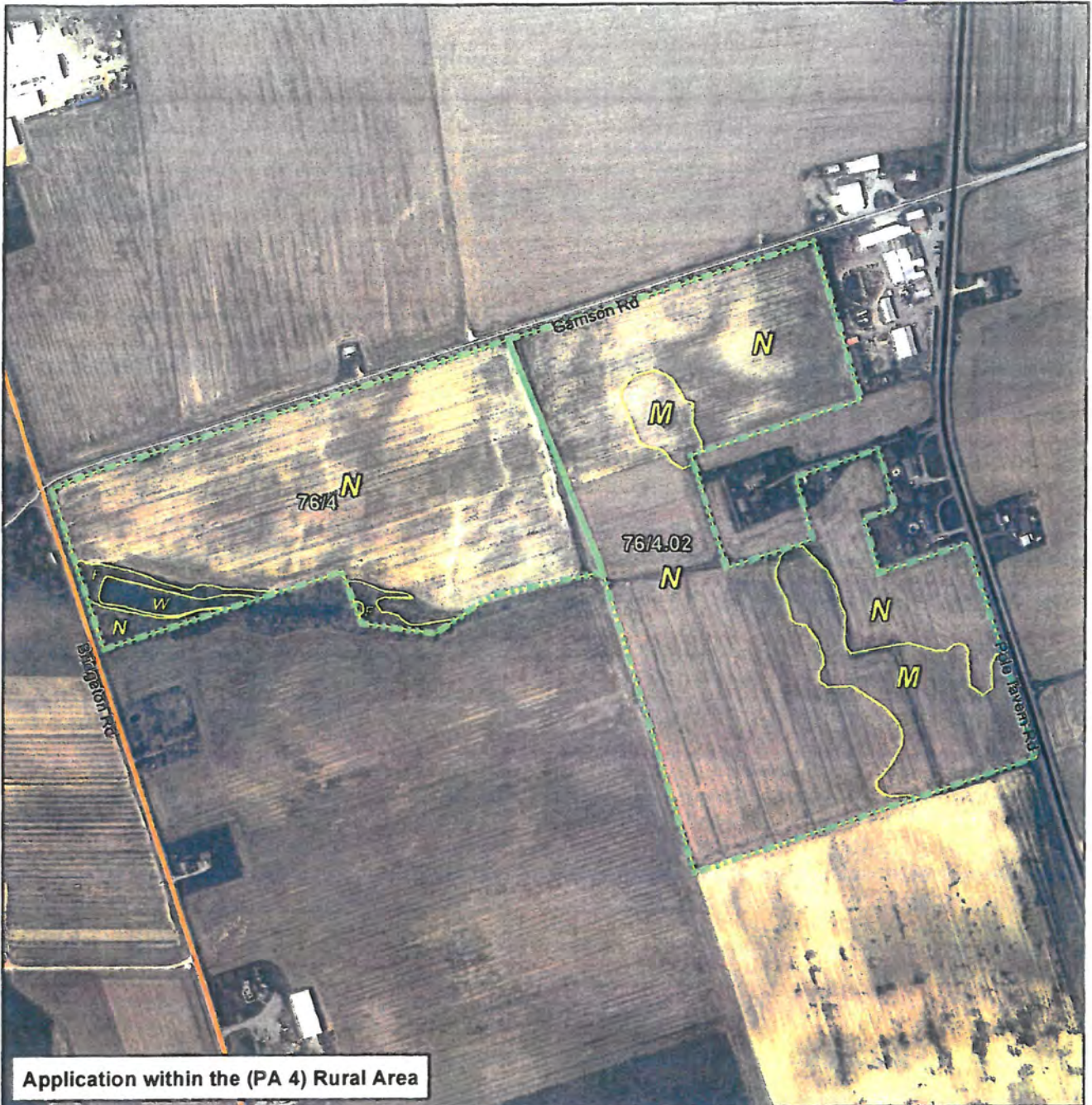
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Wetlands

Schedule A



X:\counties\sa\lco\projects\Melchert, Richard H (Lot 4) fww.mxd

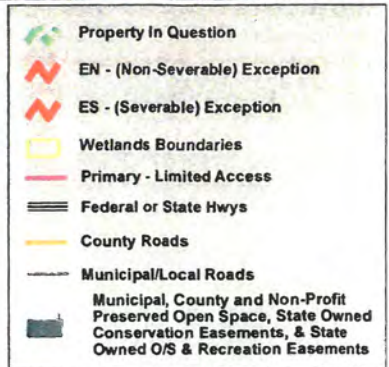
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Melchert, Richard H. (Lot 4)  
Block 76 Lots 4 (29.0 ac) & 4.02 (48.3 ac)  
Gross Total = 77.3 ac  
Upper Pittsgrove Twp., Salem County



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJDEP Wetlands Data  
NJOT/OGIS 2015 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The 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



# Preserved Farms and Active Applications Within Two Miles

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Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Melchert, Richard H. (Lot 4)  
Block 76 Lots 4 (29.0 ac) & 4.02 (48.3 ac)  
Gross Total = 77.3 ac  
Upper Pittsgrove Twp., Salem County

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



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJOT/OGIS 2015 Digital Aerial Image

January 25, 2018

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







Donek to C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Melchert, Richard H. (Lot 4)  
17- 0195-PG  
County PIG Program  
77 Acres

Block 76 Lot 4 Upper Pittsgrove Twp. Salem County  
Block 76 Lot 4.02 Upper Pittsgrove Twp. Salem County

<b>SOILS:</b>	Other	3% * 0	=	.00
	Prime	82% * .15	=	12.30
	Statewide	15% * .1	=	1.50
				<b>SOIL SCORE: 13.80</b>

<b>TILLABLE SOILS:</b>	Cropland Harvested	94% * .15	=	14.10
	Other	3% * 0	=	.00
	Wetlands	3% * 0	=	.00
				<b>TILLABLE SOILS SCORE: 14.10</b>

**FARM USE:** Corn-Cash Grain 30 acres  
Vegetable & Melons 18 acres

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2019R1(6)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**Salem County**  
**for the**  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of**  
**Harris, Howard Grant & Elizabeth ("Owners")**  
**Pilesgrove Township, Salem County**

N.J.A.C. 2:76-17 et seq.  
SADC ID#17-0186-PG

January 24, 2018

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Salem 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, Salem County received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on July 20, 2017, the SADC received an application for the sale of a development easement from Salem County for the subject farm identified as Block 25, Lot 1.09, Pilesgrove Township, Salem County, totaling approximately 196 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Salem County's Project Area #3; and

WHEREAS, the Property includes one (1), approximately 115.5 acre severable conservation exception area that has been preserved through the Natural Resource Conservation Service (NRCS) under the Grassland Reserve Easement (GRE) Program and limited to zero (0) future residential opportunity resulting in approximately 80.5 net acres to be preserved; and

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

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

WHEREAS, the Owners read and signed SADC Guidance Documents regarding ALE Grants, Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property has a quality score of 68.54 which exceeds 47, which is 70% of the County's average quality score as determined by the SADC July 28, 2016; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on January 11, 2018, it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on September 27, 2018, the SADC certified a development easement value of \$6,250 per acre based on zoning and environmental regulations in place as of the current valuation date June 22, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,250 per acre for the development easement for the Property; and

WHEREAS, a parcel application was submitted by the New Jersey Conservation Foundation (NJCF) to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS), Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE) grant; and

WHEREAS, the NRCS has determined that the Property and Landowner qualified for ALE grant funds; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including no future division of the premises and a 5.33% maximum impervious coverage restriction (approximately 4.29 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, at this time the ALE approved current easement value has not been finalized, therefore, the estimated ALE grant of \$3,125 per acre (50% of \$6,250) or approximately \$251,562.50 in total ALE funds will be utilized; and

WHEREAS, should alternate ALE funding or other federal funding become available from other funding years or through other qualified entities such as the SADC, a Nonprofit organization, or County it may be utilized if such funding benefits the easement acquisition and/or the successful use of ALE funding; and

WHEREAS, due to a shortage of available funds this final approval is conditioned upon ALE funding in an amount sufficient enough to cover the County and Township's cost share and any remaining funds will be used to offset the SADC grant needs; and

WHEREAS, on October 2, 2018, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 13, 2018, the Pilesgrove Township Committee approved the application for the sale of development easement but is not participating financially in the easement purchase due to the anticipated receipt of the ALE funds; and



WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on October 24, 2018, the Salem County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on November 7, 2018, the County of Salem passed a resolution granting final approval, but is not participating financially in the easement purchase due to the anticipated receipt of ALE funds; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 82.92 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 82.92 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$333,753.00	(\$4,025/acre)
Salem County	\$ 92,248.50	(\$1,112.50/acre)
<u>Pilesgrove Township</u>	<u>\$ 92,248.50</u>	<u>(\$1,112.50/acre)</u>
Total Easement Purchase	\$518,250.00	(\$6,250/acre)

Estimated Cost share breakdown if the \$259,125 ALE Grant is finalized and applied:

	<u>Total</u>	<u>ALE \$</u>	<u>New Cost Share</u>	<u>Per/acre</u>
SADC	\$333,753.00	\$74,628.00	\$259,125	(\$3,125/acre)
Salem County	\$ 92,248.50	\$92,248.50	\$0	
Pilesgrove Township	\$ 92,248.50	\$92,248.50	\$0	
<u>ALE Grant</u>			<u>\$259,125</u>	<u>(\$3,125/acre)</u>
TOTAL	\$518,250	\$259,125	\$518,250	(\$6,250/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, Salem County is requesting \$259,125 in competitive grant funding which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to Salem County for the purchase of a development easement on the Property, comprising approximately 82.92 net easement acres, at a State cost share of \$3,125 per acre, (50% of certified easement value and

purchase price), for a total grant of approximately \$259,125 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).

3. This approval is conditioned upon receipt of ALE funds sufficient enough to cover the Township and County's cost share or in absence of ALE funding a resolution by the Township and the County Board of Chosen Freeholder's to commit the funds needed to cover the Township's and County's cost share.
4. If ALE funding is secured and approved for use by the SADC, said funding will first be used to reduce the county and municipal cost share and then, with the remaining funds (estimated \$74,628), reduce the SADC's cost share. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant fund).
5. If unencumbered base grant funds become available subsequent to this final approval and prior to the County's execution of a Grant Agreement, the SADC shall utilize those funds before utilizing competitive funding.
6. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
7. The SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries as identified in Policy P-3-C.
8. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18; and
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC; and
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019

