

STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)

**Department of Agriculture**

**Market and Warren Streets, 1<sup>st</sup> Floor Auditorium**

**Trenton, NJ 08625**

**REGULAR MEETING**

**June 27, 2019**

Chairman Fisher called the meeting to order at 9:12 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 Fisher

Renee Jones (Rep. NJDEP Commissioner Catherine R. McCabe)

Gina Fischetti (Rep. DCA Commissioner Sheila Oliver)

Brian Schilling

James Waltman

Jane Brodhecker

Ralph Siegel (arrived at 9:16 a.m.)

Alan Danser

Scott Ellis

**Members Absent**

Denis Germano

Pete Johnson

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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 and other members of the public.

### Minutes

#### A. SADC Regular Meeting of May 23, 2019 (Open and Closed Sessions)

It was moved by Mr. Danser and seconded by Ms. Jones to approve the Open and Closed Session minutes of the SADC regular meeting of May 23, 2019. The motion was approved.

### Report of the Chairman

Chairman Fisher stated that Governor Murphy signed the appropriation bill for the CBT for farmland preservation and that gives a great opportunity for many people to join the farmland preservation program. He also noted that Ms. Mary Tovar, Chief of Staff for the Department of Agriculture, will be spearheading the move of the Health and Agriculture departments from the Health and Agriculture building to the Riverview building. Chairman Fisher thanked Ms. Tovar for her help as it is a huge endeavor. Finally, Chairman Fisher mentioned that there was discussion at the State Board meeting on June 26<sup>th</sup> about big upcoming initiatives, one being soil protection. He stated that soil is a very precious resource in agriculture and the topic of soil protection will be discussed later in the meeting.

### Report of the Executive Director

Ms. Payne referenced a new SADC manual for Committee members containing relevant reference documents. She also noted two Special Occasion Events (SOEs) working group meetings were held in June and that some of the basic framework for recommendations are taking shape. She indicated staff plans to meet with the New Jersey Wine Growers Association to get their ideas and feedback and the matter and that it will be brought back to the Committee at a future date.

Ms. Payne also thanked Dr. Brian Schilling and his staff at the Rutgers University Cooperative Extension for their efforts in hosting a productive meeting with SADC and NJDA staff on the issue of climate change at which the NJ State climatologist, Dr. Dave Robinson, gave an informative presentation.

Ms. Payne also noted that the SADC is soliciting applications for the Direct Easement Purchase Program.

**Public Comment**

There was no public comment.

**New Business**

**A. Term Farmland Preservation Program**

Mr. Kimmel referred the Committee to one renewal in the Term Farmland Preservation Program and reviewed the specifics of the application.

1. Renewal

- a. SAND Farms, LLC (Anthony Berenato), Mullica Township, Atlantic County

**B. Resolutions of Preliminary Approval- FY2020 Nonprofit Program**

Ms. Miller reviewed the candidate farms for preliminary approval under the FY20 Nonprofit Program. Notice of available grants was published in the NJ Register with an application deadline of April 8, 2019. Three nonprofit organizations submitted seven easement purchase applications located in three counties, totaling approximately 373 acres. All seven applications are in their respective county Agriculture Development Areas (ADAs) and meet the criteria to qualify as eligible farms. The total costs for all seven farms are estimated at \$2,700,550, resulting in a 50% SADC cost share of just over \$1.35M.

It was moved by Mr. Danser and seconded by Mr. Schilling to approve Resolution FY2019R6(1), granting preliminary approval to seven easement purchase applications under the FY2020 Nonprofit Program, as presented, subject to any conditions of said resolution. The motion was unanimously approved. A copy of Resolutions FY2019R6(1) is attached to and is a part of these minutes.

**C. Resolutions of Final Approval: Direct Easement**

Ms. Miller referred the Committee to two requests for final approval under the Direct Easement Program. She reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Ms. Jones and seconded by Mr. Siegel to approve Resolutions FY2019R6(2) and FY2019R6(3), granting approval to the following application under the Direct Easement Program, as presented, subject to any conditions of said resolution.

1. Brian Feely, SADC ID #10-0268-DE, Resolution FY2019R6(2), Block 38, Lot 26, Franklin Township, Hunterdon County, 46.4 Net Acres
2. Estate of Engelbert Ecker, SADC ID #10-0266-DE, Resolution FY2019R6(3), Block 26, Lot 24, Kingwood Township, Hunterdon County, 59.7 Net Acres.

The motion was unanimously approved. A copy of Resolutions FY2019R6(2) and FY2019R6(3), are attached to and a part of these minutes.

**D. Resolutions of Approval: County PIG**

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

It was moved by Mr. Waltman and seconded by Mr. Danser to approve Resolutions FY2019R6(4) and FY2019R6(5) granting final approval to the following applications under the County PIG Program, as presented, subject to any conditions of said resolution:

1. Christian and Barbara Jannen, SADC ID #03-0429-PG, Resolution FY2019R6(4), Block 1205, Lots 3.01 and 3.03, Southampton Township, Burlington County, 34.697 Acres.
2. Route 57 Partnership, SADC ID #21-0613-PG, Resolution FY2019R6(5), Block 1, Lot 6, Franklin Township, Warren County, 71.1 Acres.

The motion was unanimously approved. A copy of Resolutions FY2019R6(4) and FY2019R6(5), are attached to and a part of these minutes.

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

Ms. Mazzella 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. Danser and seconded by Mr. Ellis to approve Resolution FY2019R6(6), granting approval to the following application under the Municipal PIG Program, as presented, subject to any conditions of said resolution.

1. Diane Carol and Paul Charles Duffy, SADC ID #17-0203-PG, Resolution FY2019R6(6), Block 40, Lot 16.03, Mannington Township, Salem County, 24.8 Acres.

The motion was unanimously approved. A copy of Resolutions FY2019R6(6) is attached to and a part of these minutes.

### **F. Stewardship**

Mr. Roohr referred the Committee to one request for division of premises under the Stewardship Program. He reviewed the specifics of the request with the Committee and stated that staff recommendation is to grant approval.

It was moved by Mr. Danser and seconded by Ms. Brodhecker to approve Resolution FY2019R6(7), granting approval to the following application, for division of premises, under the Stewardship Program, as presented, subject to any conditions of said resolution.

1. Rescinding Division of Premises
  - a. DeWolf Farm, Resolution FY2019R6(7), Block 82, Lots 6 & 7, Plumsted Township, Ocean County, 207.24 Acres.

The motion was unanimously approved. A copy of Resolutions FY2019R6(7) is attached to and a part of these minutes.

### **G. Resolution of Approval: Soil and Water Conservation Cost-Sharing**

Mr. Clapp referred the Committee to three requests for approval under the Soil and Water Cost Share Program for a new high volume well and pump, irrigation system and sub

surface drainage. He reviewed the specifics of the applications with the Committee and stated that staff recommendation is to grant approval.

