

**STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)
REGULAR MEETING**

**REMOTE MEETING DUE TO CORONAVIRUS
EMERGENCY**

July 22, 2021

Mr. Denis Germano, Vice Chairman, called the meeting to order at 9:03 am.

Ms. Payne read the notice stating that the meeting was being held in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

Roll call indicated the following:

Members Present

Martin Bullock
Scott Ellis
Gina Fischetti
Denis Germano, Vice Chairman
Cecile Murphy
Brian Schilling
James Waltman
Roger Kumpel, Alternate Farmer Member
Julie Kraus
Richard Norz

Members Absent

Pete Johnson
Chairman Fisher

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

Minutes

SADC Regular Meeting of June 24, 2021 (Open Session)

It was moved by Mr. Kumpel and seconded by Ms. Fischetti to approve the Open Session minutes of the SADC regular meeting of June 24, 2021. Mr. Bullock, Mr. Ellis, Ms. Krause, and Mr. Schilling abstained from the vote. The motion was approved by the remaining members.

Report of the Chairman

There was no report of the Chairman, as Secretary Fisher was absent from the meeting.

Report of the Executive Director

Ms. Payne reminded the public that the SADC has changed how the public participates in its monthly meetings. If a member of the public who attends the meeting by using Microsoft Teams following the URL link would like to address the committee during the public portion of the meeting, they can do so by “raising their hand” on the icon at the top of the screen. Once all the members of the public who have “raised their hands” have spoken, the committee will recognize any attendees who have called into the meeting by phone and wish to provide public comment.

Ms. Payne stated that Chairman Fisher would be absent from the meeting today and is on vacation.

Ms. Payne introduced the newest SADC member, Julie Krause, representing the Treasury Department. Ms. Krause stated that she’s been with the state of New Jersey for 14 years and worked in different positions throughout the state. Ms. Krause transferred to the Department of Treasury from the Department of Environmental Protection two years ago. She stated that she’s pleased to be a part of the SADC and looks forward to working with everyone and becoming an active and contributing member of the SADC. Ms. Payne welcomed Ms. Krause to the SADC.

Ms. Payne discussed the solar legislation and stated that the two bills that were the subject of a tremendous amount of legislative activity in recent months have been signed into law by the Governor. Staff emailed a summary of the bills to the SADC members and that summary will be posted to the SADC website. During the development of these bills, one major question was how much unpreserved farmland these projects could consume with solar panels.

The first bill was the grid supply solar bill, S2605. That bill represents the new utility scale solar legislation in New Jersey and supersedes prior legislation. . This bill represents a broadening of what can be done on farmland from the prior utility scale solar law and tries to balance the need for solar with the need to protect the state’s best soil agricultural resources. The bill defines a grid solar project as a minimum of 5 megawatts. Approximately 5 acres of solar panels equal one megawatt so this bill will apply to projects that are approximately 25 acres or larger.

Regarding farmland, the focus is on protecting the best farmland in the state and that is represented by prime and statewide important soils within the Agricultural Development Areas (ADAs). The bill allows the first 2.5% of the prime and statewide soils in the ADA to be developed without a waiver from the Board of Public Utilities (BPU) and once the state

hits the 2.5% mark, anything over that would require a waiver from BPU. The bill goes on to put an absolute cap on the loss of more than 5% of any individual counties' prime and statewide soil in their ADA.

After 5 years, the BPU will work with the Department of Environmental Protection (DEP) and the Secretary of Agriculture to evaluate how the program performed and what changes are recommended going forward. The bill did not change the current farmland assessment law related to solar, nor the limits applicable to preserved farmland.

Ms. Payne stated that the SADCs primary role under this new law is to be the authority on the mapping of the ADAs and the calculation of the development of prime and statewide soils in the ADAs. Farmland outside of ADAs are not limited for development and they could potentially become a preferred alternative for development. It also does not put any caps on soils within the ADA that are not classified as prime or statewide important to encourage development on land that does not contain the state's best soils. Once again, a re-evaluation period will take place in the next 5 years.

Ms. Payne stated that the dual use bill, S3484, was designed to determine if solar development can co-exist with agricultural production, rather than replace it. This bill is a new concept in the United States and sets up a 3-to-5-year pilot program to test the viability of the dual use concept. It caps the size of a dual use project to 10 megawatts, which is 50 to 100 acres and caps the overall pilot project to 200 megawatts, so that's between 1,000 to 2,000 acres.

The bill requires the land under the panels to be actively devoted to agriculture. It relies heavily on the collaboration between the BPU and the Secretary of Agriculture so when it comes to evaluating and approving projects, the Secretary has a central role, which allows agriculture to be at the forefront as this technology.

The law authorizes a research study, which has been started by Rutgers University, and the FY2022 budget included funding for this research. Rutgers intends to develop these dual use pilot projects at different stations throughout the state and the idea is to test the viability as to what kinds of crops they work best with. The bill prohibits a dual use project on prime and statewide soils in the ADA, unless it's one of the University's research projects, and there is no waiver provision for that. A last-minute addition to the bill makes dual use projects that are approved by the BPU and the Secretary of Agriculture a "permitted use" in the municipality, thereby overriding municipal zoning with respect to whether dual use is considered permitted or not. This pilot period expires in 3 to 5 years, then there is a re-evaluation period and then permanent rules will be adopted by the BPU.

Ms. Payne discussed revisiting the delegation of authority granted to the Executive Director and Chairman for the duration of the COVID public health emergency. She reviewed the resolution dated April 23, 2020, where the SADC delegated certain actions to the Executive

Director and the Secretary, including certification of easement values waiving/suspending/modifying SADC regulations, programmatic and contractual deadlines, and the management of all active litigation cases. This delegation resolution is to remain in effect until executive order (EO) 103 (the order under which the governor declared the public health emergency) is terminated or the resolution is rescinded by the committee

On June 4, 2021, the governor declared an end to the public health emergency, but the “state of emergency” remains in place. Under legislation enacted on that same date, EO 103 was terminated, but other various COVID-related executive orders are to remain in effect until January 1, 2022. Ms. Payne stated that her question for the committee is whether it wants to rescind the delegation prior to that date. Further, she stated that if the committee would like to continue delegation of any of those matters identified in the resolution beyond January 1, 2022, they could identify those matters for staff to prepare a resolution delegating those matters on an on-going basis.

Mr. Schilling stated that all actions come before the committee at some point so there is no topic that the committee does not have access to and stated that he is comfortable with extending the delegation of authority while the committee is still meeting remotely or to January 2022. Mr. Schilling asked if there were any determinations as to when the committee would resume meeting in person. Ms. Payne stated that there is still a mask mandate in place for the state conducting meetings in person which makes the meetings difficult to record.

Mr. Kumpel stated that the future is unknown with the different variants out there and stated that he supports continuing with the delegation because it eliminates the need for executive session, and the meetings have been done very well up to this point.

Mr. Norz agreed with Mr. Schilling and Mr. Kumpel that the delegation of authority should run through the end of the year, but he stated that he believes it’s the committee’s responsibility to review these items. Mr. Schilling agreed with Mr. Norz.

Ms. Fischetti asked if the provision in the April 2020 SADC resolution, which references the SADC’s ability to “waive/suspend, modify SADC regulations in accordance with EO 103” is still in effect in light of EO 103 being repealed. Ms. Payne stated that no action was taken during COVID to waive, suspend or modify regulations as it’s a substantial process and there was no need for it to date. Mr. Smith stated that he will look into this and get back to Ms. Fischetti with more detail.

Mr. Germano stated that the essence of the commentary is the status quo is to remain the same until 2022. Ms. Payne stated that this topic will be addressed again at the December meeting to determine the committee’s preferences beyond January of 2022..

Public Comment

Ms. Payne stated that staff received a letter dated July 9, 2021, from Anthony Sposaro, Esq. on behalf of his client, Hunter Farms, requesting to be placed on the July 22nd SADC agenda for consideration of approval of additional horse shows for the 2021 year. The request was not received in time to be properly prepared for the July 22nd SADC meeting; therefore, a special meeting will be held in the first two weeks of August to hear and decide the matter. Mr. Germano asked if the township and property owners will get notice of this meeting. Ms. Payne stated that they will be notified accordingly.

New Business

A. Reorganization

1. Election of Vice Chairman

It was moved by Mr. Schilling and seconded by Mr. Kumpel to elect Mr. Germano as the Vice Chairman of the SADC. Mr. Norz motioned to close the nominations and Mr. Bullock seconded the motion. The motion was unanimously approved.

2. July 2021 to July 2022 Meeting Dates

It was moved by Mr. Kumpel and seconded by Mr. Waltman to approve the July 2021 to July 2022 SADC Meeting dates. The motion was unanimously approved.

B. Stewardship

Mr. Willmott referred the committee to a draft resolution approving the division of a 195-acre farm owned by Theodore Miller into two resulting parcels, one containing 84 acres and the other 111 acres. The purpose of the division is to sell a portion of the property to Kirby Mitchell, a lifelong farmer, and his wife in order for them to own land that will be used to expand the existing Mitchell family farm. He reviewed the specifics of the request with the committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Norz and seconded by Mr. Bullock to approve Resolution FY2022R7(1) granting approval to the following application, as presented, subject to any conditions of said resolution.