Date

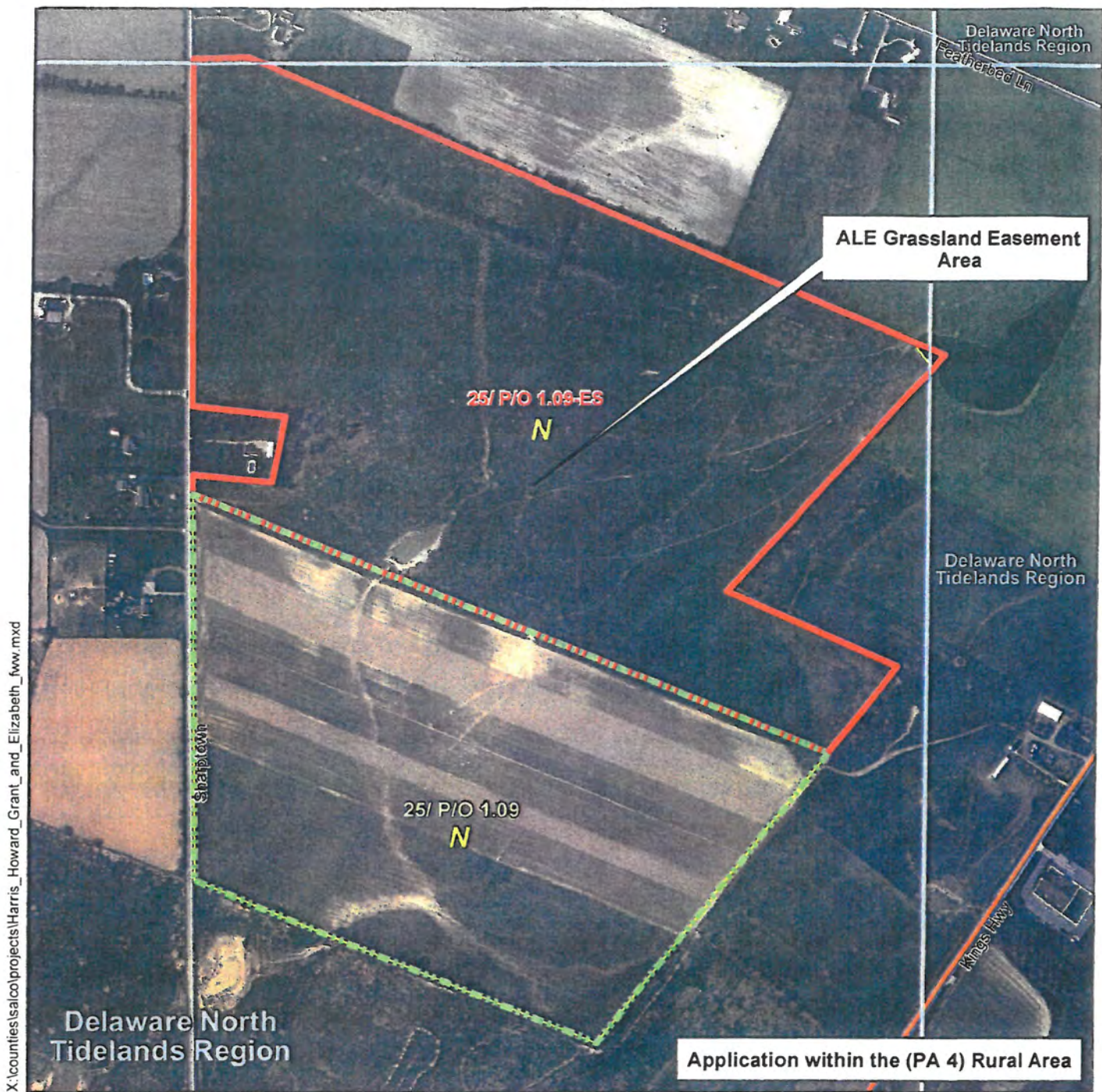


Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES





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

Harris, Howard Grant and Elizabeth  
Block 25 Lots P/O 1.09 (80.5 ac)  
and P/O 1.09-EN (severable exception - 115.5 ac)  
Gross Total = 196.0 ac  
Pilesgrove Twp., Salem County



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

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

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The 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.

Application within the (PA 4) Rural Area

	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
<b>Tidelands Boundary</b>	
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned OS & Recreation Easements

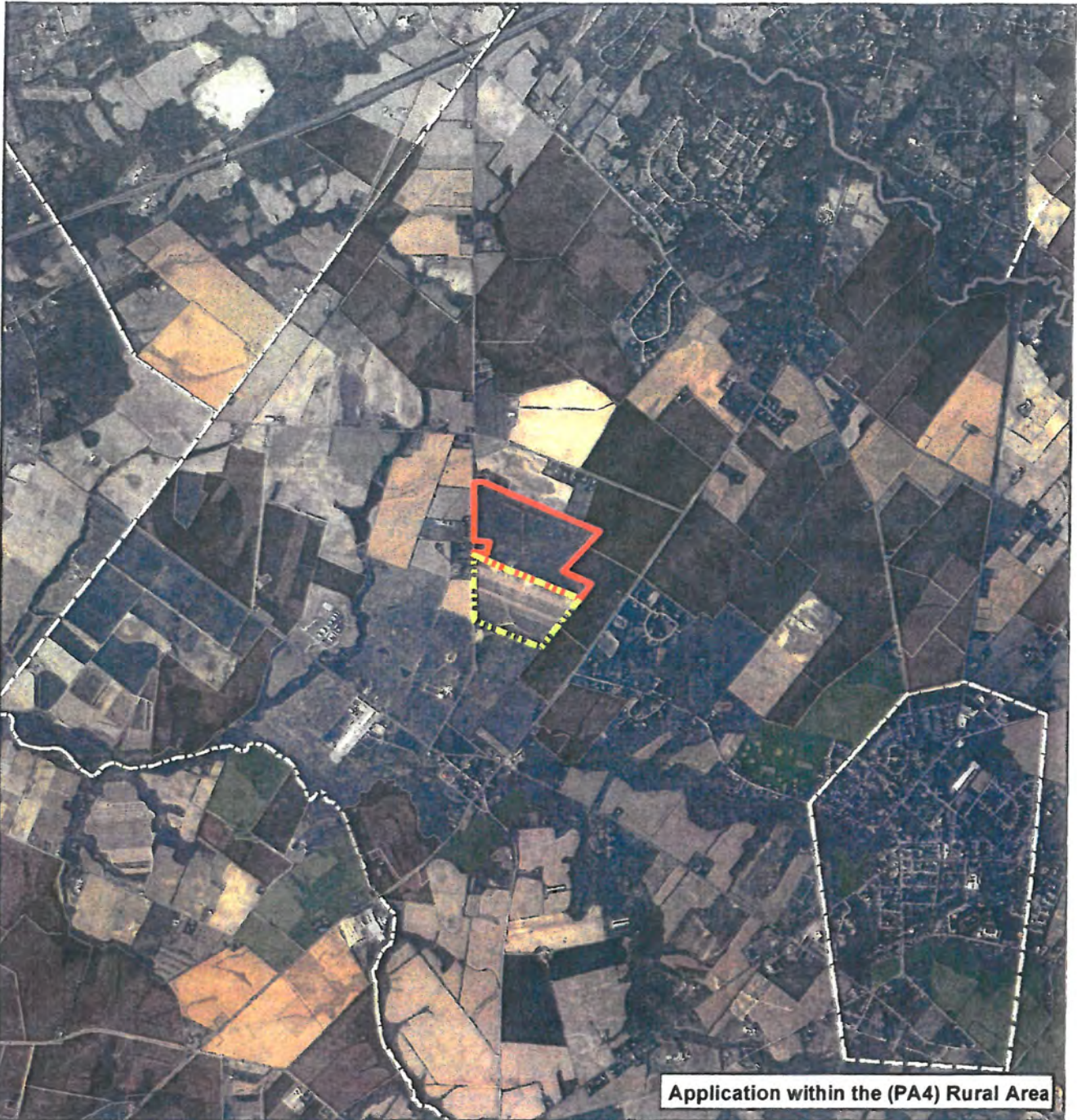
**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water





# Preserved Farms and Active Applications Within Two Miles

X:\counties\alco\projects\Harris\_Howard\_Grant\_and\_Elizabeth\_2mile.mxd

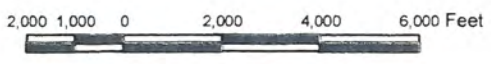


Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Harris, Howard Grant and Elizabeth  
Block 25 Lots P/O 1.09 (80.5 ac)  
and P/O 1.09-EN (severable exception - 115.5 ac)  
Gross Total = 196.0 ac  
Pilesgrove Twp., Salem County

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



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







State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Harris, Howard Grant & Elizabeth  
17- 0186-PG  
County PIG Program  
81 Acres

Block 25	Lot 1.09	Pilesgrove Twp.	Salem County	
<b>SOILS:</b>		Prime	98.5% * .15	= 14.78
		Statewide	1.5% * .1	= .15
				<b>SOIL SCORE: 14.93</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	100% + .15	= 15.00
				<b>TILLABLE SOILS SCORE: 15.00</b>
<b>FARM USE:</b>		Corn-Cash Grain	60 acres	
		Hay	20 acres	
		Beef Cattle Feedlots	20 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st (115.5) acres for ACEP Grasslands Conservation Easement  
Exception is severable  
Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2019R1(7)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
Holland Township  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of  
Rolph, Barbara J. (Maple Lane) ("Owner")  
Holland Township, Hunterdon County**

**N.J.A.C. 2:76-17A. et seq.  
SADC ID# 10-0411-PG**

**JANUARY 24, 2019**

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

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Holland Township received SADC approval of its FY2019 PIG Plan application annual update on May 24, 2018; and

WHEREAS, on April 20, 2017 the SADC received an application for the sale of a development easement from Hunterdon County for the subject farm identified as Block 17, Lot 19, Holland Township, Hunterdon County, totaling approximately 106 gross acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, Hunterdon County and Holland Township staff coordinated in the transfer of the application from the County Planning Incentive Grant program to the Municipal PIG program and on November 2, 2018 the SADC received notice from the Township requesting the transfer to the Municipal PIG program; and

WHEREAS, the targeted Property is located in Holland Township's Bunn Valley Project Area and the Highlands Planning Area; and

WHEREAS, the Property includes two (2), approximately 5 acre severable exception areas, each for and limited to one (1) future single family residential unit and one (1), approximately 5 acre nonseverable exception area for and limited to one (1) existing single family residence and to afford future flexibility of uses resulting in approximately 91 net acres to be preserved; and

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

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

WHEREAS, the Owner has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on March 16, 2018 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on October 25, 2018 the SADC certified a development easement value of \$4,100 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$2,400 per acre based on zoning and environmental regulations in place as of the current valuation date May, 2018; and

WHEREAS, the Owner accepted the Township's offer of \$4,100 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on November 20, 2018, the Holland Township Committee approved the application for the sale of development easement and a funding commitment of \$620 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on December 13, 2018, the Hunterdon County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on January 15, 2019, the County of Hunterdon passed a resolution granting final approval and a commitment of funding for \$620 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on approximately 91 net easement acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$260,260	(\$2,860/acre)
Hunterdon County	\$ 56,420	(\$ 620/acre)
<u>Holland Township</u>	<u>\$ 56,420</u>	<u>(\$ 620/acre)</u>
Total Easement Purchase	\$373,100	(\$4,100 /acre)

WHEREAS, Holland Township is requesting \$4,100 per acre or approximately \$260,260 and sufficient funds are available (Schedule B); and



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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to Holland Township for the purchase of a development easement on the Property, comprising approximately 91 net easement acres, at a State cost share of \$2,860 per acre, (69.76% of certified easement value and purchase price), for a total grant of approximately \$260,260 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Should additional funds be needed and grant funding be available the grant may be adjusted to utilize unencumbered grant funds.
4. The SADC will be providing its grant directly to Hunterdon County, and the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b).
5. The SADC's cost share grant to the Township for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
6. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019



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Date

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Susan E. Payne, Executive Director  
State Agriculture Development Committee