Mr. Clapp noted that Mr. Dave Kimmel worked closely with the landowner, Mr. Randal Peck, regarding installing sub surface drainage and discovered that there was a wet area on the property. The landowner stated that when the turnpike went in there was drainage associated with the turnpike that was not being maintained, so Mr. Kimmel was able to work with the town to get the area drained to the north of the farm and that made it feasible to install a drainage system that would be functional. Mr. Waltman stated that Hightstown and East Windsor have a huge runoff issue from the turnpike that was built, and he asked Mr. Clapp where the runoff would go once the fields are drained. Mr. Waltman was concerned that the runoff may disturb other people who live nearby the farm. Mr. Clapp stated that there is a pond and a ditch that runs out and down and it takes the water that is being blocked by the beaver dam and gets it offsite.

It was moved by Mr. Siegel and seconded by Mr. Danser to approve Resolutions FY2019R6(8), FY2019R6(9), and FY2019R6(10) granting approval to the following applications under the Soil and Water Cost Share Program, as presented, subject to any conditions of said resolution.

1. Brown Brother's Farm, Inc., SADC ID #08-0022-8M, Resolution FY2019R6(8), Block 1207, Lot 12, east Greenwich Township, Gloucester County, 86.2 Acres.
2. Kevin Young, SADC ID #17-0176-DE, Resolution FY2019R6(9), Block 38, Lot 1, Lower Alloways Creek Township, Salem County, 55.803 Acres.
3. Randal Peck, SADC ID #11-0025-FS, Resolution FY2019R6(10), Block 43, Lots 1, 4, 4.01, 6, 7, 9, 10, 12, 13, East Windsor Township, Mercer County, 72.273 Acres.

Mr. Schilling recused from the Randal Peck discussion and the vote. Mr. Waltman abstained from the vote. The motion was approved. A copy of Resolutions FY2019R6(8), FY2019R6(9) and FY2019R6(10), are attached to and a part of these minutes.

## **H. Soil Protection Standards (Discussion Only)**

Mr. Everett stated that the impact of the Supreme Court's August 2018 Quaker Valley Farms (QVF) decision prompted this discussion and staff has begun to explore the development of soil protection standards over the past 10 months. Mr. Everett stated that the two salient components of this presentation are what is and isn't considered soil disturbance and protection, and what are the prescribed limits of it. Staff will share the conceptual framework developed thus far with the Committee and after receiving the Committee's direction, come up with a more detailed proposal at successive Committee meetings. As such, no action will be taken today.

Mr. Everett stated that there are three important takeaways from the Quaker Valley Farms decision. First, there was a violation of the easement in terms of agriculture development because there was too much soil destruction in this case. Second, despite the SADC having not adopted regulations on this topic, in this case the destruction was so significant that it was a clear case of a violation, however, there may be cases that aren't so clear, and landowners need guidance on what they can and cannot do. Third, there needs to be a balance among the needs of the agricultural industry and the needs of the public's interest in the permissible uses on farmland preservation properties. The question is how we reach that balance and conceptualize this legally to put conservation on equal footing with agricultural development.

Mr. Everett recommended the term "soil disturbance" be replaced with "soil protection" to better reflect what the SADC is trying to accomplish, the proper stewardship of preserved farmland by private landowners. Mr. Everett suggested the incorporation of Best Management Practices (BMPs) which, when done properly, would result in a soil protection outcome and would entrust landowners with protecting the soil for future generations. Regarding acceptable limits, in the QVF case, the Court determined that there was 20 acres of destruction on a 120-acre preserved farm, which calculates to 17% of the farm, and that this level of destruction violated the deed of easement, so the Court gave the SADC a benchmark from where to start. Staff has researched the current science, applied it and used that information to determine the limitations for what is and what is not detrimental to soil protection.

Mr. Everett showed the Committee several slides which gave statistics of work done by Rowan University that depicts a statistically significant number of farms in NJ and the number of acres of development on those farms. Statistically, 99% of farms have 6 acres or

less of agricultural development. The SADC did its own internal study which corroborates with the findings of Rowan University. SADC found that there is a commonality of the ratio of open land to developed land, so that infrastructure and high intensity use (the farmstead complex) is localized to a smaller portion of the farm. Analysis shows the average farmstead complex size is 6% of the farm, and that on average only half of the complex is actually disturbed/developed. Accounting for growth, an acceptable amount of soil disturbance may be 6 acres or 8% of the farm, whichever is greater. Six acres is 8% of the average-size farm in NJ, which is 74 acres. Mr. Everett stated that when applying this 6-acre or 8% standard to 2,198 of the preserved farms, there are 6 farms that don't comply with this standard.

Mr. Everett then discussed the application of gravel to this proposed standard. He stated that based on the findings and the statistics on soil disturbance, it appears that gravel can be a conservation practice to control erosion. One in every three farms in NJ is equine or nursery, which often involve heavy application of gravel, so it seems prudent to incorporate gravel in this proposal. Mr. Everett also recognized that runoff is a big concern as well. Based on his research, 10% of impervious surface is the "magic" number since the benefits of a percentage below that figure are minimal, and he asked the Committee members to consider that during this discussion on a potential 6-acre or 8% standard.

Mr. Everett asked the Committee members for their thoughts on the next steps that staff should take. Mr. Siegel stated that an impervious coverage standard could be simpler. Ms. Payne stated that 8% or 6 acres, whichever is greater, for hard disturbance creates a box that if the landowner stays within the box they will never have an issue with the SADC. Staff suggested giving an additional allowance for gravel in response to the nursery and equine industries as part of the balancing that the Supreme Court mandated be done. There will be standards for what is considered the proper use of gravel as part of a BMP. Mr. Siegel stated that if one has ag buildings and is driving around it, that dirt becomes impervious. Mr. Everett stated that this type of disturbance may be able to be remediated and therefore, it is not currently factored in the standard, which reflects the high intensity nature of agriculture in NJ.

Mr. Waltman thanked Mr. Everett and the SADC staff as well as Rowan and Rutgers University for the incredible amount of work that they put in on this endeavor. He stated that this is something that the Committee would support, but he does have several concerns. He stated that 6 acres allowance on a small farm is a big percentage. It looks like 99% of the farms have less than 6 acres of disturbance, so there is a concern for the small to medium size farms. Mr. Waltman also stated that based on his experience, gravel is eventually going to be



impervious and that is a concern that needs to be addressed. He also said that there are some things on a farm that are problematic and there are some things that should not be condoned on a preserved farm even if they are less than 8%. Mr. Waltman stated that he would rather grandfather in farms that don't meet the chosen standard rather than have all farms comply with a more lenient standard.

Mr. Siegel asked if staff is thinking about a waiver process that would solve the grandfathering issue. Chairman Fisher stated this should be part of a future discussion and asked the Committee to come up with some considerations that they would like the entire board to deliberate on, so the staff can put together a more final draft. Mr. Siegel brought up concerns with the application of the 6-acre standard to small farms. Ms. Fischetti suggested capping the size of the farm to 75 acres so that if the farm were smaller than 75 acres, the 8% standard would apply, but if it were equal to or greater than 75 acres, either 8% or 6-acres would apply, whichever is greater. Mr. Danser said that with regard to gravel, since we are really worried about reversibility more so than runoff, he didn't think it was that large of a concern. Mr. Schilling stated that there are practices that can be implemented to minimize impacts of gravel. Ms. Jones stated that there are some people at the Department of Environmental Protection (DEP) that she will recommend Mr. Everett consult to help with some more research. Mr. Danser stated that this process is just trying to set a standard so that if there should be a legal dispute again, the courts can't say that the landowner did not have a standard to meet.