1. Theodore Miller, FY2021R6(2), Block 40, Lot 14, and Block 41, Lots 1 & 4, Pilesgrove Township, Salem County, 195.67 acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolution FY2022R7(1) is attached to and a part of these minutes.

C. Resolutions: Final Approval – County PIG Program

Ms. Miller referred the committee to two requests for final approval under the County PIG Program. She reviewed the specifics of the request with the committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Waltman and seconded by Mr. Kumpel to approve Resolutions FY2022R7(2) and FY2022R7(3), granting approval to the following applications under the County PIG Program, as presented, subject to any conditions of said resolution.

1. Ralph and Dianna Anema, SADC ID#21-0611-PG, FY2022R7(2), Block 66, Lot 1, Washington Township, Warren County, 128.06 acres.
2. Dale and Donald Smith, SADC ID#17-0224-PG, FY2022R7(3), Block 36, Lot 17 and Block 38, Lot 1, Alloway Township, Salem County, 78.6 acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolutions FY2022R7(2) and FY2022R7(3), is attached to and a part of these minutes.

D. Resolutions: Preliminary Approval – Direct Easement Program

Ms. Miller referred the committee to four requests for preliminary approval under the Direct Easement Program. The Direct Easement program requires committee approval for applications that meet the farm acreage and quality score for “alternate” or “other” farms. She reviewed the specifics of the requests with the committee and stated that staff recommendation is to grant preliminary approval.

It was moved by Mr. Kumpel and seconded by Ms. Fischetti to approve Resolutions FY2022R7(4), FY2022R7(5), FY2022R7(6), and FY2022R7(7), granting preliminary approval to the following applications under the Direct Easement Program, as presented, subject to any conditions of said resolution.

1. Gerald and Carolyn Sleeter, SADC ID#04-0013-DE, FY2022R7(4), Block 20201, Lot 3, Gloucester Township, Camden County, 40.4 net easement acres.
2. Joseph and Josephine Martinelli, SADC ID#01-0045-DE, FY2022R7(5), Block 4802, Lots 12, 13, & 14, Hammonton Township, Atlantic County, 55.4 gross acres.
3. Dan and Dana Ott, SADC ID#17-0358-DE, FY2022R7(6), Block 14, Lots 3 & 5, Pilesgrove Township, Salem County, 71.2 gross acres.

Mr. Norz stated his concern for the exception area located in the middle of the parcel and the absence of an existing roadway to the location. Mr. Waltman agreed with the concern. Ms. Miller noted the SADC’s policy regarding access to a non-severable exception does require location approval by SADC staff and further discussions take place with the applicant during the acquisition process.

4. Charles Wible, SADC ID#17-0360-DE, FY2022R7(7), Block 33, Lot 14, Lower Alloways Creek Township, Salem County, 73.7 gross acres.

A roll call vote was taken. The motion was unanimously approved. A copy of Resolutions FY2021R7(4) through FY2021R7(7) is attached to and a part of these minutes.

Public Comment

There was no public comment.

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 A.M., September 23, 2021

Location: TBA

ADJOURNMENT

The meeting was adjourned at 10:01 a.m.

Respectfully Submitted,



Susan E. Payne,
Executive Director

State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2022R7(1)**

**Request for Division of Premises
Theodore C. Miller Farm**

July 22, 2021

**Subject Property:
Theodore C. Miller
Block 40, Lot 14
Block 41, Lots 1 & 4
Pilesgrove Township, Salem County
195.67 - Acres**

WHEREAS, Theodore C. Miller hereinafter “Owner” is the record owner of Block 40, Lot 14 and Block 41, Lots 1 & 4, Pilesgrove Township, Salem County, hereinafter referred to as the “Premises”, by deed dated March 3, 1998, and recorded in the Salem County Clerk’s office in Deed Book 980, Page 129 and by deed dated December 31, 1998, and recorded in the Salem County Clerk’s office in Deed Book 1003, Page 306; and

WHEREAS, the Premises consists of approximately 195.67 acres as shown on Schedule “A”; and

WHEREAS, a development easement on the Premises was conveyed to the County of Salem pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4: 1 C-1, et seq., by Deed of Easement dated July 25, 2000, and recorded in the Salem County Clerk’s Office in Deed Book 1047, Page 15; and

WHEREAS, on June 24, 2021, the SADC received a request for a division of the Premises from the Salem CADB on behalf of the Owner; and

WHEREAS, the Owner proposes to divide the Premises along existing lot lines, as shown on Schedules “B” and “C”, creating an approximately 84.60-acre parcel to the north (Parcel-A) and an approximately 111.07-acre parcel to the south (Parcel-B); and

WHEREAS, parcel A & parcel B are non-contiguous parcels separated by an unrelated tract of farmland; and

WHEREAS, the Owner intends to retain ownership of Parcel-B and to transfer Parcel-A to Kirby and Danielle Mitchell, hereinafter “Purchasers”; and

WHEREAS, the Owner plans to scale down the acres that he farms as he transitions into partial retirement; and

WHEREAS, Kirby Mitchell is a lifelong farmer, who works full time as an employee for Dusty Lane farm, a large processing vegetable and grain operation in Salem County and also farms with his with his father in the Mitchell family’s operation of Ourview Farm, LLC; and

WHEREAS, Kirby Mitchell is taking on more of the management responsibilities of Ourview Farm as it transitions from father to son; and

WHEREAS, Ourview Farm consists of approximately 50-acres in beef cattle & grain production; and

WHEREAS, the Purchasers are seeking to own their own farm property and to expand on the existing family farming operation by acquiring more farmland; and

WHEREAS, the acquisition of Parcel-A will increase the Purchasers' landholdings through the addition of approximately 84-acres on which they intend to raise cattle and grain; and

WHEREAS, paragraph 15 of the Deed of Easement states that no division of the Premises shall be permitted without the joint approval in writing of the Grantee (Salem County) and the Committee; and

WHEREAS, in order to grant approval, the Grantee and the SADC must find that the division is for an agricultural purpose and will result in agriculturally viable parcels such that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from the parcel's agricultural output; and

WHEREAS, the Deed of Easement for the Premises identifies two existing single-family residences, no existing agricultural labor units, no RDSO's and one, 5-acre non-severable exception area; and

WHEREAS, the resulting Parcel-A is an approximately 84.60-acre property that is 79% (67-acres) tillable with 100% (84.60 acres) prime soils and statewide important soils, as defined by the NJ Natural Resources Conservation Service; and

WHEREAS, historically Parcel-A has been in corn & soybean production and pastureland farmed by the Owner; and

WHEREAS, the resulting Parcel-A contains no improvements but does include the 5-acre non-severable exception area; and

WHEREAS, the resulting Parcel-B is approximately 111.07-acre property that is 83% tillable (92-acres) with 100% (111.07 acres) prime soils and statewide important soils, as defined by the NJ Natural Resources Conservation Service; and

WHEREAS, the resulting Parcel-B is improved with several barns and outbuildings and two existing single-family residences on Lot 14; and

WHEREAS, historically Parcel-B has been in corn & soybean production and pastureland farmed by the Owner; and

WHEREAS, the Owner intends to retain Parcel-B, and continue to farm the property; and

WHEREAS, the SADC makes the following findings related to its determination of whether the division will result in agriculturally viable parcels, such that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from the parcel's agricultural output:

Parcel-A contains significant acreage of tillable, quality soils (100% prime soils and statewide important soils) consisting of approximately 67-acres (79%) of tillable ground, and a 5-acre non-severable exception; and

Parcel-B, contains significant acreage of tillable, quality soils (100% prime soils and statewide important soils), consisting of approximately 92-acres (83%) tillable acres of ground, two single-family residences and several barns and outbuildings; and

WHEREAS, the SADC makes the following findings related to its determination of whether the division meets the agricultural purpose test:

- 1) The sale of Parcel-A, allows a young farming couple to own their own farm while at the same time expanding on their family's existing farming operation.
- 2) The acquisition of Parcel-A by the Purchasers allows them to make long term investments/improvements necessary to increase the efficiency and production of this parcel; and

WHEREAS, the Salem CADB approved this request at its June 23, 2021, meeting; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC finds that the division, as described herein, for the purpose of selling Parcel-A to an established farming couple (the purchasers), so they can own their own farmland and expand their family beef cattle and grain farming operation is for an agricultural purpose.
3. The SADC finds that Parcels A and B are agriculturally viable parcels capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions.
4. The SADC approves the division of Premises as follows:

Parcel-A – Block 41, Lot 1 (approximately 84.60 acres) with no existing single-family residences and one 5-acre non-severable exception area as shown on Schedule “B”.

Parcel-B – Block 41, Lot 4 and Block 40, Lot 14 (approximately 111.07 acres) with two existing single-family residences and several barns and outbuildings, as shown on Schedule “C”.