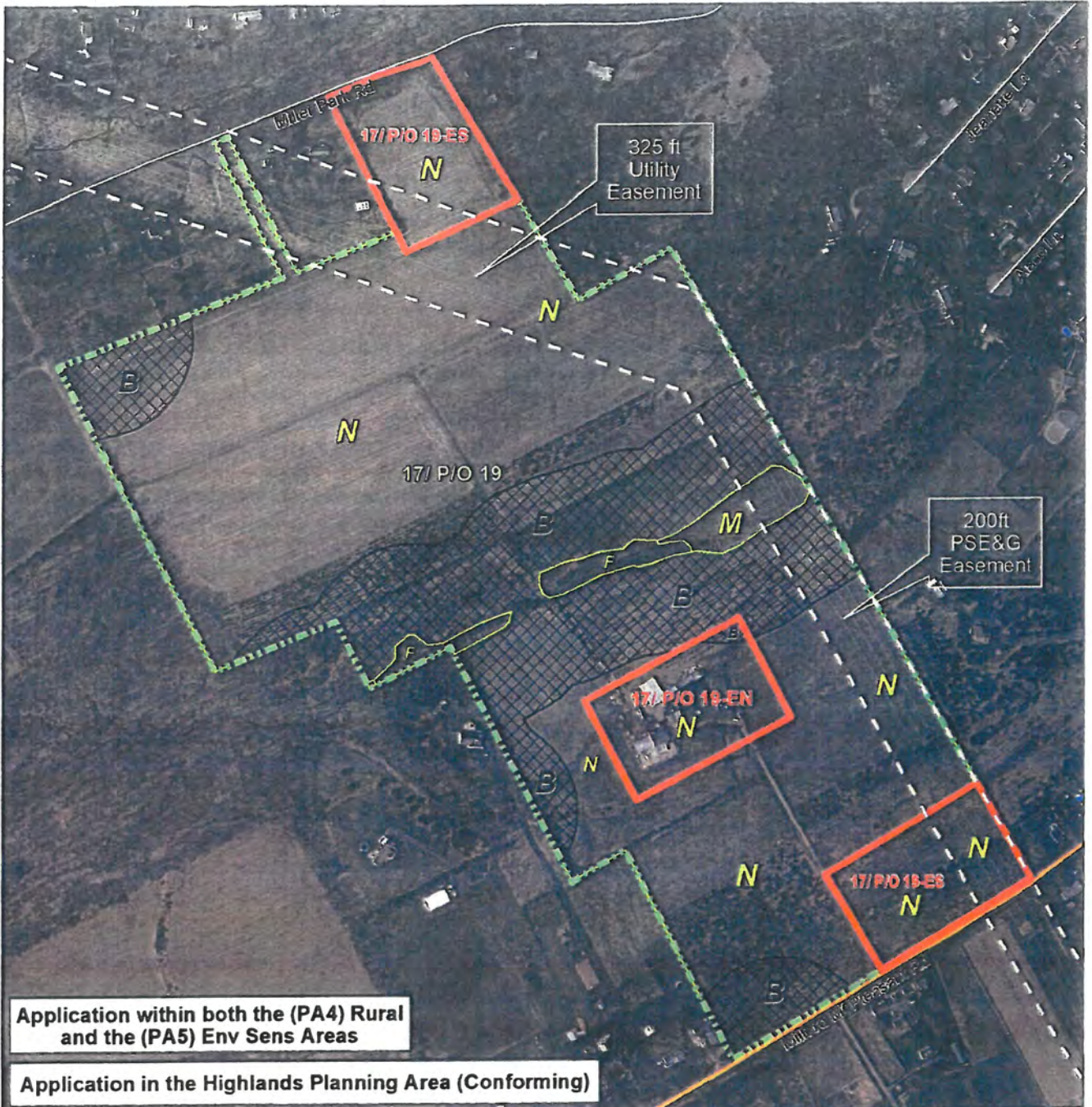
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Wetlands

Schedule A



X:\counties\hunco\projects\Rolph\_Barbara\_J\_(Maple\_Lane)\_fww\_buffers2.mxd

Application within both the (PA4) Rural and the (PA5) Env Sens Areas

Application in the Highlands Planning Area (Conforming)

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Cernecaro, Robert L. and Rolph, Barbara J. (Maple Lane)  
Block 17 Lots P/O 19 (91.0 ac); P/O 19-ES (severable exceptions - 5.0 & 5.0 ac)  
P/O 19-EN (non-severable exception - 5.0 ac)  
Gross Total = 106.0 ac  
Holland Twp., Hunterdon County



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

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJDEP Wetlands Data  
NJ Highlands Council Data  
NJGIT/OGIS 2015 Digital Aerial Image

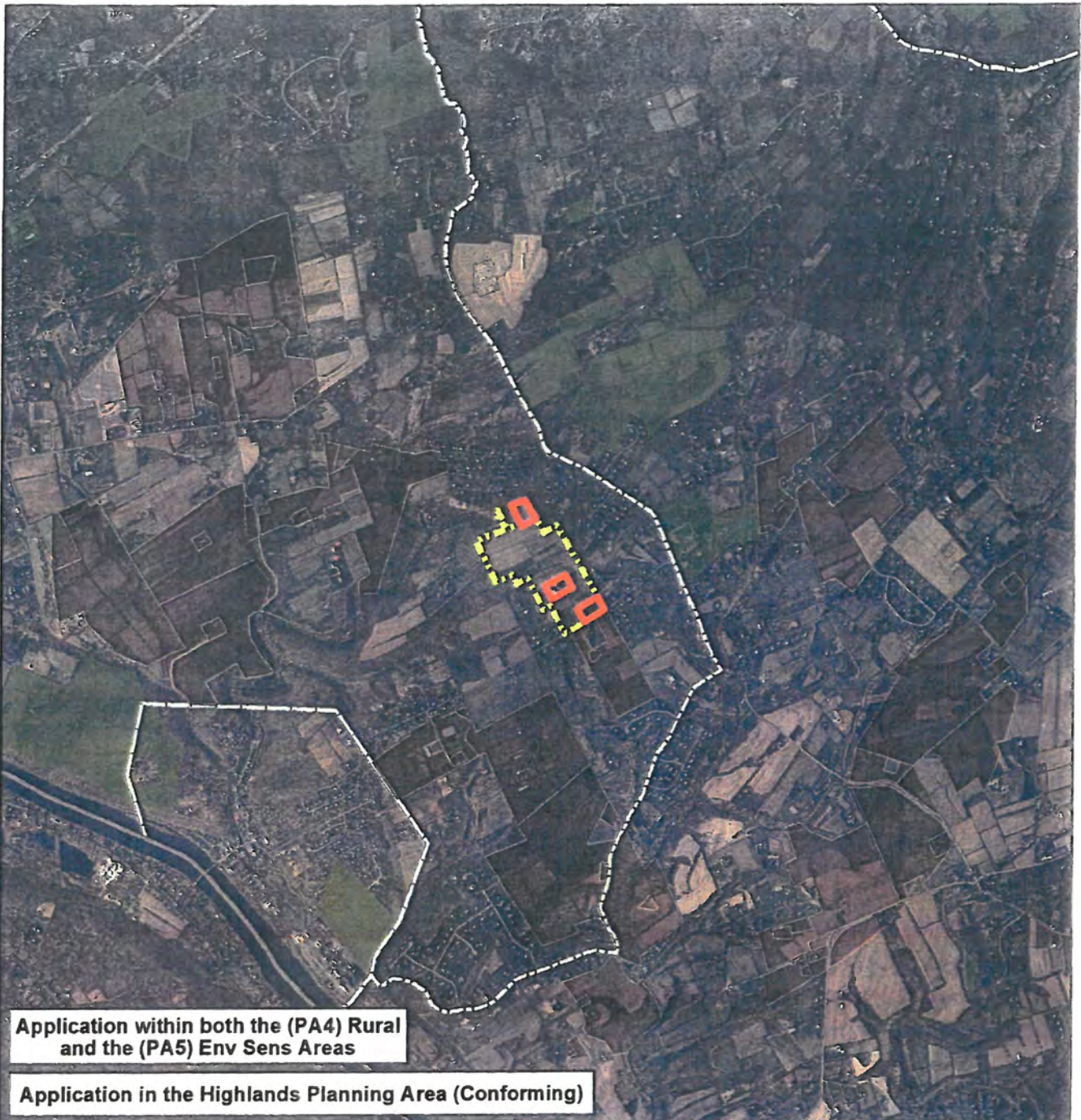
Wetlands Legend:  
F - Freshwater Wetlands  
L - Linear Wetlands  
T - Total Wetlands  
M - Wetlands Modified for Agriculture  
N - Non-Wetlands  
B - 300' Buffer  
W - Water

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.



# Preserved Farms and Active Applications Within Two Miles

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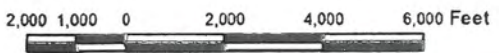


**Application within both the (PA4) Rural and the (PA5) Env Sens Areas**

**Application in the Highlands Planning Area (Conforming)**

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Rolph, Barbara J. (Maple Lane)  
 Block 17 Lots P/O 19 (91.0 ac); P/O 19-ES (severable exceptions - 5.0 & 5.0 ac)  
 P/O 19-EN (non-severable exception - 5.0 ac)  
 Gross Total = 106.0 ac  
 Holland Twp., Hunterdon County



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

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

Sources:  
 NJ Farmland Preservation Program  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2015 Digital Aerial Image

February 12, 2018





Schedule C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Rolph, Barbara J. (Maple Lane)  
10- 0411-PG  
PIG EP - Municipal 2007 Rule  
91 Acres

Block 17	Lot 19	Holland Twp.	Hunterdon County	
<b>SOILS:</b>		Other	9% * 0	= .00
		Prime	51% * .15	= 7.65
		Statewide	40% * 1	= 4.00
				<b>SOIL SCORE: 11.65</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	93% * .15	= 13.95
		Wetlands	1% * 0	= .00
		Woodlands	6% * 0	= .00
				<b>TILLABLE SOILS SCORE: 13.95</b>
<b>FARM USE:</b>	Hay		65 acres	

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st five (5) acres for Existing residence and farm building  
Exception is not to be severed from Premises  
Exception is to be limited to one existing single family residential unit(s)
    - 2nd five (5) acres for Future housing  
Exception is severable  
Exception is to be limited to one future single family residential unit(s)
    - 3rd five (5) acres for Future housing  
Exception is severable  
Exception is to be limited to one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as ammended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R1(8)

Final Review and Approval  
SADC Easement Purchase

On the Property of  
Barry, John A & Elizabeth A. ("Owners")

January 24, 2019

Subject Property: **Barry, John A & Elizabeth A. ("Owners")**  
Block 55, Lots 31 & 36  
Dennis Township, Cape May County  
SADC ID#: 06-0002-DE  
Approximately 64.8 Net Easement Acres

WHEREAS, on September 19, 2017, the State Agriculture Development Committee ("SADC") received a development easement sale application from John A and Elizabeth A Barry, hereinafter "Owners," identified as Block 55, Lots 31 & 36, Dennis Township, Cape May County, hereinafter "the Property," totaling approximately 65.8 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Property includes one (1), approximately 1 acre non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses resulting in approximately 64.8 net acres to be preserved; and

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

WHEREAS, at the time of application, the Property was in livestock and hay production, and the owners keep five horses for personal use; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 25, 2013, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Cape May County (minimum acreage of 36 and minimum quality score of 53) because it is approximately 64.8 net easement acres and has a quality score of 65.88; 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. 2:76-17.11, on September 27, 2018 the SADC certified a development easement value of \$4,800 per acre based on zoning and environmental regulations in place as of June 25, 2018; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$4,800 per acre; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$4,800 per acre for a total of approximately \$311,040 subject to the conditions contained in (Schedule B).
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
5. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to

acquire the development easement.