Chairman Fisher asked Ashley Kerr what the NJ Farm Bureau's thoughts are on this. Ashley stated that it seems this is heading in the right direction but there was a hard time discussing it because there were no slides or specifics to look at. Chairman Fisher stated that this is still in the works and the appropriate path for handing out documentation will be discussed later. Chairman Fisher stated that Mr. Everett is the lead on this process and if there are any further questions it is advisable for the Committee to submit them to Mr. Everett and he thanked Mr. Everett for his hard work on this matter.

#### **I. Right to Farm- Appeal of Sussex CADB SSAMP- Brodhecker Farm, LLC.**

**Note: Mrs. Brodecker recused from this discussion and left the room at 10:51 a.m. before the discussion started.**

Mr. Smith stated that there is a new appeal in the Brodhecker case which has been in administrative litigation for 10 years, including an Appellate Division decision. The latest

action taken by the Sussex County Agriculture Development Board (CADB) was to grant a Site-Specific Agriculture Management Practice (SSAMP) application to Brodhecker which was in response to the SADC's final decision issued in 2014. One of the issues that was not addressed in the original SSAMP application was the parking and the on and off-site traffic impact presented by Brodhecker farm market. In the SADC's final decision, which was upheld by the Appellate Division in 2016, Brodhecker was directed back to the Sussex CADB for a SSAMP application for the parking and traffic or apply to Hampton Township for local land use board approval on those issues. Brodhecker elected to go to the Sussex CADB and filed the application in October of 2017. In November 2017 the county scheduled its first hearing but later decided that there may be conflicts with board members hearing the case, so they didn't get to the merits of the matter. In November of 2017 they wrote a letter to the Local Finance Board (LFB) seeking guidance on whether certain members could hear the case. It took the LFB approximately one year to issue its decision, finding there was no conflict. The hearing on the merits of the case was held November of 2018 and a resolution was issued by the CADB in March of 2019 and that's the resolution that has been appealed by the Brodhecker neighbor, Mr. Pierson, who also appealed the prior decision of the Sussex CADB. Hampton Township, which was an original appellant, did not appeal the current SSAMP approval.

Mr. Peirson raises some issues that were already disposed of by the Appellate Division decision, but there are other issues raised that appear to have merit based on staff's initial review. First, the CADB did not make a finding that Brodhecker was a commercial farm; secondly, the CADB relied on a financial attestation report that had been issued in 2017 for 2016 farm market operations, despite the CADB's second SSAMP hearing not taking place until 2018. Finally, in the SADC's final decision, it was determined that all of the sheds and outside storage items that had been the subject of the dispute were permissible if the size of those items were commensurate with the ag products that were being sold by Brodhecker. There was cryptic reference in the March 2019 CADB resolution that says "the landowner is not limited to one non-farm produced product for display and inventory". Mr. Smith stated that he has no idea what that sentence means, but the CADB opened the issue back up in relation to what kind of sheds and other structures can be displayed in the front of the Brodhecker farm.

Mr. Smith stated that staff recommendation is to have the SADC hold the hearing since the scope of the issues are limited, using the record created to date. The SADC reserves the right to call witnesses, but this can be done just on the documentation that both parties would provide. After the hearing is done, staff will draft a final decision for consideration by the SADC for final agency action, appealable to the Appellate Division of the Superior Court.

Chairman Fisher asked Mr. Smith to explain what the hearing process would be. Mr. Smith stated that the process would be for him to draft a set of interrogatories for Brodecker to provide additional information to the SADC to fill in the gaps in data related to the issues raised in Mr. Peirson's appeal.

It was moved by Mr. Siegel and seconded by Mr. Danser to approve the SADC retaining the appeal of Sussex CADB SSAMP for Brodhecker Farm, LLC for clarification purposes. The motion was approved. Ms. Brodhecker was not present for the discussion or vote on the matter and is therefore recused.

### **Public Comment**

Mr. Robert Merenich, Esq., representative of David den Hollander of Quaker Valley Farm, stated that there may be later discussion during this meeting by the Committee on how the property will be remediated. He stated that he wanted to give some observations surrounding that and said that the SADC needs to understand the current condition of the property in relation to the proposed remediation that the SADC may consider. He reviewed specifics of the case with the Committee and stated that he would like the Committee to consider a 1% slope because it is more conducive to a greenhouse/hoophouse operation and claimed that there wouldn't be an issue with reversibility if there was an intent to farm that area again. Mr. Merenich also mentioned that consideration could be given to a land swap as part of a settlement.

Mr. Merenich acknowledged that the Supreme Court has ruled on this case and that he is not re-litigating the issues. Chairman Fisher stated that he is glad that Mr. Merenich spoke to the Committee to give them more context. Chairman Fisher asked Mr. Merenich if he thinks it is a mistake to mix rock with top soil when there is excavation because that is a major topic of discussion. Mr. Merenich stated their position is that this did not happen and if there was rock mixed in, it became part of the subsoil.

Chairman Fisher thanked Mr. Merenich for coming in and asked if there was anyone from the public who had further comment. Ms. Donna Rue stated that she is impressed regarding the soil disturbance discussion because she can relate to the circumstances, particularly when she was building her greenhouse. She stated that she likes the terminology change and thinks the staff is moving in the right direction.

**TIME AND PLACE OF NEXT MEETING**

**SADC Regular Meeting: 9 A.M., Thursday July 25, 2019**

**Auditorium of the Health/Agriculture Building**

**CLOSED SESSION**

At 11:30 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, including discussion of the remediation phase of the pending Quaker Valley Farms 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. Siegel and seconded by Mrs. Brodhecker 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. Siegel and seconded by Mr. Danser to approve the Certification of Values for the following applications as discussed in closed session:

1. County Planning Incentive Grant Program
  - a. Paula DuBrow, SADC ID #10-0428-PG, Block 42, Lot 1.01, Franklin Township, Hunterdon County, 33.05 Net Acres.
2. Municipal Planning Incentive Grant Program

- a. Earl and Robert Moore, SADC ID #17-0212-PG, Block 4, Lot 12, Mannington Township, Salem County, 24.1 Acres.
  - b. Estate of Lester and Laura Terhune, SADC ID #18-0227-PG, Block 19, Lot 36, Franklin Township, Somerset County, 21.90 Acres.
  - c. Hom Family Farm, SADC ID #13-0461-PG, Block 17, Lot 10 and Block 23, Lot 2.02, Millstone Township, Monmouth County, 81 Net Acres.
3. Direct Easement Purchase
- a. Alexandria Airpark LLC, SADC ID #10-0267-DE, Block 10, Lot 63, Alexandria Township, Hunterdon County, 65.90 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 12:35 P.M.