5. This approval shall not be valid until the SADC's resolution of approval is recorded with the Salem County Clerk's office.
6. This approval is valid for a period of three years from the date of this resolution.
7. Eligible funding for state soil and water conservation cost share practices shall be reallocated to the respective parcels.
8. This approval is non-transferable.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

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

7/22/2021
Date

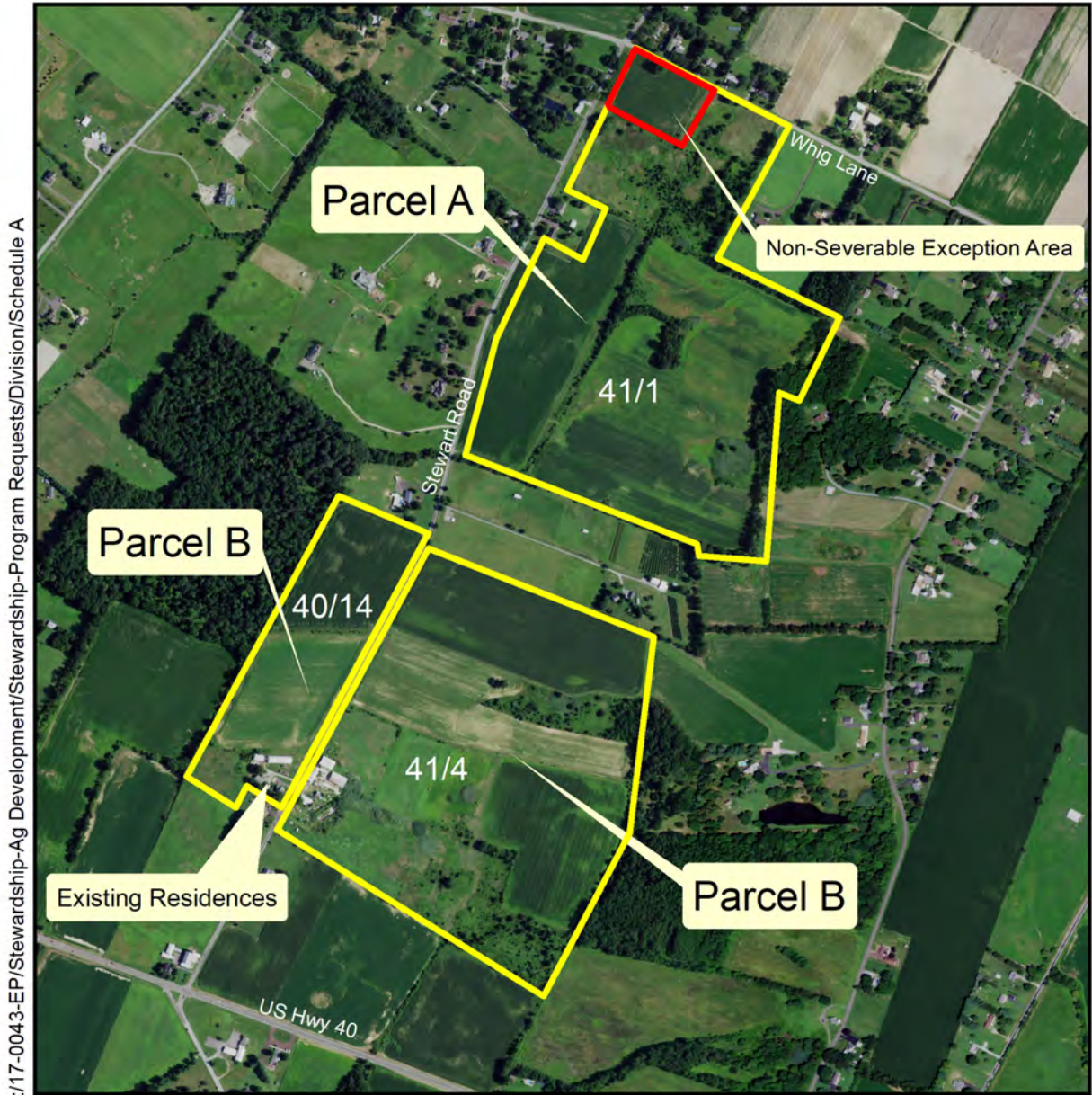


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Denis Germano, Vice Chairperson	YES

Schedule A



F:\17-0043-EP\Stewardship-Ag Development\Stewardship-Program Requests\Division\Schedule A

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Theodore C. Miller
Block 41, Lots 1 & 4

Block 40, Lot 14
Pilesgrove Township, Salem County
195.67 Acres



7/13/2021

Farmland Preservation Program		State Planning Areas	
	PRESERVED EASEMENT		(PA1) METRO
	EXCEPTION AREA		(PA2) SUBURBAN
	PRESERVED EASEMENT / NR		(PA3) FRINGE
	EXCEPTION AREA / NR		(PA4) RURAL
	FINAL APPROVAL		(PA5) RURAL ENV SENS
	PRELIMINARY APPROVAL		(PA6) ENV SENS
	ACTIVE APPLICATION		(PA7) ENV SENSITIVE BARRIER IS
	8 YEAR PRESERVED		(P10) PINELANDS
	TARGETED FARM		PARK
	EXCEPTION AREA TARGETED		MILITARY
	INACTIVE APPLICATION		NEW JERSEY MEADOWLANDS
	INACTIVE/FEDERALLY FUNDED		WATER
	NO CORRESPONDING DATA	Base Map	
	PRESERVED/FEDERALLY FUNDED		County Boundaries
			Municipal Boundaries
			Highlands Planning Area
			Highlands Preservation Area
			Pinelands Area
			Green Acres Preserved Easements

Schedule B (Parcel A)

Soils



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FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee

Miller C & T Parcel A
Block 41 P/O Lot 1 (84.6 ac)
& P/O 1-EN (non-severable exception – 5.05 ac)
Gross Total – 89.66 ac
Pilesgrove Twp. Salem County



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



Sources:
NRCC - SSURGO 2001 Soil Data
NJ Pinelands Commission POC Data
NJ Highlands Council Data
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDOT Road Data
NAD83/2011 2010 Digital Aerial Image

Date: 8/24/2011

Schedule C (Parcel B)

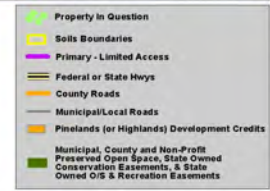
Soils



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Miller C & T Parcel B
Block 40 Lot 14 (25.75 ac) & Block 41 Lot 4 (85.32 ac)
Gross Total – 111.07 ac
Pilesgrove Twp. Salem County



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

Sources:
NRCS - SSURGO 2021 Soil Data
NJ Pinelands Commission PDC Data
NJ Highlands Council Data
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDOT Road Data
NJOTISGIS 2015 Digital Aerial Image

Date: 6/24/2021

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2022R7(2)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
WARREN COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Anema, Ralph & Dianna (“Owners”)
SADC ID# 21-0611-PG
Washington Township, Warren County
N.J.A.C. 2:76-17 et seq.**

July 22, 2021

WHEREAS, on July, 22, 2020 it was determined that the application for the sale of a development easement for the subject farm identified as Block 66, Lot 1, Washington Township, Warren County, totaling approximately 128.06 gross acres hereinafter referred to as “the Property” (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant (“PIG”) criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

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

WHEREAS, the targeted Property is located in the County’s Southeast Project Area and in the Highlands Planning Area; and

WHEREAS, the Property includes One (1), approximately 6-acre severable exception area for the existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 122.06 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 6-acre severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) May be severed or subdivided from the Premises
- 3) Shall be limited to One (1) single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,
- 2) Zero (0) housing opportunities
- 3) One (1) Residual Dwelling Site Opportunity (RDSO)
- 4) Zero (0) agricultural labor units
- 5) No pre-existing non-agricultural uses; and

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

WHEREAS, the Property has a quality score of 72.94 which exceeds 44, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, the Owner provided a recorded deed showing that the property has been in the immediate family since at least 1987; therefore, the property is eligible for, and must be appraised under, zoning and environmental conditions in place as of 01/01/2004 for farms in the Highlands region pursuant to N.J.S.A. 13:8B, as amended by the "Preserve New Jersey Act," P.L.2015, c.5; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 12, 2021, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$4,300 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$4,300 per acre based on zoning and environmental regulations in place as of the current valuation date October 2020; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$4,300 per acre for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 18, 2021, the Washington 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 May 20, 2021, the 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 May 26, 2021, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$1,320 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, 125.721 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 125.721 acres):

	Total	Per/acre
SADC	\$374,648.58	(\$2,980/acre)
County	<u>\$165,951.72</u>	<u>(\$1,320/acre)</u>
Total Purchase	\$540,600.30	(\$4,300/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting \$374,648.58 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 the County for the purchase of a development easement on the Premises, comprising approximately 125.721 net easement acres, at a State cost share of \$2,980 per acre, (69.30% of certified easement value and purchase price), for a total grant of approximately \$374,648.58 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 funds).
4. 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.
5. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.