6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
7. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019



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Date

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Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Wetlands

SCHEDULE A



X:\counties\capco\projects\Barry, John A. & Elizabeth A. fww.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Barry, John A. & Elizabeth A.  
Block 55 Lots 31 (13.6 ac); P/O 36 (51.2 ac);  
& P/O 36-EN (non-severable exception - 1.0 ac)  
Gross Total = 65.8 ac  
Dennis Twp., Cape May County



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Pinelands National Reserve PA35/NR  
NJ DEP Wetlands Data  
NJOT/OGIS 2015 Digital Aerial Image

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Application within the (PA4b) Rural Env Sens Area  
Application within the Pinelands Reserve (PA32) Forest Area

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

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



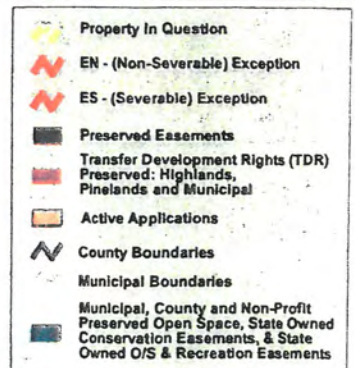
# Preserved Farms and Active Applications Within Two Miles

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Barry, John A, & Elizabeth A.  
Block 55 Lots 31 (13.6 ac); P/O 36 (51.2 ac);  
& P/O 36-EN (non-severable exception - 1.0 ac)  
Gross Total = 65.8 ac  
Dennis Twp., Cape May County



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

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJOIT/OGIS 2015 Digital Aerial Image

April 26, 2018

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Barry, John A. & Elizabeth A.  
Easement Purchase - SADC  
65 Acres

Block 55	Lot 31	Dennis Twp.	Cape May County		
Block 55	Lot 36	Dennis Twp.	Cape May County		
<b>SOILS:</b>		Prime	92% * .15	=	13.80
		Unique zero	8% * 0	=	.00
				<b>SOIL SCORE:</b>	<b>13.80</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	62% * .15	=	9.30
		Wetlands	19% * 0	=	.00
		Woodlands	19% * 0	=	.00
				<b>TILLABLE SOILS SCORE:</b>	<b>9.30</b>
<b>FARM USE:</b>	Hay		31 acres		
	Livestock Services (except veterinary)		18 acres		Grazing/pastured

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for Future flexibility of use
    - Exception is not to be severable from Premises
    - Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R1(9)

Final Review and Approval  
SADC Easement Purchase

On the Property of  
Garoppo, Judith A. & Pasquale F. Sr. ("Owners")

January 24, 2019

Subject Property: **Garoppo, Judith A. & Pasquale F. Sr. ("Owners")**  
Block 7101, Lot 45  
Franklin Township, Gloucester County  
SADC ID#: 08-0041-DE  
Approximately 114.4 Net Easement Acres

WHEREAS, on June 18, 2018, the State Agriculture Development Committee ("SADC") received a development easement sale application from Judith A. & Pasquale F. Sr. Garoppo, hereinafter "Owners," identified as Block 7101, Lot 45, Franklin Township, Gloucester County, hereinafter "the Property," totaling approximately 124.1 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Property includes one (1), approximately 8 acre severable exception area for and limited to zero residential opportunities and to afford future flexibility of uses and one (1), approximately 1.7 acre non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses, resulting in approximately 114.4 net acres to be preserved; and

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

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

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 25, 2013, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Owners accept leaves from the Municipality to incorporate into the soil; and

WHEREAS, the Option Agreement and Certification of Market Value (CMV) were, and this Final Approval is, conditioned on the Owners obtaining a NRCS approved farm conservation plan prior to settlement that will address soil and water resources on the farm to meet Natural Resource Conservation Service (NRCS) planning criteria, the agricultural basis for accepting the leaves and define the appropriate location and volume of leaves; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Gloucester County (minimum acreage of 55 and minimum quality score of 54) because it is approximately 114.4 net easement acres and has a quality score of 62.63; 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. 2:76-17.11, on December 6, 2018 the SADC certified a development easement value of \$3,200 per acre based on zoning and environmental regulations in place as of August 27, 2018; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$3,200 per acre; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$3,200 per acre for a total of approximately \$366,000 subject to the conditions contained in (Schedule B).
3. The Option Agreement and Certification of Market Value (CMV) were, and this Final Approval is, conditioned on the Owners obtaining a NRCS approved farm conservation plan prior to settlement that will address soil and water resources on the farm to meet Natural Resource Conservation Service (NRCS) planning criteria,

the agricultural basis for accepting the leaves and define the appropriate location and volume of leaves.

4. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019

Date

Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Wetlands



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

Garoppo, Judith A. & Pasquale F. Sr.  
 Block 7101 Lots P/O 45 (114.4 ac); P/O 45-ES (severable exception - 8.0 ac)  
 and P/O 45-EN (non-severable exception - 1.7 ac)  
 Gross Total = 124.1 ac  
 Franklin Twp., Gloucester County



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

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The 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.

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

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



# Preserved Farms and Active Applications Within Two Miles

X:\counties\gloco\projects\Garoppo, Judith & Pasquale F., Sr. 2mile2.mxd



Application within the Pinelands Rural Development Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Garoppo, Judith A. & Pasquale F. Sr.  
Block 7101 Lots P/O 45 (114.4 ac); P/O 45-ES (severable exception - 8.0 ac)  
and P/O 45-EN (non-severable exception - 1.7 ac)  
Gross Total = 124.1 ac  
Franklin Twp., Gloucester County



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

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

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJIT/OGIS 2015 Digital Aerial Image

July 6, 2018

State Agriculture Development Committee  
 SADC Final Review: Development Easement Purchase

Garoppo, Judith A. & Pasquale F. Sr.  
 Easement Purchase - SADC  
 114 Acres

Block 7101	Lot 45	Franklin Twp.	Gloucester County	
<b>SOILS:</b>		Other	5% * 0	= .00
		Prime	42% * .15	= 6.30
		Statewide	32% * .1	= 3.20
		Unique zero	21% * 0	= .00
				<b>SOIL SCORE: 9.50</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	69% * .15	= 10.35
		Wetlands	20% * 0	= .00
		Woodlands	11% * 0	= .00
				<b>TILLABLE SOILS SCORE: 10.35</b>
<b>FARM USE:</b>	Corn-Cash Grain		10 acres	
	Cash Grains		55 acres	Rye

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st eight (8) acres for Business - no housing opportunities  
 Exception is severable  
 Exception is to be limited to zero existing single family residential unit(s) and zero future single family residential unit(s)
    - 2nd (1.7) acres for flexibility with house and barns  
 Exception is not to be severable from Premises  
 Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    1. Owner to obtain a farm conservation plan prior to settlement to address soil and water resources on the farm to meet NRCS planning criteria. It will also address the agricultural need for the leaves being accepted and define the appropriate location and volume of leaves.
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2019R1(10)**

**Final Review and Approval  
SADC Easement Purchase**

**On the Property of  
Walter, John H. ("Owner")**

**January 24, 2018**

Subject Property: Walter, John H.  
Block 15, Lot 4 & 23  
Mannington Township, Salem County  
Block 10, Lot 10  
Alloway Township, Salem County  
SADC ID#:17-0329-DE  
Approximately 88.5 Net Easement Acres

WHEREAS, on September 26, 2017, the State Agriculture Development Committee ("SADC") received a development easement sale application from John H. Walter, hereinafter "Owner," identified as Block 15, Lots 4 & 23, Mannington Township, Salem County and Block 10, Lot 10, Alloway Township, Salem County, hereinafter "the Property," totaling approximately 91.5 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Property includes one (1), approximately 3 acre non-severable exception area for and limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 88.5 net acres to be preserved; and

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

WHEREAS, at the time of application, the Property was devoted to corn, pig, beef, sheep, chicken, and goat production; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 27, 2017, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, staff found that the Property, has a quality score of 70.50 and contains approximately 88.5 net acres; and

WHEREAS, the Property does not meet the SADC's minimum ranking criteria for the "Priority" category in Salem County which requires a quality score of at least 61 combined with at least 92 acres, however it is higher than the minimum quality score of 48 and 67 acres needed for an "Alternate" farm designation, therefore, this farm is categorized as an "Alternate" farm, requiring SADC preliminary approval; and

WHEREAS, on June 28, 2018, the SADC granted Preliminary Approval to this Application (Schedule C)

WHEREAS, pursuant to the Tier 3 category Direct Easement application selection procedure approved by the SADC on September 28, 2017, the SADC may utilize the "Partnership Pool" funding for farms that leverage SADC funds by utilizing non-SADC funding, including those that do not meet SADC's "Priority" criteria; and

WHEREAS, a parcel application was submitted by the SADC to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS), Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE) grant; and

WHEREAS, the NRCS has determined that the Property and Landowner qualified for ALE grant funds; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including no future division of the premises and a 5.33% maximum impervious coverage restriction (approximately 4.7 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, this final approval is conditioned upon receipt of an ALE grant in an amount equal or greater than 50% of the SADC's certified fair market value of the easement; and; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on December 6, 2018, the SADC certified a development easement value of \$5,700 per acre based on zoning and environmental regulations in place as of the current valuation date August 22, 2018; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$5,700 per acre; and

WHEREAS, at this time the ALE approved current easement value has not been finalized, therefore, the estimated ALE grant of \$2,850 per acre (50% of \$5,700) or approximately \$252,225 in total ALE funds will be utilized; and

WHEREAS, the Owner has read and signed SADC Guidance Documents regarding ALE Grants, Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$5,700 per acre for a total of approximately \$252,225 subject to the conditions contained in (Schedule B).
3. This final approval is conditioned upon receipt of an ALE grant in an amount equal or greater than 50% of the SADC's certified fair market value of the easement.
4. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved outside of any exception areas, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
5. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
6. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.



7. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
8. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019



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Date

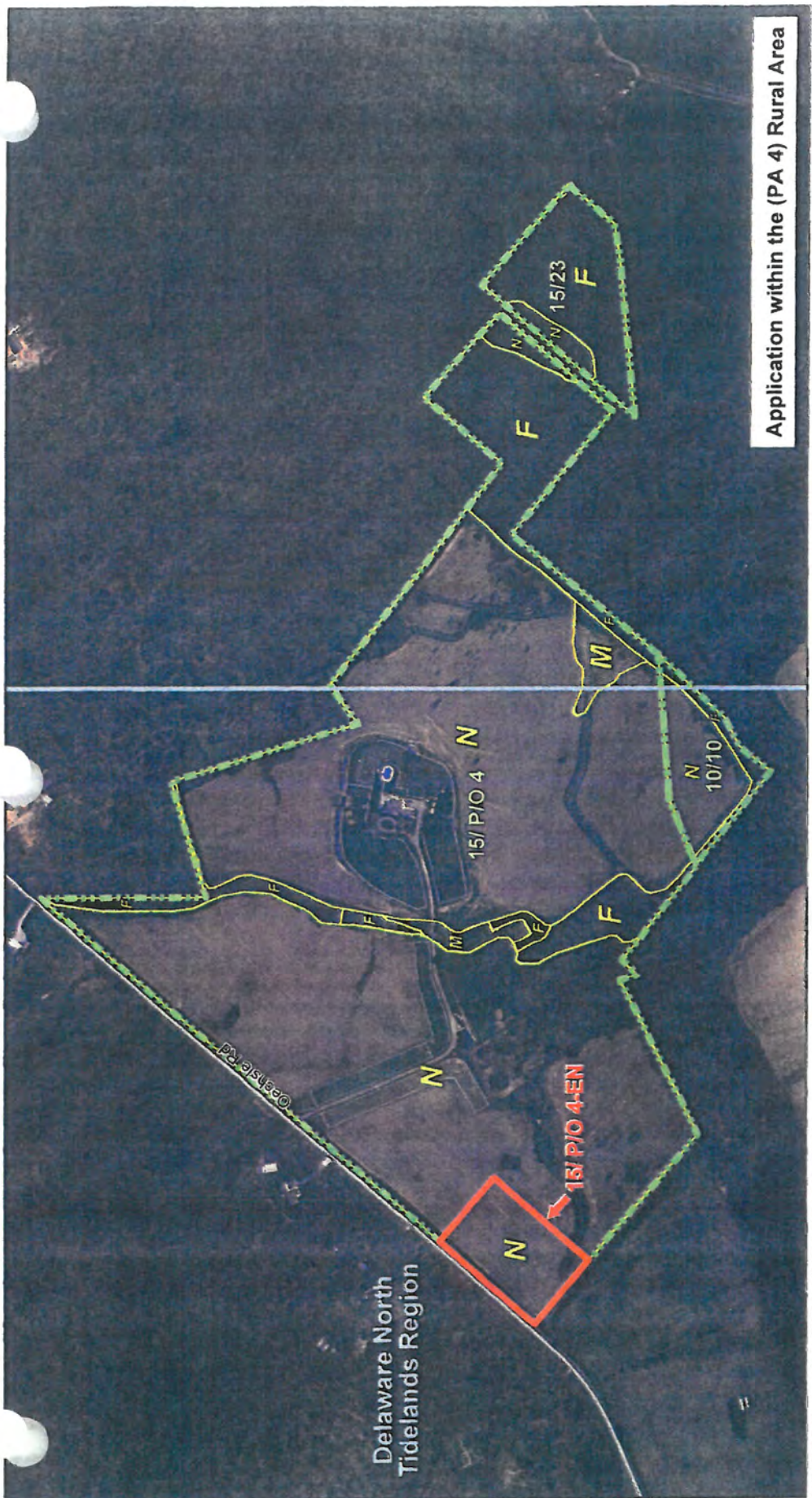
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Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Wetlands



Delaware North  
Tidelands Region

Application within the (PA 4) Rural Area

Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads
	Tidelands Boundary

Wetlands Legend:  
 F - Freshwater Wetlands  
 M - Linear Wetlands  
 L - Linear Wetlands  
 T - Total Wetlands  
 B - 300 Buffer  
 W - Water

Sources:  
 Wetland Preservation Program  
 Green Acres Conservation Easement Data  
 NJDOT Road Data  
 NJDOTGIS 2015 Digital Aerial Image



FARMLAND PRESERVATION PROGRAM  
 NJ State Agriculture Development Committee

Walter, John H.  
 Mannington Twp. - Block 15 Lots P/O 4 (80.4 ac);  
 P/O 4-EN (non-severable exception - 3.0 ac); & 23 (4.9 ac)  
 Alloway Twp. - Block 10 Lot 10 (3.2 ac)  
 Gross Total - 91.5 ac  
 Salem 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".  
 The linear features are not intended to be used as a general reference. Only NJDEP's Bureau  
 of Tidelands Management can perform an official determination of Tidelands/Riparian claims.