Respectfully Submitted,



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION FY2019R6(1)**

**PRELIMINARY REVIEW AND APPROVAL**

**For the  
NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS**

**2020 FY FUNDING ROUND**

**JUNE 27, 2019**

WHEREAS, the State Agriculture Development Committee, "SADC" is authorized under the Garden State Preservation Trust Act, P.L. 1999, c.152, to provide a grant to qualified nonprofit organizations for up to 50 percent of the cost of acquisition of the development easements or up to 50 percent of the cost of acquisition of fee simple titles to farmland from willing sellers; and

WHEREAS, the SADC provided notice of available grants as published in the New Jersey Register on January 7, 2019 in a total amount to be determined by the SADC and an application deadline of April 8, 2019 for the FY2020 Nonprofit Grant Round; and

WHEREAS, three nonprofit organizations submitted 7 easement purchase applications located in three counties, totaling approximately 373 acres (Schedule A); and

WHEREAS, all 7 applications are located in the respective County ADAs; are greater or equal to 70% of the County average quality score as determined on July 26, 2018; and appear to qualify as eligible farms pursuant to N.J.A.C. 2:76-12.3 and N.J.A.C. 2:76-6.20; and

WHEREAS, as per N.J.A.C. 2:76-13.3 the total nonprofit cost submitted is \$2,700,550 based on estimated easement values and ancillary costs; and

WHEREAS, SADC staff has reviewed the estimated costs submitted by the nonprofits and find them to be reasonable for purposes of calculating a 50% cost share match; and

WHEREAS, based on the cost estimates submitted by the nonprofits the following grant awards represent a 50% cost share grant, including eligible ancillary costs to the nonprofits submitting applications as set forth more specifically in Schedule A:

- \$ 98,500 to New Jersey Conservation Foundation
  - \$ 317,900 to Monmouth Conservation Foundation
  - \$ 933,875 to The Land Conservancy of New Jersey
- \$ 1,350,275

NOW THEREFORE BE IT FURTHER RESOLVED, that the SADC grants preliminary approval of the nonprofit projects and grant amounts identified in Schedule A and conditioned contained in Schedule B; and

BE IT FURTHER RESOLVED, that this approval is subject to N.J.A.C. 2:76- 12, 13, 14, 15, and 16 and all other rules and regulations as established by the SADC; and

BE IT FURTHER RESOLVED, the SADC's approval is conditioned upon subsequent SADC recommendation that \$1,350,275 be appropriated to the FY2020 Nonprofit Round, subsequent Legislative appropriation of funds and funding availability as determined by the State Treasurer; and

BE IT FURTHER RESOLVED, any funds that are not expended within two years of the date of the grant appropriation are subject to reappropriation and may no longer be available to the nonprofit; and

BE IT FURTHER RESOLVED, that this approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and

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

6/27/19

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
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	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

S:\NONPROFITS\2020 Round\preliminary approval.doc

**Non-Profit Program  
FY20 Preliminary Approval**

	Organization Name/Farm Name	Quality Score	Other	Acq. Type	County	Municipality	Location	Approx. Net Acres	Estimated per Acre Value	Total Estimated Easement	Estimated Ancillary Costs	Nonprofit Total Estimated Cost	Proposed SADC 50% Grant Amount
	<b>New Jersey Conservation Foundation</b>												
03-0002-NP	Pepper, Albertus V. Jr. & Cathy L.	59.52	Pinelands	Easement	Burlington	Woodland	<a href="#">361 Jones Mill Rd</a>	44.9	\$4,098	\$184,000	\$13,000	\$197,000	\$98,500
	<b>Monmouth Conservation Foundation</b>												
13-0018-NP	Lohmeyer, Edward H. & Hogan, Patricia M.	75.12		Easement	Monmouth	Upper Freehold	<a href="#">63 Red Valley Rd</a>	36.1	\$16,665	\$601,600	\$34,200	\$635,800	\$317,900
	<b>The Land Conservancy of New Jersey</b>												
21-0044-NP	Santini, Matthew, Robert & Sharon (Lot 31.01)	76.89	Highlands Planning Area	Easement	Warren	Franklin	<a href="#">74 Butler Rd</a>	58.00	\$6,434	\$373,165	\$19,000	\$392,165	\$196,083
21-0046-NP	Santini, Robert A. Jr. & Sarah E.	59.66	Highlands Planning Area	Easement	Warren	Washington	<a href="#">10 East Asbury Anderson Rd</a>	59.00	\$5,913	\$348,855	\$21,000	\$369,855	\$184,928
21-0045-NP	Kimball, Kent D.	57.84		Easement	Warren	White	<a href="#">110 Sarepta Rd</a>	44.60	\$6,501	\$289,965	\$21,000	\$310,965	\$155,483
21-0043-NP	Black, David & Shannon	52.80		Easement	Warren	Hardwick	<a href="#">26 Gaisler Rd</a>	23.70	\$7,700	\$182,500	\$13,100	\$195,600	\$97,800
21-0042-NP	Rogers, Daniel & Flaherty, Stoban	46.64	Highlands Planning Area	Easement	Warren	Frelinghuysen	<a href="#">230 Silver Lake Rd</a>	107.00	\$5,399	\$577,665	\$21,500	\$599,165	\$299,583
	<b>TLCNJ TOTAL</b>											<b>\$1,867,750</b>	<b>\$933,875</b>
	<b>total applications = 7</b>							<b>373.30</b>				<b>\$2,700,550</b>	<b>\$1,360,275</b>



## Schedule B

# Preserved Farms and Active Applications Within Two Miles

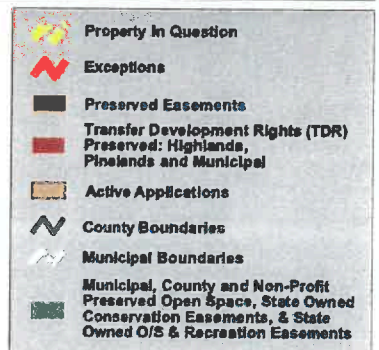
Application within the Pinelands Special AG Production Area

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Pepper, Albertus V., Jr. & Cathy L.  
Block 4602 Lots P/O 3 (6.1 ac); 4 (0.4 ac), P/O 7 (17.1 ac)  
& P/O 7-EN (1.0 & 1.0 ac) & 8 (21.3 ac)  
Gross Total - 46.9 ac  
Woodland Twp., Burlington 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