7. The final acreage of the exception area shall be subject to onsite confirmation, and the Chief of Acquisition may recommend that the Executive Director approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.

8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.

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

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

____7/22/2021_____
Date

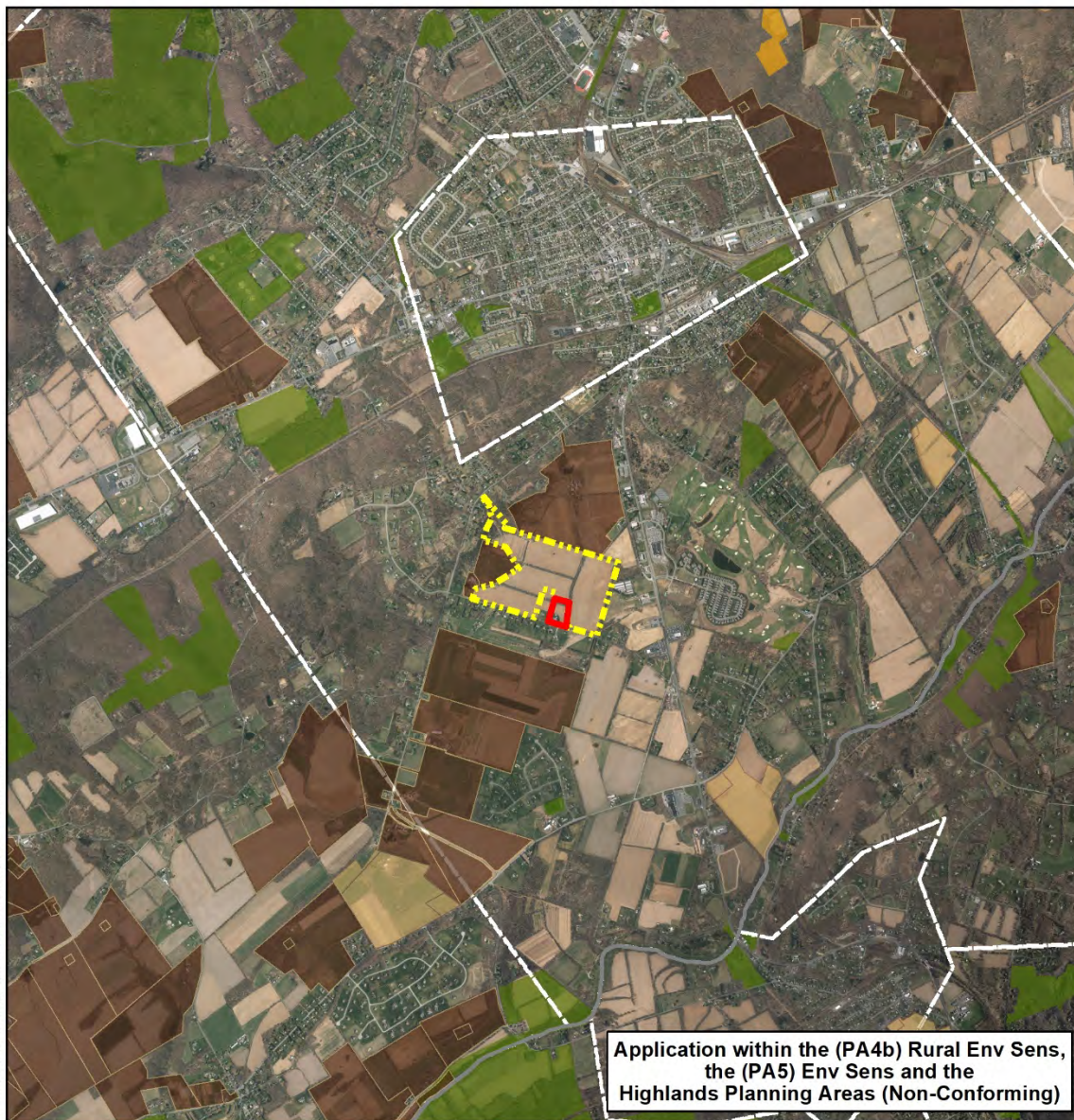


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Denis Germano, Vice Chairperson	YES

Preserved Farms and Active Applications Within Two Miles

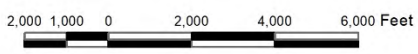


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Application within the (PA4b) Rural Env Sens, the (PA5) Env Sens and the Highlands Planning Areas (Non-Conforming)

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

Anema, Ralph A. & Dianna M.
Block 66 Lots P/O 1 (123.2 ac);
& P/O 1-ES (severable exception - 6.0 ac)
Gross Total = 129.2 ac
Washington Twp., Warren County



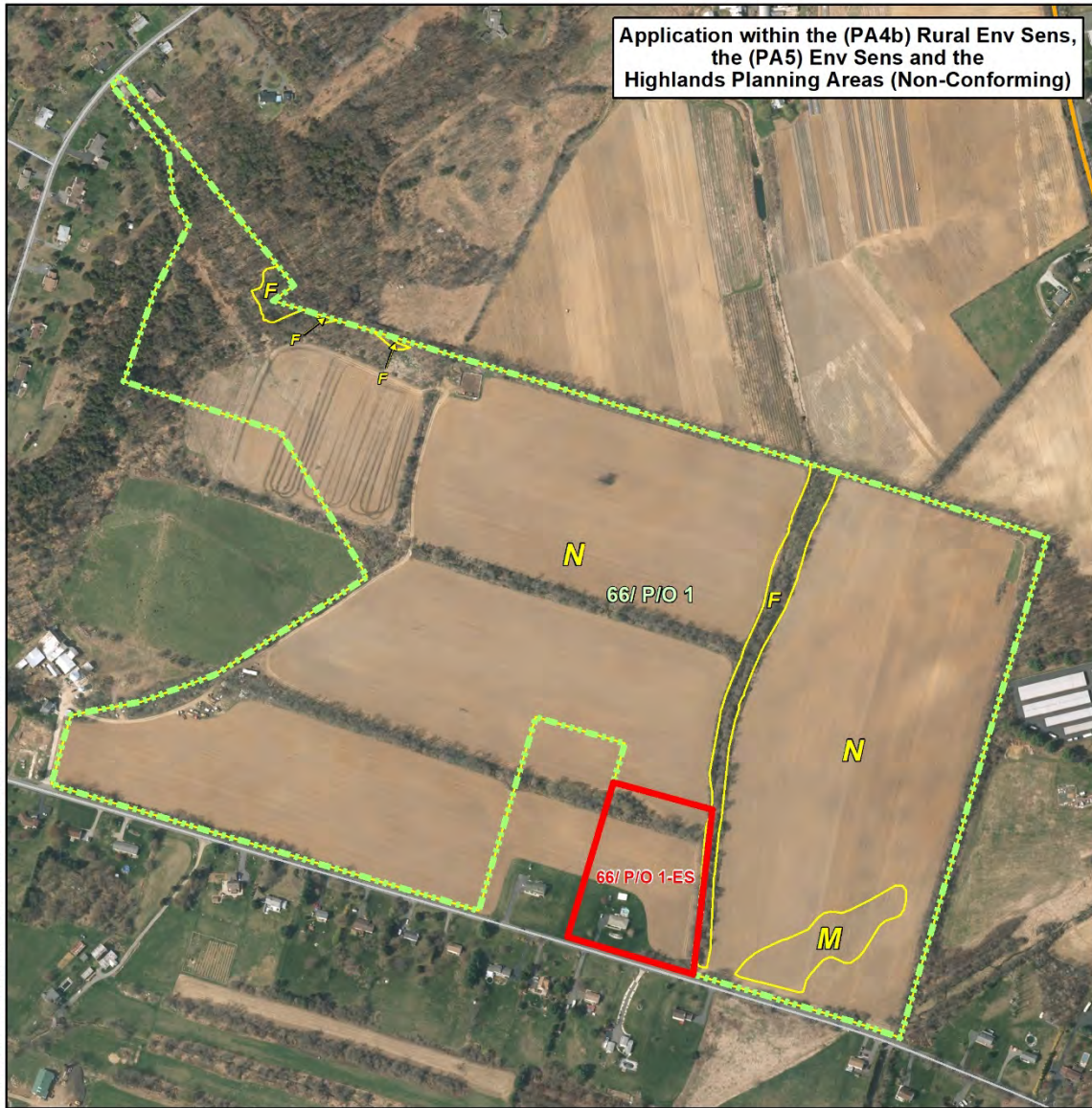
	Property In Question
	Exceptions
	Preserved Easements
	Transfer Development Rights (TDR) Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Pinelands (or Highlands) Development Credits
	Municipal, County and Non-Profit Preserved Open Space, State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



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJOT/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

Wetlands



Application within the (PA4b) Rural Env Sens,
the (PA5) Env Sens and the
Highlands Planning Areas (Non-Conforming)

X:\counties\warco\projects\Anema, Ralph A. & Dianna M. fww 3.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Anema, Ralph A. & Dianna M.
Block 66 Lots P/O 1 (123.2 ac);
& P/O 1-ES (severable exception - 6.0 ac)
Gross Total = 129.2 ac
Washington 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