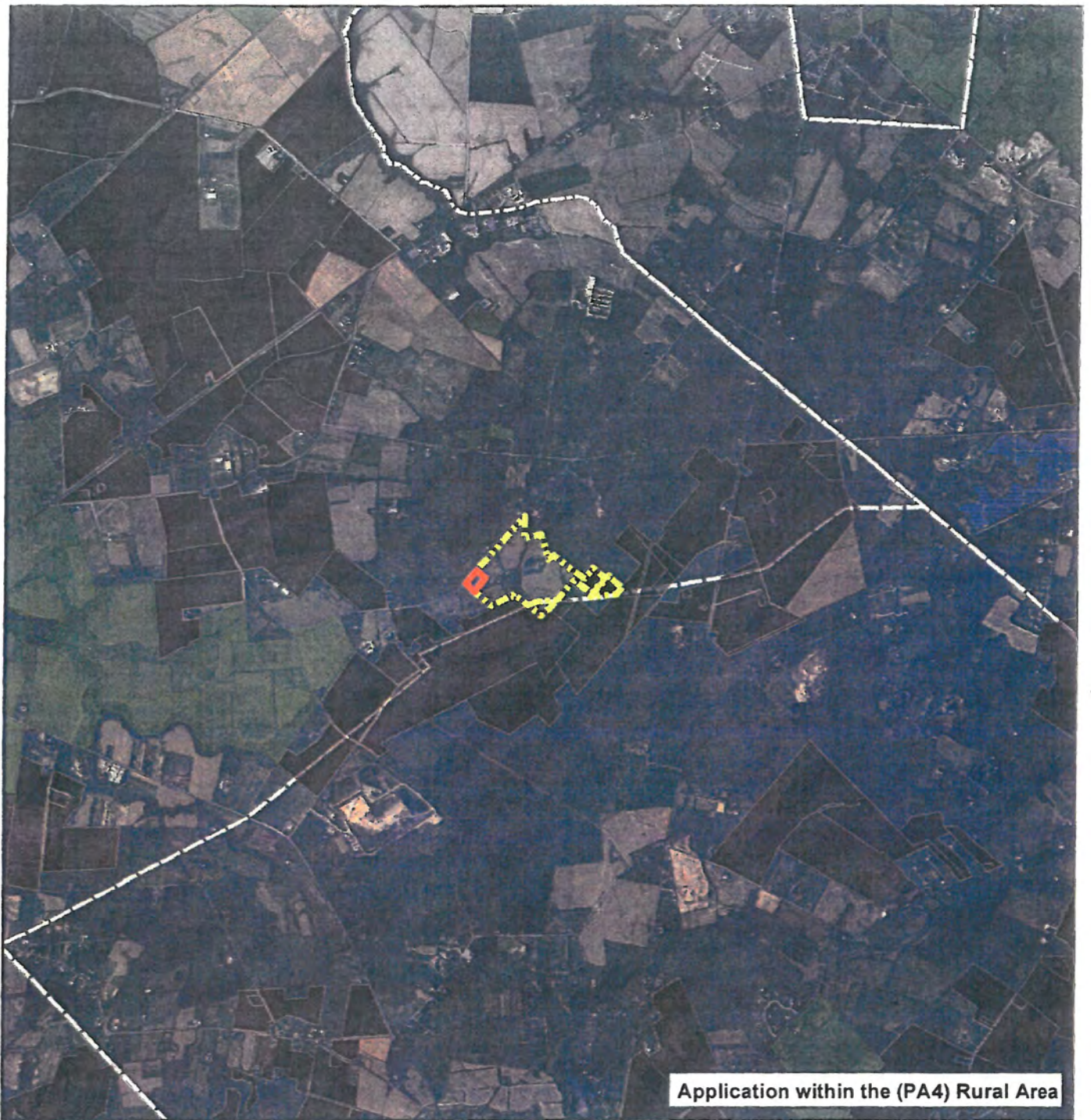
**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.  
 The user shall be responsible for the accuracy and precision of the GIS data and the information developed  
 primarily for planning purposes. The geospatial accuracy and precision of the GIS data is not intended to be  
 used for legal purposes. The 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.



Schedule A

# Preserved Farms and Active Applications Within Two Miles

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Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Walter, John H.  
 Mannington Twp. - Block 15 Lots P/O 4 (80.4 ac);  
 P/O 4-EN (non-severable exception - 3.0 ac); & 23 (4.9 ac)  
 Alloway Twp. - Block 10 Lot 10 (3.2 ac)  
 Gross Total - 91.5 ac  
 Salem County



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

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



Sources:  
 NJ Farmland Preservation Program  
 Green Acres Conservation Easement Data  
 NJGIT/OGIS 2015 Digital Aerial Image

October 20, 2017



State Agriculture Development Committee  
 SADC Final Review: Development Easement Purchase

Schedule B

Walter, John H.  
 Easement Purchase - SADC  
 89 Acres

Block 15	Lot 4	Mannington Twp.	Salem County		
Block 15	Lot 23	Mannington Twp.	Salem County		
Block 10	Lot 10	Alloway Twp.	Salem County		
<b>SOILS:</b>		Other	11% * 0 =	.00	
		Prime	89% * .15 =	13.35	
				<b>SOIL SCORE:</b>	<b>13.35</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	69% * .15 =	10.35	
		Other	5% * 0 =	.00	
		Wetlands	16% * 0 =	.00	
		Woodlands	10% * 0 =	.00	
				<b>TILLABLE SOILS SCORE:</b>	<b>10.35</b>
<b>FARM USE:</b>		Corn-Cash Grain	55 acres		
		Beef Cattle Feedlots	2 acres		
		Horse & Other Equine	3 acres		
		Sheep & Goats	32 acres		Goats
		Fowls, Broilers & Fryers	10 acres		

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st three (3) acres for Future dwelling
    - Exception is not to be severable from Premises
    - Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions:
    - FY18 ALE via SADC subject to 5.33% maximum impervious cover restriction on the Premises and no future subdivisions.
  - 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
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2018R6(6)

Preliminary Approval  
SADC Easement Purchase  
of an  
"ALTERNATE" FARM

On the Property of  
Walter, John H.

June 28, 2018

Subject Property: Walter, John H.  
Block 15, Lot 4 & 23  
Mannington Township, Salem County  
Block 10, Lot 10  
Alloway Township, Salem County  
SADC ID#:17-0329-DE  
Approximately 88.5 Net Easement Acres

WHEREAS, pursuant to N.I.A.C. 2:76-11.3, an owner of farmland may offer to sell to the State Agriculture Development Committee ("SADC") a development easement on the farmland; and

WHEREAS, on September 25, 2017, the SADC received a development easement sale application from John H. Walter, hereinafter "Owner," identified as Block 15, Lot 4 & 23, Mannington Township, Salem County, & Block 10, Lot 10, Alloway Township, Salem County, hereinafter "the Property," totaling approximately 91.5 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximate 3-acre non-severable exception area for and limited to one (1) future single family residential unit, resulting in approximately 88.5 net acres to be preserved; and

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

WHEREAS, at the time of application, the Property was devoted to corn, pig, beef, sheep, chicken, and goat production; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.I.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 27, 2017 which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, staff finds that the Property, has a quality score of 70.50 and contains approximately 88.5 net acres (Schedule B); and

WHEREAS, the Property does not meet the SADC's Salem County minimum ranking criteria for the "Priority" category which requires a quality score of at least 61 combined with at least 92 acres, however it is higher than the minimum quality score of 48 and 67 acres needed for an "Alternate" farm designation, therefore, this farm is categorized as an "Alternate" farm, requiring SADC preliminary approval; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.I.A.C. 2:76-6.20; and

WHEREAS, as per selection procedures approved by the SADC on September 20, 2017, SADC's "Partnership Pool" funding may be utilized for farms that leverage SADC funds by utilizing non-SADC funding, including those that do not meet SADC's "Priority" criteria; and

WHEREAS, a parcel application was submitted by SADC staff to the FY2018 United States Department of Agriculture, Natural Resources Conservation Service (NRCS), Agriculture Conservation Easement Program (ACEP) for an Agricultural Land Easement (ALE) grant; and

WHEREAS, the NRCS has determined that the Property and Landowner qualified for ALE grant funds which is estimated to provide a grant equal to 50% of the easement value; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including a 5.33% maximum impervious coverage restriction (approximately 4.7 acres) for the construction of agricultural infrastructure on the Property outside of exception area, which is the maximum allowable for this property through the ALE program at this time; and

WHEREAS, because this Property is an "Alternate Farm" and because ALE funding has been preliminarily secured to leverage SADC funding, this farm will utilize SADC's "Partnership Pool" as per the Direct Easement selection procedures approved by the SADC on September 20, 2017; and

WHEREAS, this preliminary approval is conditioned upon receipt of an ALE grant in an amount equal or greater than 50% of the SADC's certified fair market value of the easement; and

NOW THEREFORE BE IT RESOLVED that the SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:

1. Utilize SADC's "Partnership Pool" funding used only for transactions that leverage SADC funds through the use of non-SADC funding
2. Enter into a 120 day option agreement with the Landowner
3. Secure two independent appraisals to estimate the fair market value of the Property
4. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC
5. Continue processing the ALE application to secure a grant equal to approximately 50% of the easement purchase price; and

BE IT FURTHER RESOLVED, this preliminary approval is conditioned upon receipt of an ALE grant in an amount equal or greater than 50% of the SADC's certified fair market value of the easement; and