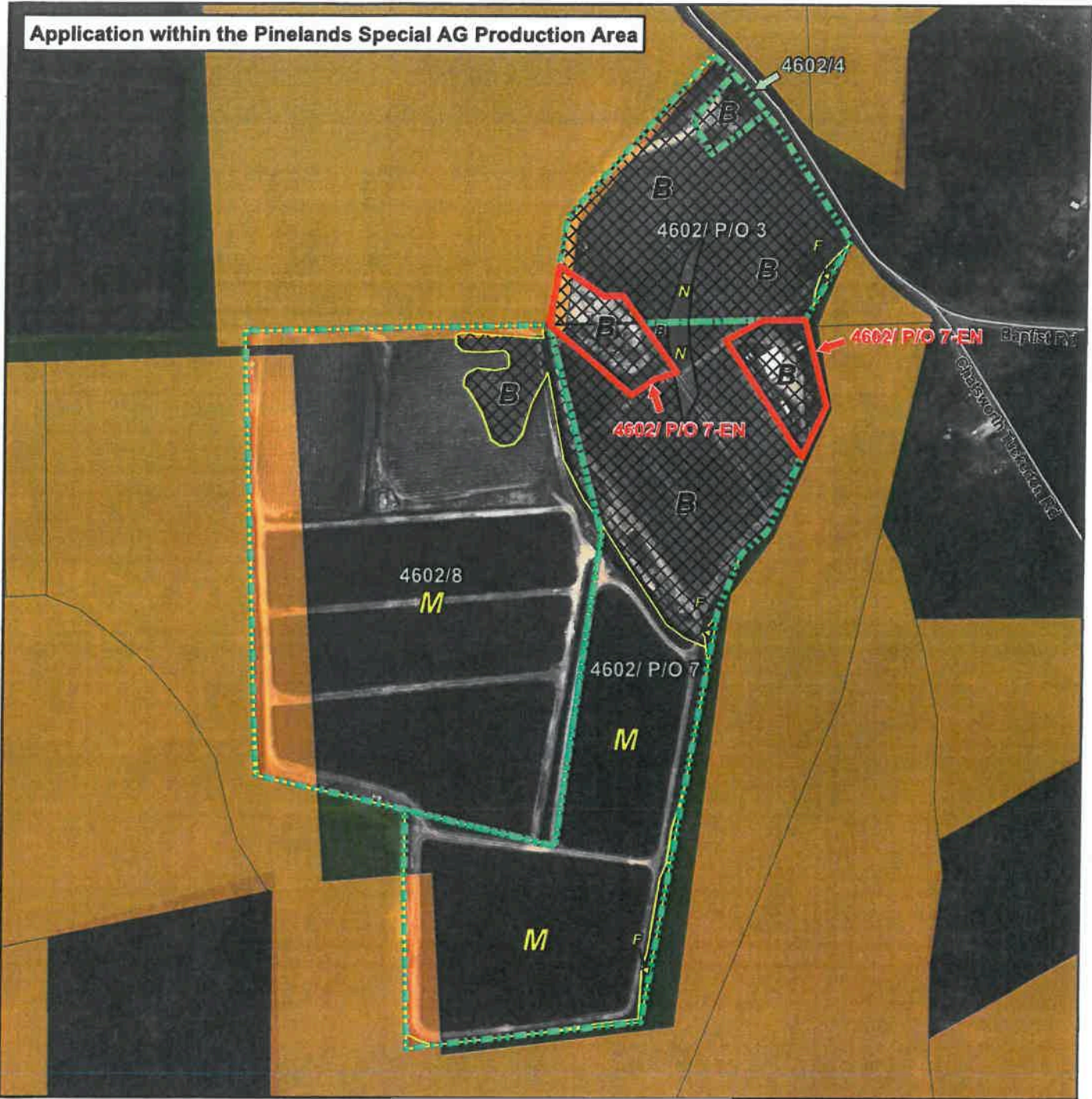
Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJOTAGIS 2015 Digital Aerial Image

April 28, 2019



# Wetlands

Application within the Pinelands Special AG Production Area



X:\counties\buco\projects\Pepper, Albertus V Jr & Cathy L fww.mxd

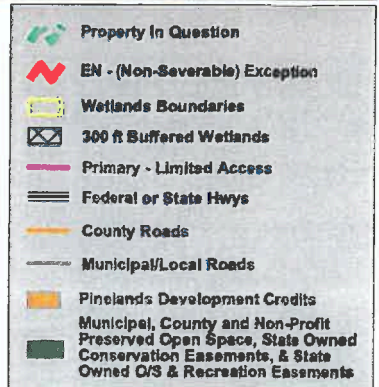
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Pepper, Albertus V., Jr. & Cathy L.  
Block 4602 Lots P/O 3 (6.1 ac); 4 (0.4 ac), P/O 7 (17.1 ac)  
& P/O 7-EN (1.0 & 1.0 ac) & 8 (21.3 ac)  
Gross Total - 46.9 ac  
Woodland Twp., Burlington County



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJDEP Wetlands Data  
NJ Pinelands Commission PDC 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



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2020 Easement Purchase - Nonprofit Funding Round  
 May 24, 2019

**GENERAL INFORMATION**

COUNTY OF Burlington Woodland Twp. 0339  
 APPLICANT Pepper, Albertus V., Jr. & Cathy L. (NJCF)

**Blocks and Lots**

Woodland Twp.	0339	Block 4602	Lot 3	6.1	ACRES
Woodland Twp.	0339	Block 4602	Lot 4	.4	ACRES
Woodland Twp.	0339	Block 4602	Lot 7	19.1	ACRES
Woodland Twp.	0339	Block 4602	Lot 8	21.3	ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	Existing dwelling				0	0

Location: Bur - Woodland Twp. Block:4602 Lot:3 Bur - Woodland Twp. Block:4602 Lot:7 - Northwest corner of lot 7  
 The Exception will be restricted to 1 residential unit(s).  
 The Exception is Nonseverable.

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	Existing barn				0	0

Location: Bur - Woodland Twp. Block:4602 Lot:7 - Northeast corner of lot 7  
 The Exception is Nonseverable.

**NET ACRES** 45

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Aq Use</u>	<u>Leased</u>	<u>Notes</u>
Other (Non Residence)	N	N	Storage trailer for non-ag uses

**RDSO's**

ELIGIBLE  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Berry	Cranberries
Berry	Blueberries

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

**PRE-EXISTING NON-AG USES ON PREMISE**

**\*\* NONE LOGGED \*\***

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Telephone Lines		
<u>Affect</u>	<u>Viability</u>	

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Power Lines		
<u>Affect</u>	<u>Viability</u>	

**Additional Concerns:**

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

**GENERAL INFORMATION**

COUNTY OF Burlington Woodland Twp. 0339  
 APPLICANT Pepper, Albertus V., Jr. & Cathy L. (NJCF)

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Unique .125	99% *	.125	=	12.38
	Unique zero	1% *	0	=	.00
<b>SOIL SCORE:</b>					<b>12.38</b>

<b>TILLABLE SOILS:</b>	Cropland Harvested	99% *	.15	=	14.85
	Wetlands	1% *	0	=	.00

**TILLABLE SOILS SCORE: 14.85**

<b>BOUNDARIES AND BUFFERS:</b>	Preserved state, local open space/wildlife	91% *	.18	=	16.38
	Streams and Wetlands	9% *	.18	=	1.62

**BOUNDARIES AND BUFFERS SCORE: 18.00**

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Pepper	Restricted Farm or Current Application			2
	PDC	Restricted Farm or Current Application			2

**DENSITY SCORE: 4.00**

<b>LOCAL COMMITMENT:</b>		100% *	5	=	5.00
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**LOCAL COMMITMENT SCORE: 5.00**

<b>SIZE:</b>					<b>1.97</b>
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**SIZE SCORE: 1.97**