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

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

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Anema, Ralph A. & Dianna M.
21- 0611-PG
County PIG Program
123 Acres

Block 66	Lot 1	Washington Twp.	Warren County	
SOILS:		Other	3% * 0	= .00
		Prime	93% * .15	= 13.95
		Statewide	4% * .1	= .40
				SOIL SCORE: 14.35
TILLABLE SOILS:		Cropland Harvested	87% * .15	= 13.05
		Wetlands/Water	3% * 0	= .00
		Woodlands	10% * 0	= .00
				TILLABLE SOILS SCORE: 13.05
FARM USE:	Cash Grains		109 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 1 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 six (6) acres for Existing residence
 - Exception is severable
 - Right to Farm language is to be included in Deed of Future Lot
 - Exception is to be limited to one existing single family residential unit(s)
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises: 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 FY2022R7(3)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
SALEM COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Smith, C. Dale & Donald G. Farm (“Owners”)
SADC ID# 17-0224-PG
Alloway Township, Salem County
N.J.A.C. 2:76-17 et seq.**

July 22, 2021

WHEREAS, on September 14, 2020, it was determined that the application for the sale of a development easement for the subject farm identified as Block 36 Lot 17 & Block 38 Lot 1, Alloway Township, Salem County, totaling approximately 78.6 gross acres hereinafter referred to as “the Property” (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant (“PIG”) criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

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

WHEREAS, the targeted Property is located in the County’s Cohansey-Pole Tavern-Pine Tavern (1) Project Area; and

WHEREAS, the Property includes zero (0) exception areas, resulting in approximately 78.6 net acres to be preserved, hereinafter referred to as “the Premises”; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,
- 2) Zero (0) housing opportunities
- 3) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 4) Zero (0) agricultural labor units
- 5) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in corn, soybeans, wheat, potatoes, and pasture; and

WHEREAS, the Property is currently partly an equine operation with approximately 14.9 acres in equine production (pasture) (Schedule B); and

WHEREAS, a specialized “Equine Schedule B” (Schedule B) and an equine map (Schedule B) will be recorded with the Deed of Easement; and

WHEREAS, there are existing solar panels on Lot 17 that are subject to the requirements of N.J.S.A. 4:1C-32.4 and N.J.A.C. 2:76-24.1, et seq., and the application Green Light Approval required review of any existing solar lease(s); and

WHEREAS, since the solar energy generating system is owned by the Smiths, the above condition of Green Light Approval is no longer applicable; and

WHEREAS, the Property has a quality score of 70.25 which exceeds 48, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on November 19, 2020, in accordance with Resolution #FY2020R4(14), Executive Director Payne and Secretary Fisher certified the Development Easement value of \$6,700 per acre based on zoning and environmental regulations in place as of the current valuation date October 8, 2020; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$6,700 per acre for the purchase of the development easement on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on April 15, 2021, the Alloway 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 March 24, 2021, 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 March 31, 2021, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$2,450 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, 80.96 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 80.96 acres):

	Total	Per/acre
SADC	\$ 344,080	(\$4,250/acre)
County	\$ <u>198,352</u>	(\$2,450/acre)
Total Easement Purchase	\$ 542,432	(\$6,700/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting \$344,080 in base grant funding which is available at this time (Schedule D); 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 the County for the purchase of a development easement on the Premises, comprising approximately 80.96 net easement acres, at a State cost share of \$4,250 per acre, (63.43% of certified easement value and purchase price), for a total grant of approximately \$344,080 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 funds).
4. 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.
5. 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 Premises 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.
6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
7. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

____7/22/21_____
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Denis Germano, Vice Chairperson	YES

Wetlands



X:\counties\salco\projects\Smith, Dale & Donald fww.mxd

Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Smith, Dale & Donald
Block 36 Lot 17 (61.8 ac) & Block 38 Lot 1 (16.8 ac)
Gross Total = 78.6 ac
Alloway Twp., Salem County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Tidelands Claim Line, NJ, Edition 20161214
NJOT/OGIS 2015 Digital Aerial Image

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	Property In Question
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads



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

Preserved Farms and Active Applications Within Two Miles



X:\counties\sa\project\smith, Dale & Donald 2mile.mxd

Application within the (PA 4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Smith, Dale & Donald
Block 36 Lot 17 (61.8 ac) & Block 38 Lot 1 (16.8 ac)
Gross Total = 78.6 ac
Alloway Twp., Salem 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
Protected Areas Database of the United States (PAD-US)
NJGIT/OGIS 2015 Digital Aerial Image

August 10, 2020

SCHEDULE B

Grantor certifies that at the time of the application to sell the development easement to the Grantee no non-agricultural uses existed. Grantor further certifies that at the time of the execution of this Deed of Easement no non-agricultural uses exist.

The Grantor currently (insert equine service ~~is~~ as appropriate) on the Premises.

Grantor understands that the above use is considered an "equine service activity" that would not be permitted on the Premises (i.e., the preserved area of the farm described in Schedule A) unless the activity was ancillary to equine-related production, including pasturing, horse breeding and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities. Grantor understands and agrees that if equine service activities (such as boarding horses, riding lessons and schooling horses) on the Premises were ancillary to equine-related production, then the said equine service activities would be deemed agricultural uses and not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor understands that none of these restrictions apply to the land within the Exception area.

Grantor also understands and agrees that if, in the future, equine service activities on the Premises are not "ancillary" as defined above, then the said activities would be deemed non-agricultural and would be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.

----- (L.S)

Equine Areas





X:\counties\sa\projects\Smith, Dale & Donald equine.mxd

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

Smith, Dale & Donald
Block 36 Lot 17 (61.8 ac) & Block 38 Lot 1 (16.8 ac)
Gross Total = 78.6 ac
Alloway Twp., Salem County



	Property In Question
	Equine Production (Pasture) - 14.9 ac



Sources:
NJDOT Road Data
NJOT/OGIS 2015 Digital Aerial Image

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August 11, 2020

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Smith, C. Dale & Donald G.
17- 0224-PG
County PIG Program
79 Acres

Block 36	Lot 17	Alloway Twp.	Salem County		
Block 38	Lot 1	Alloway Twp.	Salem County		
SOILS:		Other	1% *	0	= .00
		Prime	99% *	.15	= 14.85
					SOIL SCORE: 14.85
TILLABLE SOILS:		Cropland Harvested	86% *	.15	= 12.90
		Wetlands/Water	2% *	0	= .00
		Woodlands	12% *	0	= .00
					TILLABLE SOILS SCORE: 12.90
FARM USE:		Corn-Cash Grain	15 acres		
		Soybeans-Cash Grain	10 acres		
		Wheat-Cash Grain	15 acres		
		Vegetable & Melons	20 acres		Potatoes
		Other	17 acres		Pasture

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions: 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 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 #FY2022R7(4)

Preliminary Approval of SADC Easement Purchase
on an "OTHER" FARM

On the Property of
Sleeter, Gerald F. & Carolyn M.

JULY 22, 2021

Subject Property: **Sleeter, Gerald F. & Carolyn M.**
Block 20201, Lot 3 - Gloucester Township, Camden County
SADC ID#: 04-0013-DE
Approximately 40.4 Net Easement Acres

WHEREAS, pursuant to N.J.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 May 26, 2021, the SADC received a development easement sale application from Gerald F. & Carolyn M. Sleeter, hereinafter "Owners," identified as Block 20201, Lot 3, Gloucester Township, Camden, Atlantic County, hereinafter "the Property," totaling approximately 41.6 gross acres identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 1.2-acre severable exception area for and limited to zero (0) single family residential units and for access to Block 20201, Lot 1 resulting in approximately 40.4 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes two (2) single family residential units, zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was an equine operation with approximately 29.4 acres in equine production (pasture) and 0.6 acres in equine service (boarding) on the Property; and

WHEREAS, specialized "*Equine Schedule B*" (Schedule B) and an equine map (Schedule C) will be recorded with the Deed of Easement; and

WHEREAS, the application has been evaluated for the sale of development easement pursuant to N.J.A.C. 2:76-11.5 and the State Acquisition Selection Criteria approved by the SADC on September 9, 2020, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 32.94 and contains approximately 40.4 net acres (Schedule D); and

WHEREAS, the Property meets the SADC's Camden County minimum criteria for acreage in the "Priority" category which requires at least 35 acres, but because Camden County did not submit individual farm applications within the previous three funding cycles, there is no average quality score for Camden County, resulting in the need for SADC preliminary approval; and


WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and pursuant to N.J.A.C. 2:76-11.6(b)i. there are no "priority" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. Because this 40.4-acre farm meets the minimum size criteria for priority consideration, has approximately 77% prime and 18% statewide important soils and is within the County Agriculture Development Area, the SADC approves selecting the Property for processing as an "Other" farm pursuant to N.J.A.C. 2:76-11.5.
2. The SADC hereby grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner;
 - b. Secure two independent appraisals to estimate the fair market value of the Property; and
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC; 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.