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

6/28/2018  
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

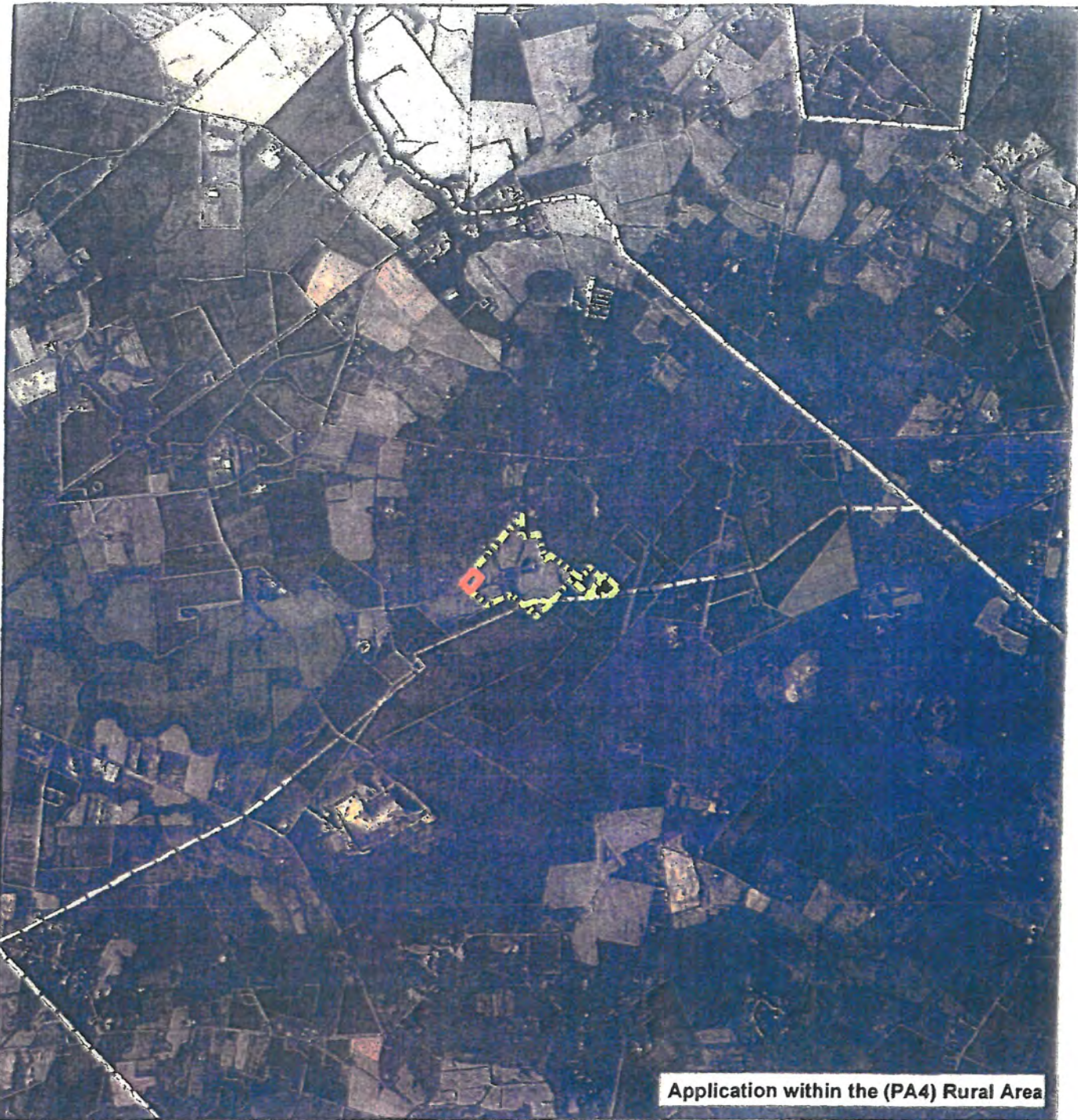
Douglas H. Fisher, Chairperson	ABSENT
Renee Jones (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	YES
Jane Brodhecker	YES
Alan Danser, Vice Chairman	YES
Scott Ellis	YES
Denis C. Germano, Esq.	ABSENT
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



Schedule #4

# Preserved Farms and Active Applications Within Two Miles

X:\counties\st\projects\Walter\_John\_H\_2mile.mxd



Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM

### NJ State Agriculture Development Committee

Walter, John H.  
 Mannington Twp. - Block 15 Lots P/O 4 (80.4 ac);  
 P/O 4-EN (non-severable exception - 3.0 ac); & 23 (4.9 ac)  
 Alloway Twp. - Block 10 Lot 10 (3.2 ac)  
 Gross Total - 91.5 ac  
 Salem County



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



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

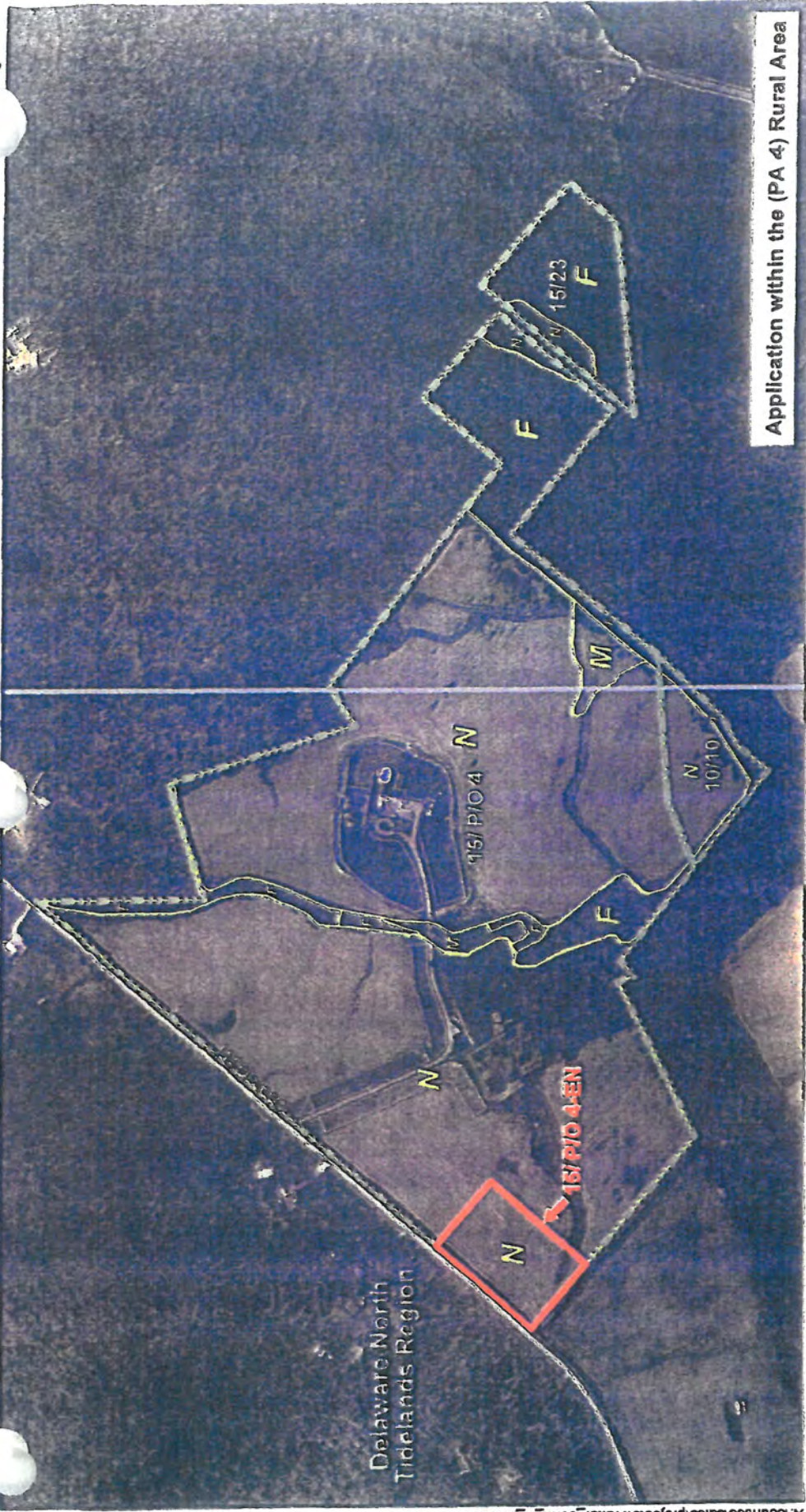
Sources:  
 NJ Farmland Preservation Program  
 Open Acres Conservation Easement Data  
 NAD11/OGIS 2015 Digital Aerial Image

October 20, 2017



Scher A

V lands



Application within the (PA 4) Rural Area

Property In Question	Symbol
EN - (Non-Severable) Exception	Red outline
ES - (Severable) Exception	Orange outline
Wetlands Boundaries	Blue wavy line
Primary - Limited Access	Thin pink line
Federal or State Hwy	Thick pink line
County Roads	Thin yellow line
Municipal/Local Roads	Thick yellow line
Tidelands Boundary	Yellow dashed line

Map Scale Legend:  
 L - Lower Wetlands  
 U - Upper Wetlands  
 W - Wetlands  
 M - M - Water

Notes:  
 Clean Areas Conservation Estimated Date  
 11/20/15  
 HORT/0015 2015 Digital Aerial Image  
 October 20, 2017

X:\counties\salsalocal\projects\Walter\_John\_H\_mw.mxd

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

Walter, John H.  
 Mannington Twp. - Block 15 Lots P/O 4 (80.4 ac);  
 P/O 4-EN (non-severable exception - 3.0 ac); & 23 (4.9 ac)  
 Alloway Twp. - Block 10 Lot 10 (3.2 ac)  
 Gross Total - 91.5 ac  
 Salem County



**TIDELANDS DISCLAIMER:** This map was derived from the NJDEP, CD ROM, version 1, edition of "Tidelands Classification". These data have not been verified by an official N.J. DEP determination and should not be used as a primary reference. Only NJDEP Bureau of Tidelands Management can perform an official determination of Tidelands to wetland status.

**DISCLAIMER:** Any use of this product with respect to easements and proceeds shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geographic accuracy and precision of the GIS data contained in this file and any other files associated with this project are not guaranteed. Horizontal and/or vertical errors as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.





STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R1(11)

Final Review and Approval  
SADC Easement Purchase

On the Property of  
Kelly, Dennis J. Sr & Dennis J. Jr (E & D Farms) ("Owners")

January 24, 2019

Subject Property: **Kelly, Dennis J. Sr & Dennis J. Jr (E & D Farms)**  
Block 22, Lots 1, 3 & 4  
Oldmans Township, Salem County  
SADC ID#:17-0317-DE  
Approximately 212.5 Net Easement Acres

WHEREAS, on June 6, 2017, the State Agriculture Development Committee ("SADC") received a development easement sale application from Dennis J. Kelly, Sr. and Dennis J. Kelly, Jr., hereinafter "Owners," identified as Block 22, Lots 1, 3 & 4, Oldmans Township, Salem County, hereinafter "the Property," totaling approximately 212.5 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Property includes zero (0) exceptions, one (1) single family residential units, one (1) Residual Dwelling Site Opportunity (RDSO), zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 28, 2016, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Salem County (minimum acreage of 92 and minimum quality score of 61) because it is approximately 212.5 net easement acres and has a quality score of 62.21; 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. 2:76-17.11, on December 6, 2018, the SADC certified a development easement value of \$6,000 per acre based on zoning and environmental regulations in place as of the current valuation date August 22, 2018; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$6,000 per acre; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$6,000 per acre for a total of approximately \$1,275,000 subject to the conditions contained in (Schedule B).
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
5. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

7. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

1/24/2019



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Date

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Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Wetlands

Schedule A



X:\counties\sarco\projects\Kelly\_Dennis\_Jr\_and\_Dennis\_Sr\_(E&D\_Farm)\_fww.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Kelly, Dennis Jr., & Dennis, Sr. (E & D Farms)  
Block 22 Lots 1 (98.1 ac); 3 (7.1 ac) & 4 (107.3 ac)  
Gross Total = 212.5 ac  
OldmansTwp., Salem County



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJDEP Wetlands Data  
NJOT/OGIS 2015 Digital Aerial Image