**IMMIMENCE OF CHANGE:** SADC Impact factor = 3.32

**IMMINENCE OF CHANGE SCORE: 3.32**

**COUNTY RANKING:**

<b>EXCEPTIONS:</b>					<b>.00</b>
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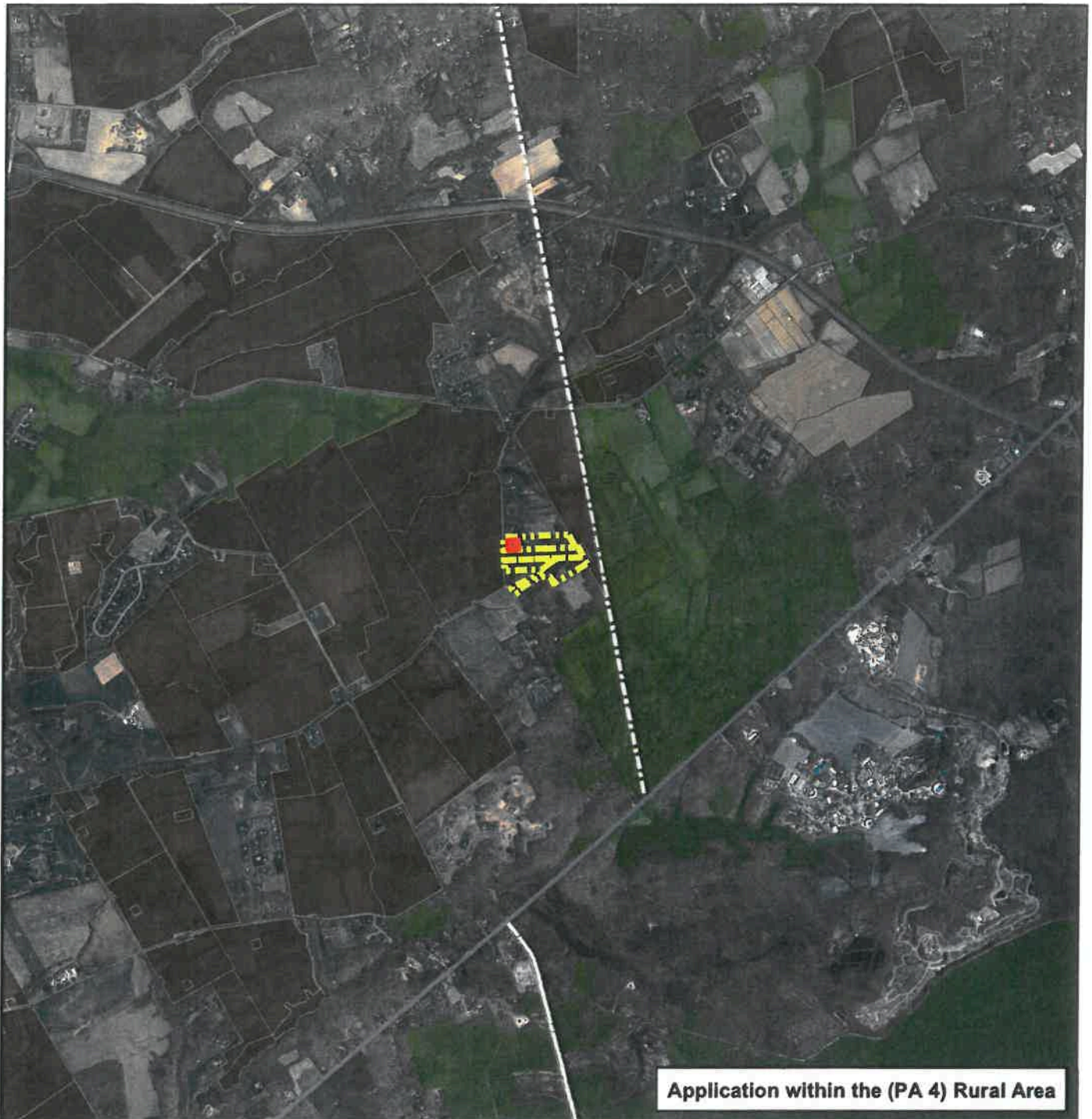
**EXCEPTION SCORE: .00**

**TOTAL SCORE: 59.52**



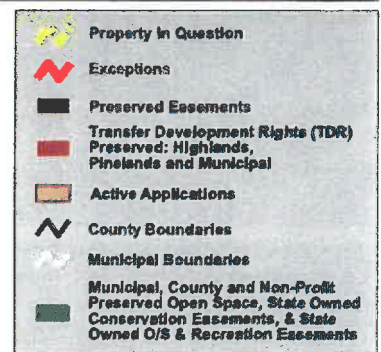
# Preserved Farms and Active Applications Within Two Miles

X:\counties\monroeprojects\lohmeyer, Edward H & Hogan, Patricia M (MCF) 2miles.mxd



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Lohmeyer, Edward H & Hogan, Patricia M (MCF)  
Block 19 Lots 9 (10.2 ac); 11 (6.1 ac); P/O 11.04 (10.0 ac);  
P/O 11.04-EN (non-severable exception - 1.0 ac) & 11.05 (9.8 ac)  
Gross Total = 37.1 ac  
Upper Freehold Twp., Monmouth County