7/22/21
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Denis Germano, Vice Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



X:\counties\camden\projects\Sleeter, Gerald F. & Carolyn M. 2mile.mxd

Application within the (PA1) Metro Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Sleeter, Gerald F. & Carolyn M.
Block 20201 Lots P/O 3 (40.4 ac);
& P/O 3-ES (severable exception - 1.2 ac)
Gross Total = 41.6 ac
Gloucester Twp., Camden County



	Property In Question
	Exceptions
	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

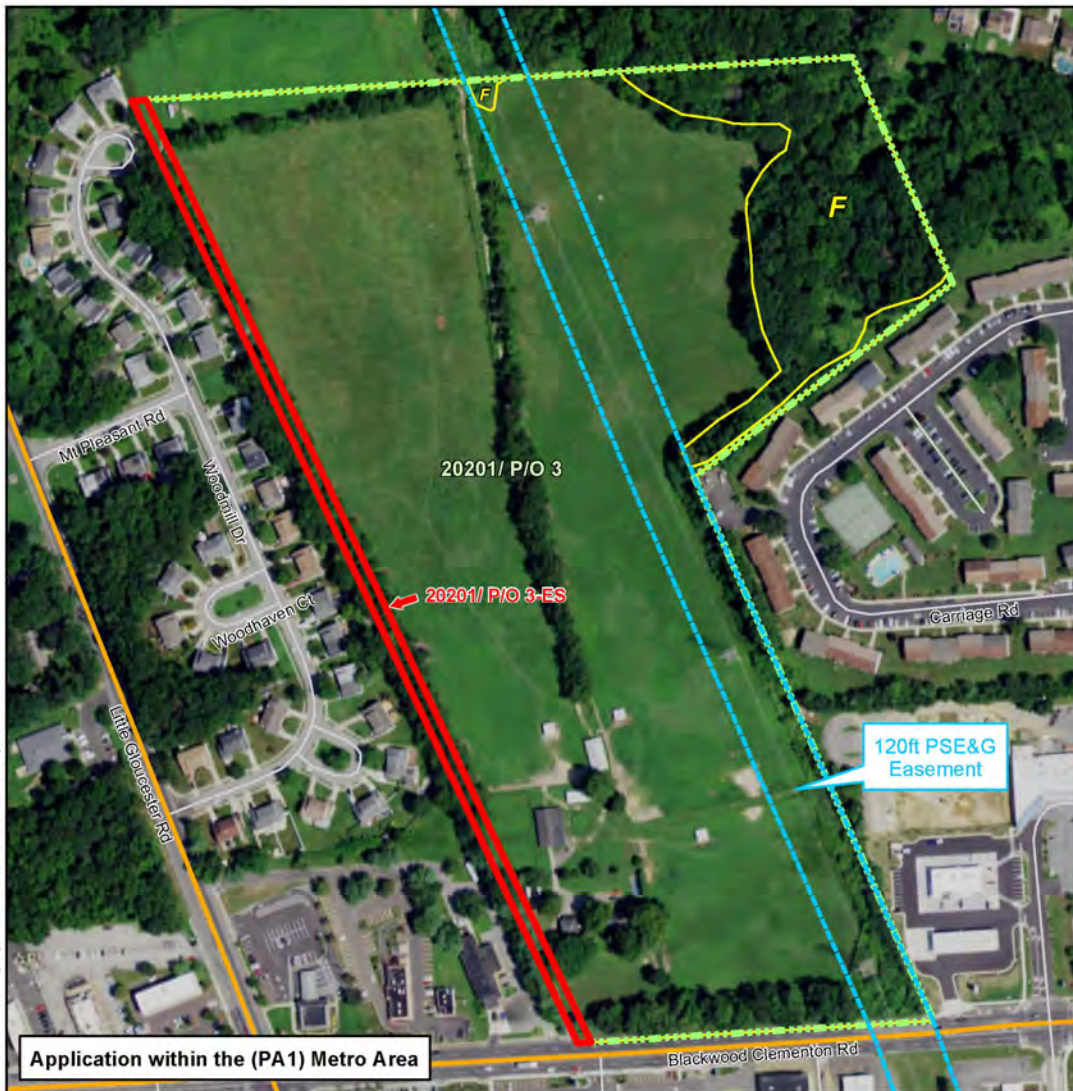


NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJGIT/OGIS 2019 Digital Aerial Image

June 24, 2021

Wetlands



X:\counties\camco\projects\Sleeter, Gerald F. & Carolyn M.fvw.mxd

Application within the (PA1) Metro Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Sleeter, Gerald F. & Carolyn M.
Block 20201 Lots P/O 3 (40.4 ac);
& P/O 3-ES (severable exception - 1.2 ac)
Gross Total = 41.6 ac
Gloucester Twp., Camden County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Tidelands Claim Line, NJ, Edition 20161214
NJOTR&GIS 2019 Digital Aerial Image

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



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

June 24, 2021

SCHEDULE B

Grantor certifies that at the time of the application to sell the development easement to the Grantee no non-agricultural uses existed. Grantor further certifies that at the time of the execution of this Deed of Easement no non-agricultural uses exist.

The Grantor currently boards one horse on the Premises.

Grantor understands that the above use is considered an "equine service activity" that would not be permitted on the Premises (i.e., the preserved area of the farm described in Schedule A) unless the activity was ancillary to equine-related production, including pasturing, horse breeding and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities. Grantor understands and agrees that if equine service activities (such as boarding horses, riding lessons and schooling horses) on the Premises were ancillary to equine-related production, then the said equine service activities would be deemed agricultural uses and not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor understands that none of these restrictions apply to the land within the Exception area.

Grantor also understands and agrees that if, in the future, equine service activities on the Premises are not "ancillary" as defined above, then the said activities would be deemed non-agricultural and would be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.

----- (L.S)

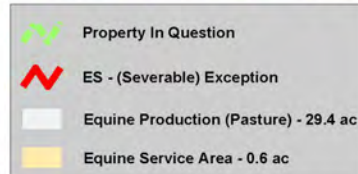
Equine Areas



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

Sleeter, Gerald F. & Carolyn M.
Block 20201 Lots P/O 3 (40.4 ac);
& P/O 3-ES (severable exception - 1.2 ac)
Gross Total = 41.6 ac
Gloucester Twp., Camden County



Sources:
NJDOT Road Data
NJOT/OGIS 2019 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.

June 28, 2021

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

GENERAL INFORMATION

COUNTY OF Camden Gloucester Twp. 0415
APPLICANT Sleeter, Gerald F. & Carolyn M.

PRIORITIZATION SCORE

SOILS:	Other	10%	*	0	=	.00	
	Prime	77%	*	.15	=	11.55	
	Statewide	13%	*	.1	=	1.30	
							SOIL SCORE: 12.85
TILLABLE SOILS:	Cropland Harvested	74%	*	.15	=	11.10	
	Other	15%	*	0	=	.00	
	Wetlands/Water	11%	*	0	=	.00	
							TILLABLE SOILS SCORE: 11.10
BOUNDARIES AND BUFFERS:	Commercial	22%	*	0	=	.00	
	Farmland (Unrestricted)	9%	*	.06	=	.54	
	Residential Development	49%	*	0	=	.00	
	Streams and Wetlands	20%	*	.18	=	3.60	
							BOUNDARIES AND BUFFERS SCORE: 4.14
CONTIGUOUS PROPERTIES / DENSITY:	No Points					0	
							DENSITY SCORE: .00
LOCAL COMMITMENT:		100%	*	0	=	.00	
							LOCAL COMMITMENT SCORE: .00
SIZE:							SIZE SCORE: 4.26
IMMINENCE OF CHANGE:	SADC Impact factor =	1.59					
							IMMINENCE OF CHANGE SCORE: 1.59
COUNTY RANKING:							
EXCEPTIONS:							EXCEPTION SCORE: -1.00
							TOTAL SCORE: 32.94

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2022R7(5)

Preliminary Approval of SADC Easement Purchase
on an "OTHER" FARM

On the Property of
Martinelli, Joseph E. & Josephine

JULY 22, 2021

Subject Property: **Martinelli, Joseph E. & Josephine**
Block 4802, Lots 12, 13 & 14 - Town of Hammonton, Atlantic County
SADC ID#: 01-0045-DE

WHEREAS, pursuant to N.J.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 May 28, 2021, the SADC received a development easement sale application from Joseph E. & Josephine Martinelli, hereinafter "Owners," identified as Block 4802, Lots 12, 13 & 14, Town of Hammonton, Atlantic County, hereinafter "the Property," totaling approximately 55.4 gross acres identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 1.6-acre non-severable exception area for and limited to two existing single family residential units and to afford future flexibility of uses resulting in approximately 53.8 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, the New Jersey Pinelands Commission Letter of Interpretation #1464 allocated 2.5 Pinelands Development Credits ("PDCs") to Block 4802, Lots 12, 13 & 14; and

WHEREAS, as per N.J.A.C. 2:76-19.3, landowners shall have a choice of having their development easement appraised as per the Pinelands Valuation Formula (Formula) or pursuant to N.J.S.A. 4:1C-31; and

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

WHEREAS, the application has been evaluated for the sale of development easement pursuant to N.J.A.C. 2:76-11.5 and the State Acquisition Selection Criteria approved by the SADC on September 9, 2020, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 61.33 and contains approximately 53.8 net acres (Schedule B); and

WHEREAS, the Property meets the SADC's Atlantic County minimum criteria for acreage in the "Priority" category which requires at least 48 acres, but because Atlantic County did not submit individual farm applications within the previous three funding cycles, there is no

average quality score for Atlantic County, resulting in the need for SADC preliminary approval; and


WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and pursuant to N.J.A.C. 2:76-11.6(b)i. there are no "priority" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. Because this 53.8-acre farm meets the priority acreage, has approximately 2% prime soils, 87% statewide important soils, 11% unique important soils, is adjacent to other permanently preserved farms, and is within the County Agriculture Development Area, the SADC approves selecting the Property for processing as an "Other" farm pursuant to N.J.A.C. 2:76-11.5.
2. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowners
 - b. Secure two independent appraisals to estimate the fair market value of the Property
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC; 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.