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

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

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

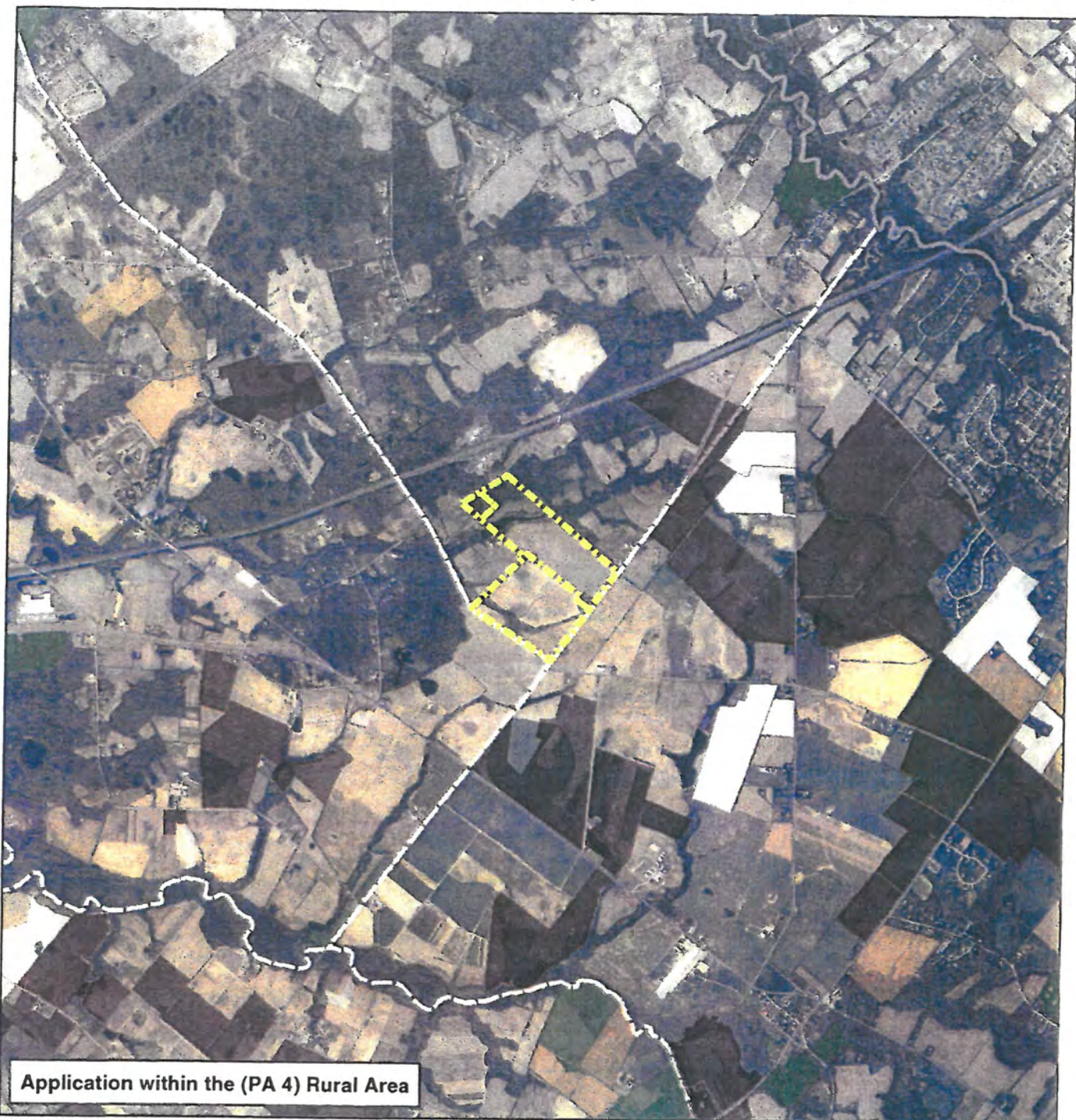
**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water



Schedule A

# Preserved Farms and Active Applications Within Two Miles

X:\counties\salco\projects\Kelly\_Dennis\_Jr\_and\_Dennis\_Sr\_(E&D\_Farm)\_2mile.mxd



Application within the (PA 4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Kelly, Dennis Jr., & Dennis, Sr. (E & D Farms)  
Block 22 Lots 1 (98.1 ac); 3 (7.1 ac) & 4 (107.3 ac)  
Gross Total = 212.5 ac  
OldmansTwp., Salem County

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



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJ01T/OGIS 2015 Digital Aerial Image

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

Schedule B

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Kelly, Dennis J., Jr. & Dennis J., Sr. (E & D Farms)  
Easement Purchase - SADC  
213 Acres

Block 22	Lot 1	Oldmans Twp.	Salem County			
Block 22	Lot 3	Oldmans Twp.	Salem County			
Block 22	Lot 4	Oldmans Twp.	Salem County			
<b>SOILS:</b>		Local	67% * .05	=	3.35	
		Other	25% * 0	=	.00	
		Statewide	8% * .1	=	.80	
						<b>SOIL SCORE: 4.15</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	75% * .15	=	11.25	
		Other	2% * 0	=	.00	
		Wetlands	14% * 0	=	.00	
		Woodlands	9% * 0	=	.00	
						<b>TILLABLE SOILS SCORE: 11.25</b>
<b>FARM USE:</b>	Corn-Cash Grain		154 acres			

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 1 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
Standard Single Family
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R1(12)

Final Review and Approval  
SADC Easement Purchase  
On the Property of  
Haring, Mary Lou and Lucas ("Owners")

JANUARY 24, 2019

Subject Property: **Haring, Mary Lou and Lucas ("Owners")**  
Block 12, Lot 33.01  
Kingwood Township, Hunterdon County  
SADC ID#: 10-0256-DE  
Approximately 57.1 Net Easement Acres

WHEREAS, on August 30, 2017, the State Agriculture Development Committee ("SADC") received a development easement sale application from Haring, Mary Lou and Lucas, hereinafter "Owners," identified as Block 12, Lot 33.01, Kingwood Township, Hunterdon County, hereinafter "the Property," totaling approximately 57.1 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Property includes zero (0) exceptions, zero (0) housing opportunities, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

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

WHEREAS, staff evaluated this application for the sale of development easement pursuant to SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on July 25, 2013, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Hunterdon County (minimum acreage of 49 and minimum quality score of 60) because it is approximately 57.1 net easement acres and has a quality score of 61.16; 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. 2:76-17.11, on December 6, 2018 the SADC certified a development easement value of \$3,700 per acre based on zoning and environmental regulations in place as of the current valuation date September 2018; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$3,700 per acre; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$3,700 per acre for a total of approximately \$211,270 subject to the conditions contained in (Schedule B).
3. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the area of the Property to be preserved, adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries as identified in Policy P-3-C.
4. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
5. The SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
7. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.



1/24/2019



Date

Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES





# Preserved Farms and Active Applications Within Two Miles

X:\counties\projects\Haring\_Mary\_Lou\_and\_Lucas\_2Mile.mxd



Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Haring, Mary Lou and Lucas  
Block 12 Lot 33.01 (57.11 ac)  
Gross Total – 57.11 ac  
Kingwood Twp. Hunterdon County



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

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

Schedule B

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Haring, Mary Lou and Lucas  
Easement Purchase - SADC  
57 Acres

Block 12	Lot 33.01	Kingwood Twp.	Hunterdon County	
<b>SOILS:</b>		Other	45% * 0	= .00
		Prime	30% * .15	= 4.50
		Statewide	25% * .1	= 2.50
				<b>SOIL SCORE: 7.00</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	52% * .15	= 7.80
		Woodlands	48% * 0	= .00
				<b>TILLABLE SOILS SCORE: 7.80</b>
<b>FARM USE:</b>	Cash Grains		acres	

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2019R1(13)**

**SOIL AND WATER CONSERVATION COST SHARE GRANT**

**NEW REQUEST**

**OCEAN COUNTY**

**HALLOCK'S U-PICK FARM, LLC.**

**JANUARY 24, 2019**

WHEREAS, Hallock's U-Pick Farm, LLC., hereinafter "Applicant", SADC ID# 15-0017-EP, is the current record owner of Block 75, Lot 4.01, formerly Block 75, P/O Lots 4 and P/O 5, in Plumsted Township, Ocean County, hereinafter referred to as the "Premises", by deed dated December 17, 1993 and recorded in the Ocean County Clerk's Office in Deed Book 10715, Page 105; and

WHEREAS, the Premises totals approximately 152.678 acres, as shown in Schedule "A"; and

WHEREAS, a development easement on the original 368.268-acre Premises was conveyed to Ocean County by the prior owner, Charles Plum Corporation, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1, et seq. by Deed of Easement dated November 30, 1993, and recorded in the Ocean County Clerk's Office in Deed Book 5120, Page 0177; and

WHEREAS, on December 16, 1993, the SADC approved a division of premises (SADC resolution #FY94R12(6)) severing off an approximately 152.678 to sell to Hallock's U-Pick Farm, LLC., and;

WHEREAS, the Applicant is eligible to apply for a soil and water conservation cost-share grant for the installation of soil and water conservation projects approved by the Department of Agriculture, State Soil Conservation Committee (SSCC) pursuant to N.J.A.C. 2:90-3; and

WHEREAS, the total eligible amount of cost-share funds is determined pursuant to N.J.A.C. 2:76-5.4 and remains in effect for a period of eight years from the date the development easement was conveyed to Ocean County, and for subsequent eight-year periods subject to the then-current cost-share formula; and

WHEREAS, N.J.A.C. 2:76-5.9 states that a subdivision does not alter the total eligibility for soil and water cost-share funding as determined at program enrollment and further requires funding to be reallocated pro rata on a per acre basis after subdivision; and

WHEREAS, the subdivided Premises consists of 41.46% of the original Premises and the original Premises was eligible for a cost share grant of \$66,826.80. Therefore, the applicant is

eligible for a cost share grant of up to \$27,706.39 expiring November 30, 2025; and

WHEREAS, the Applicant has applied for a soil and water cost-share grant for the installation of approved soil and water conservation projects (“Application”); and

WHEREAS, the Application has been prioritized for soil and water cost-share funding pursuant to State Agriculture Development Committee (SADC) Policy P-48; and

WHEREAS, N.J.S.A. 4:1C-13 defines soil and water conservation projects as any project designed for the control and prevention of soil erosion and sediment damages, the control of pollution on agricultural lands, the impoundment, storage and management of water for agricultural purposes, or the improved management of land and soils to achieve maximum agricultural productivity; and

WHEREAS, the SSCC has approved soil and water conservation projects that are part of a farm conservation plan approved by the local soil conservation district for the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-5.7, the SADC shall review and approve, conditionally approve or disapprove applications for funds authorized and appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of the soil and water conservation projects; and

WHEREAS, the SADC has reviewed the cost-share funding amounts of the above Application; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. Soil and water cost-share funds are approved from funds appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of soil and water conservation projects for eight-year periods identified as:

<u>APPLICANT</u>	<u>S&amp;W ID#</u>	<u>COST SHARE</u>	<u>PROJECT TYPE</u>
Hallock’s U-Pick Farm, LLC	15-0017-EP-01	\$26,495.00	2:90-2.15 Irrigation System

**PROJECT DESCRIPTION:**

Install 3500 linear feet of 6-8” PVC Mainline

3. Payment shall be contingent upon the completion of the project as verified by the SSCC and availability of funds.
4. Construction of the project is subject to all applicable local, State, and Federal regulations.



5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

6. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.