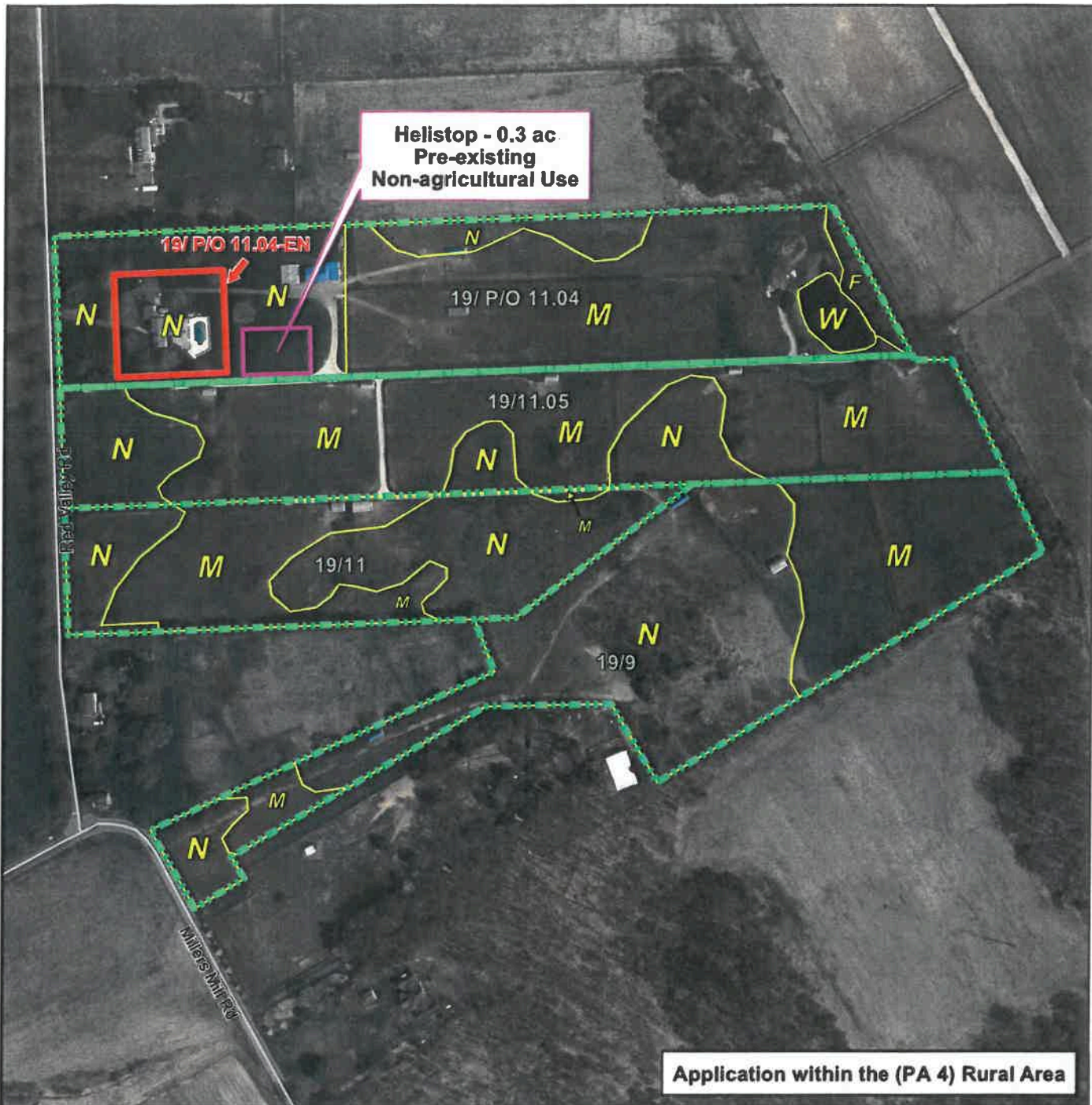


Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJOT/OGIS 2015 Digital Aerial Image

**NOTE:**  
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# Wetlands



X:\courties\monco\projects\Lohmeyer, Edward H & Hogan, Patricia M (MCF) fww.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

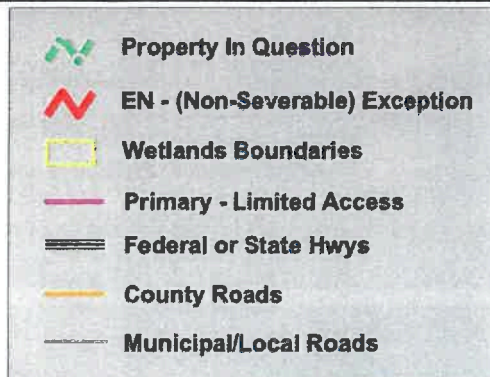
Lohmeyer, Edward H & Hogan, Patricia M (MCF)  
Block 19 Lots 9 (10.2 ac); 11 (6.1 ac); P/O 11.04 (10.0 ac);  
P/O 11.04-EN (non-severable exception - 1.0 ac) & 11.05 (9.8 ac)  
Gross Total = 37.1 ac  
Upper Freehold Twp., Monmouth County



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJDEP Wetlands Data  
NJOTD/GIS 2015 Digital Aerial Image

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Application within the (PA 4) Rural Area



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 200' Buffer  
W - Water



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2020 Easement Purchase - Nonprofit Funding Round  
 June 18, 2019

**GENERAL INFORMATION**

COUNTY OF Monmouth Upper Freehold Twp. 1351  
 APPLICANT Lohmeyer, Edward H. & Hogan, Patricia M. (MCF)

**Blocks and Lots**

Upper Freehold Twp.	1351	Block 19	Lot 9	10.2	ACRES
Upper Freehold Twp.	1351	Block 19	Lot 11	6.1	ACRES
Upper Freehold Twp.	1351	Block 19	Lot 11.04	11	ACRES
Upper Freehold Twp.	1351	Block 19	Lot 11.05	9.8	ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	Existing dwelling				0	0

Location: Mon - Upper Freehold Twp. Block:19 Lot:11.04 - Southwest side of lot 11.04  
 The Exception will be restricted to 1 residential unit(s).  
 The Exception is Nonseverable.

**NET ACRES** 36

**RESTRICTIONS**

Additional Conditions

Please note that because this application includes multiple lots, the SADC is conditioning its approvals upon the consolidation of the lots simultaneously with the farmland deed of easement.

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Barn	N	N	8 stalls
Shed	N	N	12 run-in sheds and one for equipment and feed

**RDSO's**

ELIGIBLE

SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Horse & Other Equine

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
Private helistop. Licensed by NJDOT but can be revoked by owner.	The area is farmed.	0.3 ac	No
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>
		Helistop - restricted use - VFR Daylight Operation	

**EASEMENTS AND RIGHT OF WAYS**

**\*\* NONE LOGGED \*\***

**Additional Concerns:**

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

**GENERAL INFORMATION**

COUNTY OF Monmouth Upper Freehold Twp. 1351  
 APPLICANT Lohmeyer, Edward H. & Hogan, Patricia M. (MCF)

**PRIORITIZATION SCORE**

<b>SOILS:</b>		Other	6% *	0	=	.00	
		Prime	49% *	.15	=	7.35	
		Statewide	45% *	.1	=	4.50	
						<b>SOIL SCORE:</b>	<b>11.85</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	89% *	.15	=	13.35	
		Other	10% *	0	=	.00	
		Wetlands	1% *	0	=	.00	
						<b>TILLABLE SOILS SCORE:</b>	<b>13.35</b>
<b>BOUNDARIES AND BUFFERS:</b>		Deed Restricted Farmland (Permanent)	31% *	.2	=	6.20	
		Farmland (Unrestricted)	47% *	.06	=	2.82	
		Residential Development	3% *	0	=	.00	
		Streams and Wetlands	19% *	.18	=	3.42	
						<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>12.44</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>		Lohmeyer	Restricted Farm or Current Application			2	
		Fair Winds	Restricted Farm or Current Application			2	
		Casola	Restricted Farm or Current Application			2	
		Perretti	Restricted Farm or Current Application			2	
		Zion	Restricted Farm or Current Application			2	
						<b>DENSITY SCORE:</b>	<b>10.00</b>
<b>LOCAL COMMITMENT:</b>			100% *	20	=	20.00	
						<b>LOCAL COMMITMENT SCORE:</b>	<b>20.00</b>
<b>SIZE:</b>						<b>SIZE SCORE:</b>	<b>3.83</b>
<b>IMMIMENCE OF CHANGE:</b>		SADC Impact factor = 3.65					
						<b>IMMINENCE OF CHANGE SCORE:</b>	<b>3.65</b>
<b>COUNTY RANKING:</b>							
<b>EXCEPTIONS:</b>						<b>EXCEPTION SCORE:</b>	<b>.00</b>
						<b>TOTAL SCORE:</b>	<b>75.12</b>