7/22/21
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Denis Germano, Vice Chairperson	YES

Preserved Farms and Active Applications Within Two Miles

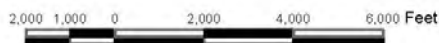


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Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Martinelli, Joseph E. & Josephine
Block 4802 Lots 12 (25.7 ac);
P/O 13 (19.3 ac); P/O 14 (8.8 ac)
& P/O 14-EN (non-severable exception - 1.6 ac)
Gross Total = 55.4 ac
Hammonton Town, Atlantic 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
	Exceptions
	Preserved Easements
	Transfer Development Rights (TDR)
	Preserved: Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Pinelands (or Highlands) Development Credits
	Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State Owned O/S & Recreation Easements



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PA0-US)
NJGIT/OGIS 2019 Digital Aerial Image

June 4, 2021

Wetlands



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Application within the Pinelands Ag Production Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Martinelli, Joseph E. & Josephine
Block 4802 Lots 12 (25.7 ac);
P/O 13 (19.3 ac); P/O 14 (8.8 ac)
& P/O 14-EN (non-severable exception - 1.6 ac)
Gross Total = 55.4 ac
Hammonton Town, Atlantic County



Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJ Pinelands Commission PDC Data
NJOT/OGIS 2019 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
- Wetlands Boundaries
- 300 ft Buffered Wetlands
- 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 - Total Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

June 4, 2021

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

GENERAL INFORMATION

COUNTY OF Atlantic Hammonton Town 0111
APPLICANT Martinelli, Joseph E. & Josephine

PRIORITIZATION SCORE

SOILS:		Other	6% * 0	=	.00	
		Prime	2% * .15	=	.30	
		Statewide	82% * .1	=	8.20	
		Unique (12)	10% * .125	=	1.25	
					SOIL SCORE:	9.75
TILLABLE SOILS:		Cropland Harvested	91% * .15	=	13.65	
		Wetlands/Water	1% * 0	=	.00	
		Woodlands	8% * 0	=	.00	
					TILLABLE SOILS SCORE:	13.65
BOUNDARIES AND BUFFERS:		Deed Restricted Farmland (Permanent)	56% * .2	=	11.20	
		EP Applications	2% * .10	=	.20	
		Farmland (Unrestricted)	38% * .06	=	2.28	
		Streams and Wetlands	4% * .18	=	.72	
					BOUNDARIES AND BUFFERS SCORE:	14.46
CONTIGUOUS PROPERTIES / DENSITY:		Martinelli, J	Restricted Farm or Current Application		2	
		Madrie	Restricted Farm or Current Application		2	
		Rizzotto	Restricted Farm or Current Application		2	
		Parisi	Restricted Farm or Current Application		2	
		Bertino	Restricted Farm or Current Application		2	
					DENSITY SCORE:	10.00
LOCAL COMMITMENT:			100% * 8	=	8.00	
					LOCAL COMMITMENT SCORE:	8.00
SIZE:						SIZE SCORE: 4.22
IMMINENCE OF CHANGE:		SADC Impact Factor = 1.25				
					IMMINENCE OF CHANGE SCORE:	1.25
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00
					TOTAL SCORE:	61.33

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2022R7(6)

Preliminary Approval of SADC Easement Purchase
of an "Other" FARM

On the Property of
Ott, Daniel & Dana

July 22, 2021

Subject Property: **Ott, Daniel & Dana**
Block 14, Lots 3 & 5 - Pilesgrove Township, Salem County
SADC ID#17-0358-DE

WHEREAS, pursuant to N.J.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 May 24, 2020, the SADC received a development easement sale application from Daniel & Dana Ott, hereinafter "Owners," identified as Block 14, Lots 3 & 5, Pilesgrove Township, Salem County, hereinafter "the Property," totaling approximately 71.2 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1), approximately 2.25-acre non-severable exception area and one (1) 1.25-acre severable exception area, each to be limited to one (1) future single family residential unit and to afford future flexibility of uses resulting in approximately 67.7 net acres to be preserved; and

WHEREAS, the Property includes zero (0) housing opportunities, zero (0) Residual Dwelling Site Opportunities (RDSO), zero (0) agricultural labor units, and no pre-existing non-agricultural uses; and

WHEREAS, the SADC Option Agreement will be conditioned on Lots 3 & 5 being consolidated at closing; and

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

WHEREAS, the application has been evaluated for the sale of development easement pursuant to N.J.A.C. 2:76-11.5 and the State Acquisition Selection Criteria approved by the SADC on September 9, 2020, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 66.54 and contains approximately 67.7 net acres (Schedule B); and

WHEREAS, the Property at 67.7 net acres does not meet the SADC's Salem County minimum ranking criteria for acreage in the "Priority" (94 acres) or "Alternate" (69 acres) categories; and


WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20 and pursuant to N.J.A.C. 2:76-11.6(b)i. there are no "priority" ranked applications that have not already been selected for processing at this time; and

NOW THEREFORE BE IT RESOLVED:

1. Because this 67.7-acre farm has a quality score of 66.54, which is above the minimum ranking criteria for quality score (62) for a "Priority" farm in Salem County, has approximately 47% Prime soils and 47% Statewide Important soils, and is within the County Agriculture Development Area and Project Area, the SADC approves selecting the Property for processing as an "Other" farm pursuant to N.J.A.C. 2:76-11.5.
2. The SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner; and
 - b. Secure two independent appraisals to estimate the fair market value of the Property; and
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC; 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.

7/22/21
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Denis Germano, Vice Chairperson	YES

Project Map



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

Ott, Dan & Dana
Block 14 Lots P/O 3 (53.2 ac); P/O 3-ES (severable exception - 1.25 ac)
& P/O 3-EN (non-severable exception - 2.25 ac) & Lot 5 (13.5 ac)
Gross Total = 71.2 ac
Pilesgrove Twp., Salem County



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



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Sources:
Green Acres Conservation Easement Data
NJGIT/OGIS 2019 Digital Aerial Image

July 7, 2021

Preserved Farms and Active Applications Within Two Miles

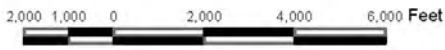


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Application within the (PA4) Rural Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ott, Dan & Dana
Block 14 Lots P/O 3 (53.2 ac); P/O 3-ES (severable exception - 1.25 ac)
& P/O 3-EN (non-severable exception - 2.25 ac) & Lot 5 (13.5 ac)
Gross Total = 71.2 ac
Pilesgrove Twp., Salem County



- Property In Question
- Exceptions
- 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
Protected Areas Database of the United States (PAD-US)
NJDOT/OGIS 2019 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

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

GENERAL INFORMATION

COUNTY OF Salem Pilesgrove Twp. 1709
 APPLICANT Ott, Daniel & Dana

PRIORITIZATION SCORE

SOILS:		Other	5% * 0 = .00	
		Prime	47% * .15 = 7.05	
		Statewide	48% * .1 = 4.80	
			SOIL SCORE:	11.85
TILLABLE SOILS:		Cropland Harvested	81% * .15 = 12.15	
		Wetlands/Water	6% * 0 = .00	
		Woodlands	13% * 0 = .00	
			TILLABLE SOILS SCORE:	12.15
BOUNDARIES AND BUFFERS:		Deed Restricted Farmland (Permanent)	19% * .2 = 3.80	
		Farmland (Unrestricted)	25% * .06 = 1.50	
		Residential Development	25% * 0 = .00	
		Streams and Wetlands	31% * .18 = 5.58	
			BOUNDARIES AND BUFFERS SCORE:	10.88
CONTIGUOUS PROPERTIES / DENSITY:		Ott	Restricted Farm or Current Application	2
		Caltabiano	Restricted Farm or Current Application	2
		Timchal	Restricted Farm or Current Application	2
		Mulligan	Restricted Farm or Current Application	2
		Musumeci	Restricted Farm or Current Application	2
			DENSITY SCORE:	10.00
LOCAL COMMITMENT:			100% * 20 = 20.00	
			LOCAL COMMITMENT SCORE:	20.00
SIZE:				SIZE SCORE: 2.66
IMMIMENCE OF CHANGE:				IMMINENCE OF CHANGE SCORE: .00
COUNTY RANKING:				
EXCEPTIONS:				EXCEPTION SCORE: -1.00
			TOTAL SCORE:	66.54

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2022R7(7)

Preliminary Approval of SADC Easement Purchase
of an "ALTERNATE" FARM

On the Property of Wible, Charles J.