1/24/2019

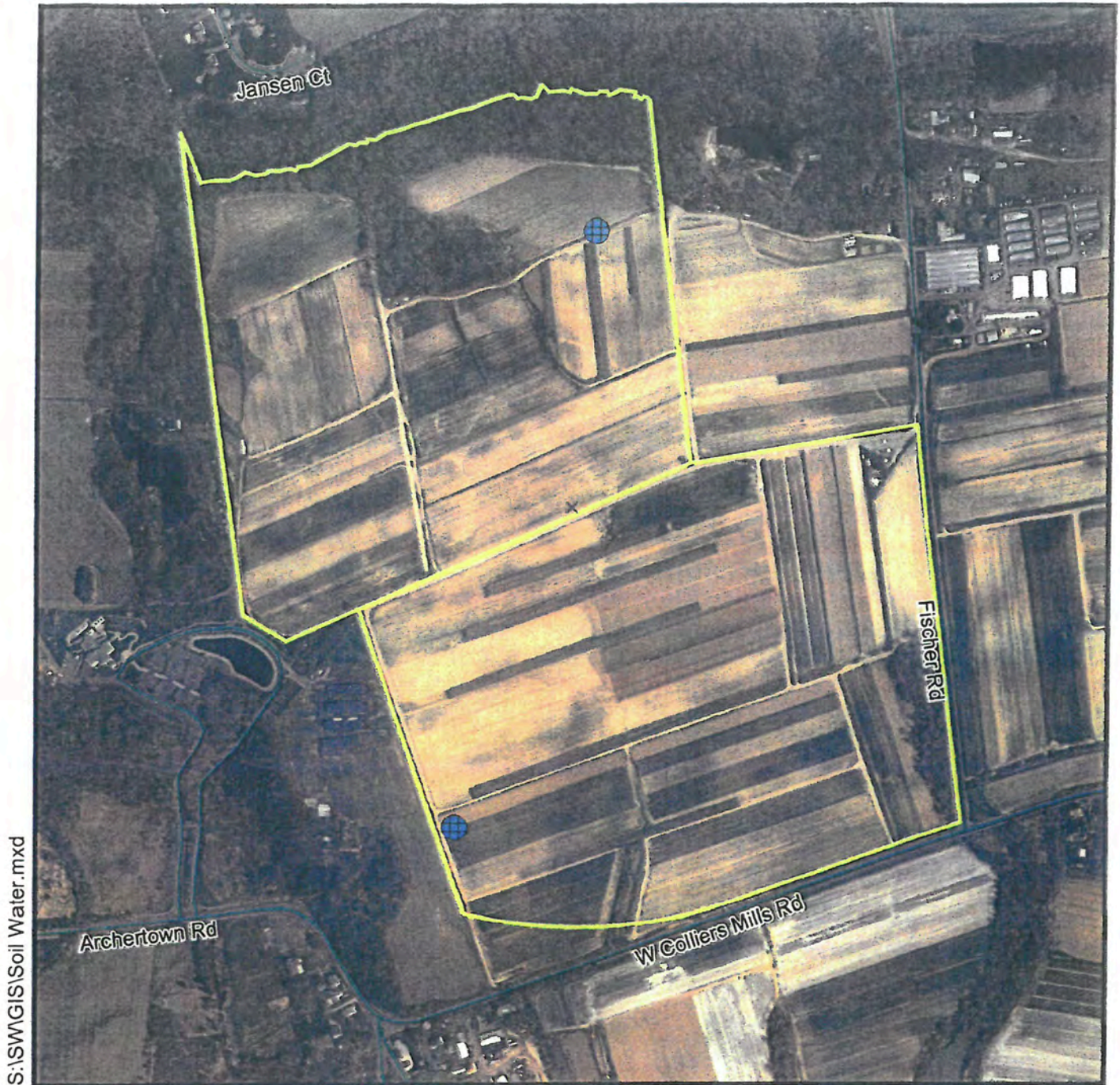
Date

Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

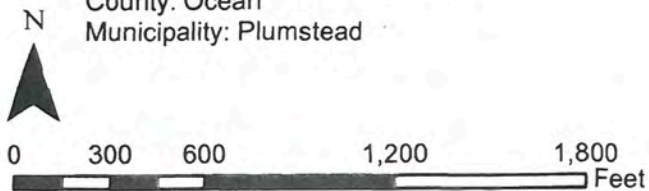
Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Schedule A - Soil and Water Cost Share Grant



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

Applicant: Hallock's U-Pick Llc.  
Owner: Hallock's U-Pick Llc.  
Application Number: 15-0017-EP-01  
County: Ocean  
Municipality: Plumstead



1/8/2019

**Legend**

 SW\_Premises

**Practices**


 2:90-2.15

Image: NJDEP 2015 Natural Color



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2019R1(14)**

**SOIL AND WATER CONSERVATION COST SHARE GRANT**

**NEW REQUEST**

**GLOUCESTER COUNTY**

**DION SNYDER**

**JANUARY 24, 2019**

WHEREAS, Dion Snyder, hereinafter (“Applicant”), SADC ID# 08-0083-PG, is the current record owner (“Owner”) of Block 48, Lot 1 and Block 51, Lot 3, as identified in the Township of Harrison, and of Block 56, Lot 6 and Block 59, Lot 11 as identified in the Township of Woolwich, as recorded in the Gloucester County Clerk’s Office by deed dated March 6, 2014, in Deed Book 5176, Page 207, totaling approximately 84.114 acres, hereinafter referred to as “Premises”, see attached Schedule A; and

WHEREAS, the development easement on the Premises was conveyed to Gloucester County on August 25, 2009, by the prior owner as recorded in Deed Book 4696, Page 299; and

WHEREAS, Gloucester County entered into a Cost Sharing Grant Agreement with SADC on January 27, 2010, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., PL 1983, c. 32, and N.J.A.C. 2:76 as recorded in Deed Book 4740, Page 213; and

WHEREAS, the Applicant is eligible to apply for a soil and water conservation cost-share grant for the installation of soil and water conservation projects approved by the Department of Agriculture, State Soil Conservation Committee (SSCC) pursuant to N.J.A.C. 2:90-3; and

WHEREAS, the total eligible amount of cost-share funds is determined pursuant to N.J.A.C. 2:76-5.4 and remains in effect for a period of eight years from the date the development easement was conveyed to Gloucester County, and for subsequent eight-year periods subject to the then-current cost-share formula; and

WHEREAS, the Applicant is eligible for a cost-share grant of up to \$36,822.80 expiring August 25, 2025, under the current cost-share formula; and

WHEREAS, the Applicant has applied for a soil and water cost-share grant for the installation of approved soil and water conservation projects (“Application”); and

WHEREAS, the Application has been prioritized for soil and water cost-share funding pursuant to State Agriculture Development Committee (SADC) Policy P-48; and

WHEREAS, N.J.S.A. 4:1C-13 defines soil and water conservation projects as any project designed for the control and prevention of soil erosion and sediment damages, the control of pollution on agricultural lands, the impoundment, storage and management of water for agricultural purposes, or the improved management of land and soils to achieve maximum agricultural productivity; and

WHEREAS, the SSCC has approved soil and water conservation projects that are part of a farm conservation plan approved by the local soil conservation district for the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-5.7, the SADC shall review and approve, conditionally approve or disapprove applications for funds authorized and appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of the soil and water conservation projects; and

WHEREAS, the SADC has reviewed the cost-share funding amounts of the above Application; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. Soil and water cost-share funds are approved from funds appropriated to the SADC from the General Fund, 1992 Bond Fund, 1995 Bond Fund, Corporate Business Tax Funds, or other available funds for providing grants to eligible applicants for up to 50 percent of the cost of soil and water conservation projects for eight-year periods identified as:

<u>APPLICANT</u>	<u>S&amp;W ID#</u>	<u>COST SHARE</u>	<u>PROJECT TYPE</u>
Dion Snyder	08-0083-PG-01	\$36,822.80	2:90-2.15 Irrigation System

**PROJECT DESCRIPTION:**

Install 3820 linear feet of 6-8 inch PVC mainline and 40 acres of subsurface drip irrigation.

3. Payment shall be contingent upon the completion of the project as verified by the SSCC and availability of funds.
4. Construction of the project is subject to all applicable local, State, and Federal regulations.
5. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
6. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.



1/24/2019



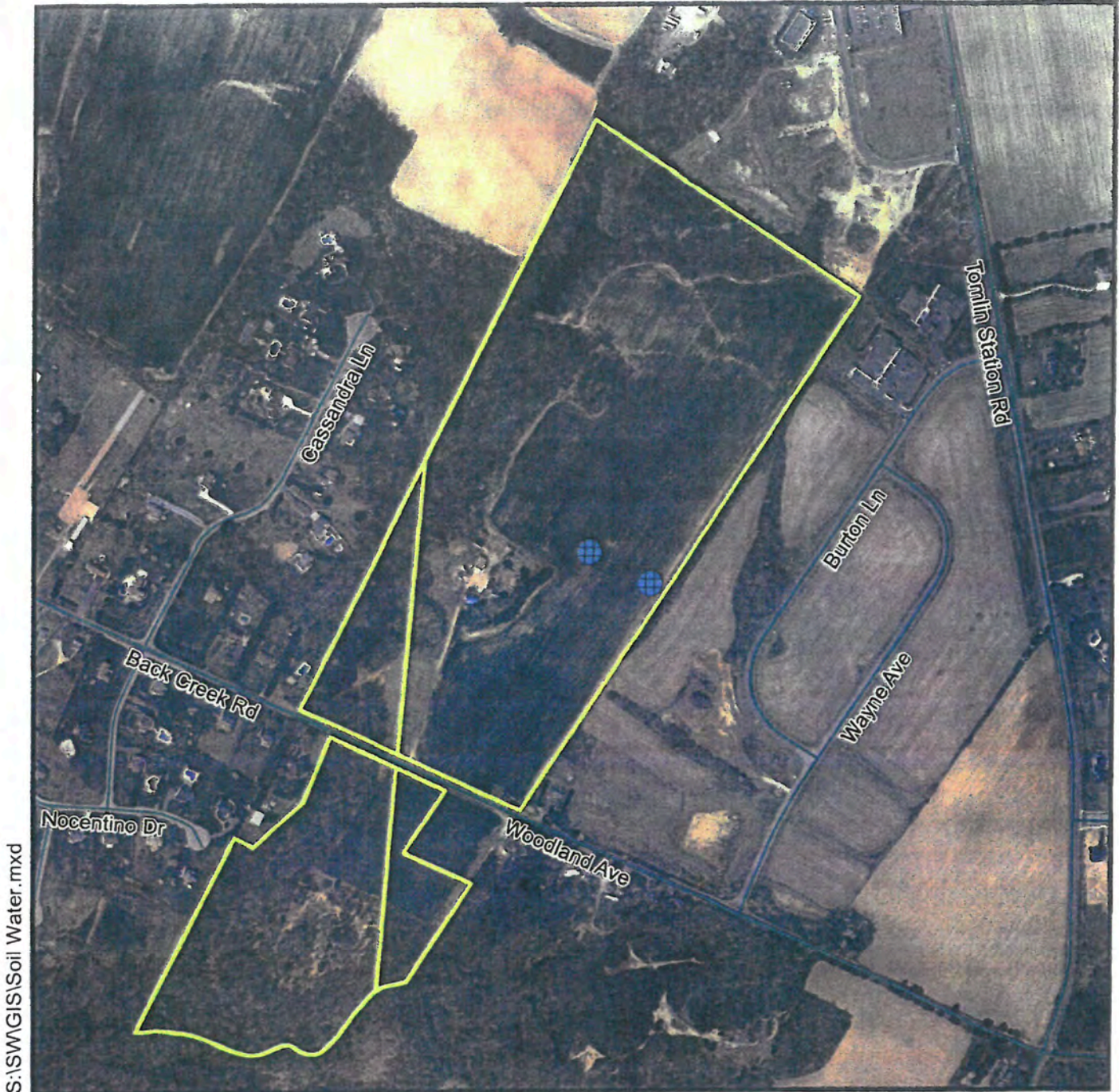
Date

Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Thomas Stanuikynas (rep. DCA Commissioner Oliver)	ABSENT
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Jane Brodhecker	ABSENT
Alan Danser, Vice Chairman	ABSENT
Scott Ellis	YES
Denis C. Germano, Esq.	YES
Peter Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

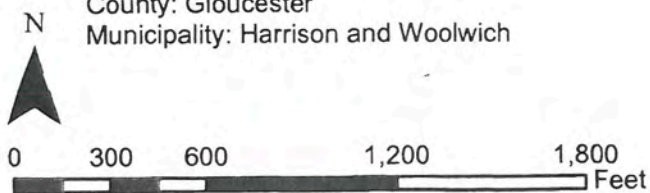
# Schedule A - Soil and Water Cost Share Grant



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Applicant: Dion Snyder  
Owner: Dion Snyder  
Application Number: 08-0083-PG-01  
County: Gloucester  
Municipality: Harrison and Woolwich



1/8/2019

### Legend

 SW\_Premises

### Practices


 2:90-2.15

Image: NJDEP 2015 Natural Color