July 22, 2021

Subject Property: **Wible, Charles J.**
Block 33, Lot 14 - Lower Alloways Creek Township, Salem County
SADC ID#:17-0360-DE-DE

WHEREAS, pursuant to N.J.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 June 8, 2021, the SADC received a development easement sale application from Charles J. Wible, hereinafter "Owner," identified as Block 33, Lot 14, Lower Alloways Creek Township, Salem County, hereinafter "the Property," totaling approximately 73.7 gross acres, identified in (Schedule A); and

WHEREAS, the Property includes one (1) approximately 1.5-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 72.2 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, & soybean production; and

WHEREAS, the application has been evaluated for the sale of development easement pursuant to N.J.A.C. 2:76-11.5 and the State Acquisition Selection Criteria approved by the SADC on September 9, 2020, which categorizes applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property, has a quality score of 67.97 and contains approximately 72.2 net acres (Schedule B); and

WHEREAS, the Property does not meet the SADC's Salem County minimum criteria for the "Priority" category, which requires a quality score of at least 62 combined with at least 94 acres, however, it is higher than the minimum quality score of 48 and 69 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.J.A.C. 2:76-6.20 and pursuant to N.J.A.C. 2:76-11.6(b)i. there are no "priority" ranked applications that have not already been selected for processing at this time; and


NOW THEREFORE BE IT RESOLVED

1. Because this 72.2-acre farm has a quality score of 67.97, which is above minimum ranking criteria for a "Priority" farm in Salem County, has approximately 60% Prime soils and is within the County Agriculture Development Area, the SADC approves selecting the Property for processing as an "Alternate" farm pursuant to N.J.A.C. 2:76-11.5.

2. the SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:
 - a. Enter into a 120-day option agreement with the Landowner; and
 - b. Secure two independent appraisals to estimate the fair market value of the Property; and
 - c. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC; 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.

7/22/21
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

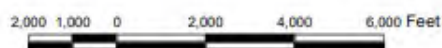
Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Richard Norz	YES
James Waltman	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Denis Germano, Vice Chairperson	YES

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Wible, Charles J.
Block 33 Lots P/O 14 (72.2 ac)
& P/O 14-EN (non-severable exception - 1.5 ac)
Gross Total = 73.7 ac
Quinton Twp., Salem County



- Property In Question
- Exceptions
- 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

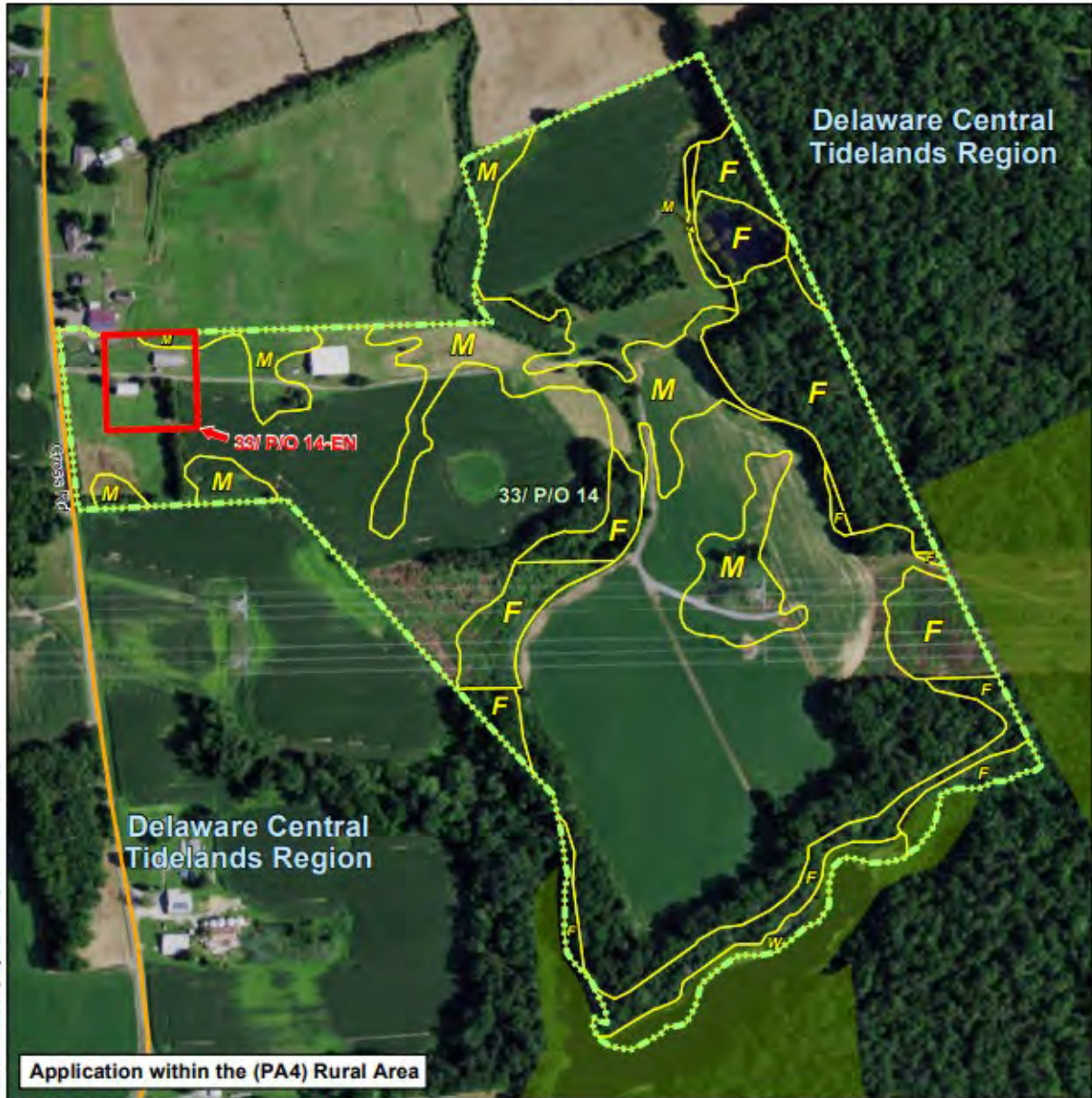


Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
Protected Areas Database of the United States (PAD-US)
NJDOT/OGIS 2019 Digital Aerial Image

June 17, 2021

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

Wetlands



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Wible, Charles J.
Block 33 Lots P/O 14 (72.2 ac)
& P/O 14-EN (non-severable exception - 1.5 ac)
Gross Total = 73.7 ac
Quinton 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 Coarse 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.

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	Property in Question
	EN - (Non-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 QIS & 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

Sources:
NJ Farmland Preservation Program
Green Acres Conservation Easement Data
NJDEP Tidelands Claim Line, NJ, Edition 20161214
NJOT/IGIS 2019 Digital Aerial Image

June 17, 2021

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

GENERAL INFORMATION

COUNTY OF Salem Lower Alloways Creek Twp. 1704
APPLICANT Wible, Charles J.

PRIORITIZATION SCORE

SOILS:	Other	30% * 0 = .00
	Prime	61% * .15 = 9.15
	Statewide	8% * .1 = .80
	Unique zero	1% * 0 = .00
		SOIL SCORE: 9.95
TILLABLE SOILS:	Cropland Harvested	65% * .15 = 9.75
	Wetlands/Water	20% * 0 = .00
	Woodlands	15% * 0 = .00
		TILLABLE SOILS SCORE: 9.75
BOUNDARIES AND BUFFERS:	Deed Restricted Farmland (Permanent)	7% * .2 = 1.40
	Farmland (Unrestricted)	20% * .06 = 1.20
	Streams and Wetlands	71% * .18 = 12.78
	Woodlands	2% * .06 = .12
		BOUNDARIES AND BUFFERS SCORE: 15.50
CONTIGUOUS PROPERTIES / DENSITY:	Wible	Restricted Farm or Current Application 2
	Bradway	Restricted Farm or Current Application 2
	Massey	Restricted Farm or Current Application 2
	Rachkiss	Restricted Farm or Current Application 2
	Smith	Restricted Farm or Current Application 2
		DENSITY SCORE: 10.00
LOCAL COMMITMENT:		100% * 19 = 19.00
		LOCAL COMMITMENT SCORE: 19.00
SIZE:		SIZE SCORE: 2.86
IMMIMENCE OF CHANGE:	SADC Impact factor = .91	
		IMMINENCE OF CHANGE SCORE: .91
COUNTY RANKING:		
EXCEPTIONS:		EXCEPTION SCORE: .00
	TOTAL SCORE:	67.97