# Preserved Farms and Active Applications Within Two Miles

Application within the (PA 4b) Rural Env. Sen. Area

Application within the Highlands Planning Area (Non-Conforming)

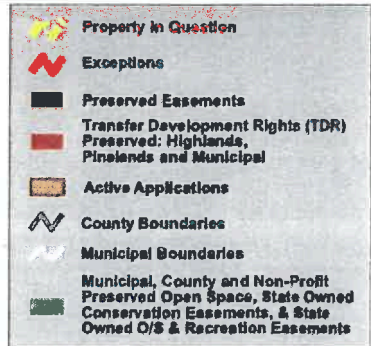
X:\counties\warco\projects\Santini, Matthew C Robert A and Sharon A 2 Mile.mxd



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santini, Matthew C., Robert A. & Sharon A. (Lot 31.01)  
Block 57 P/O Lot 31.01 (56.42 ac)  
& P/O Lot 31.01-EN (non-severable exception – 1.0 ac)  
Gross Total – 57.42 ac  
Franklin Twp. Warren County

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



**NOTE:**  
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Source:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJOTIOGIS 2015 Digital Aerial Image

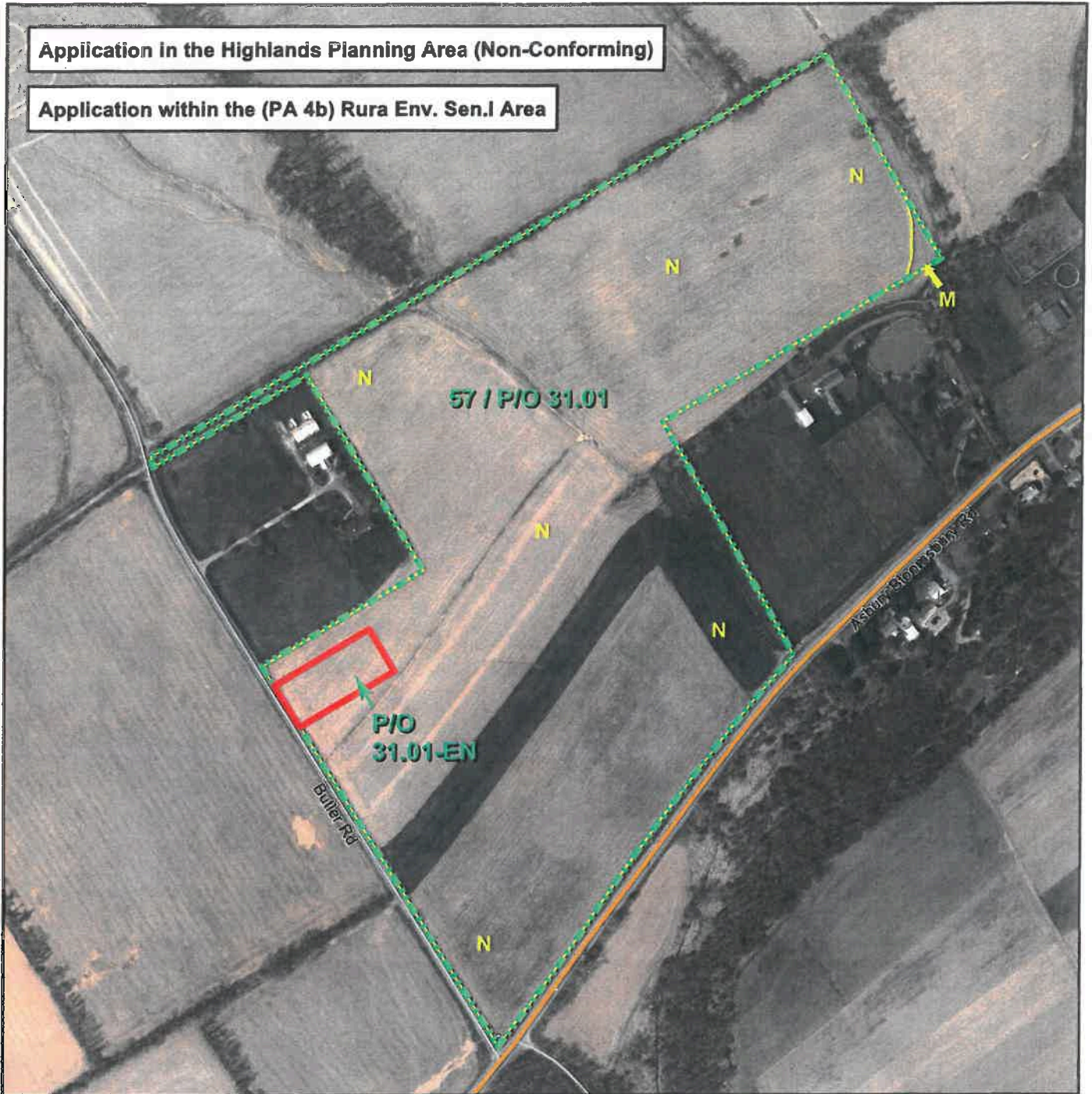
May 1, 2019



# Wetlands

Application in the Highlands Planning Area (Non-Conforming)

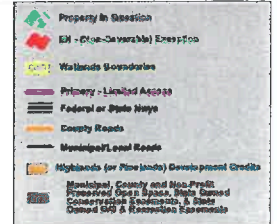
Application within the (PA 4b) Rura Env. Sen.I Area



X:\counties\warco\projects\Santini, Matthew C Robert A and Sharon A FWW.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santini, Matthew C., Robert A. & Sharon A. (Lot 31.01)  
Block 57 P/O Lot 31.01 (56.42 ac)  
& P/O Lot 31.01-EN (non-severable exception – 1.0 ac)  
Gross Total – 57.42 ac  
Franklin Twp. Warren County



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
W - Water

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**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJDEP Wetlands Data  
NJ Highlands Council Data  
NJ Pinelands Commission PDC Data  
NJOTGIS 2015 Digital Aerial Image

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2020 Easement Purchase - Nonprofit Funding Round  
 May 24, 2019

**GENERAL INFORMATION**

COUNTY OF Warren Washington Twp. 2122  
 APPLICANT Santini, Robert A. Jr. & Sarah E.

**Blocks and Lots**

Washington Twp. 2122 Block 79 Lot 1 58.9 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
6	Future single family residential unit and future flexibility				0	-3

Location: War - Washington Twp. Block:79 Lot:1 - Northwest corner of lot  
 The Exception will be restricted to 1 residential unit(s).  
 The Exception is Severable.

**NET ACRES** 53

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

\*\* NONE LOGGED \*\*

**RDSO's**

ELIGIBLE  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

\*\* NONE LOGGED \*\*

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

**PRE-EXISTING NON-AG USES ON PREMISE**

\*\* NONE LOGGED \*\*

**EASEMENTS AND RIGHT OF WAYS**

\*\* NONE LOGGED \*\*

**Additional Concerns:**

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

**GENERAL INFORMATION**

COUNTY OF Warren Franklin Twp. 2105  
 APPLICANT Santini, Matthew C., Robert A. & Sharon A. (Lot 31.01)

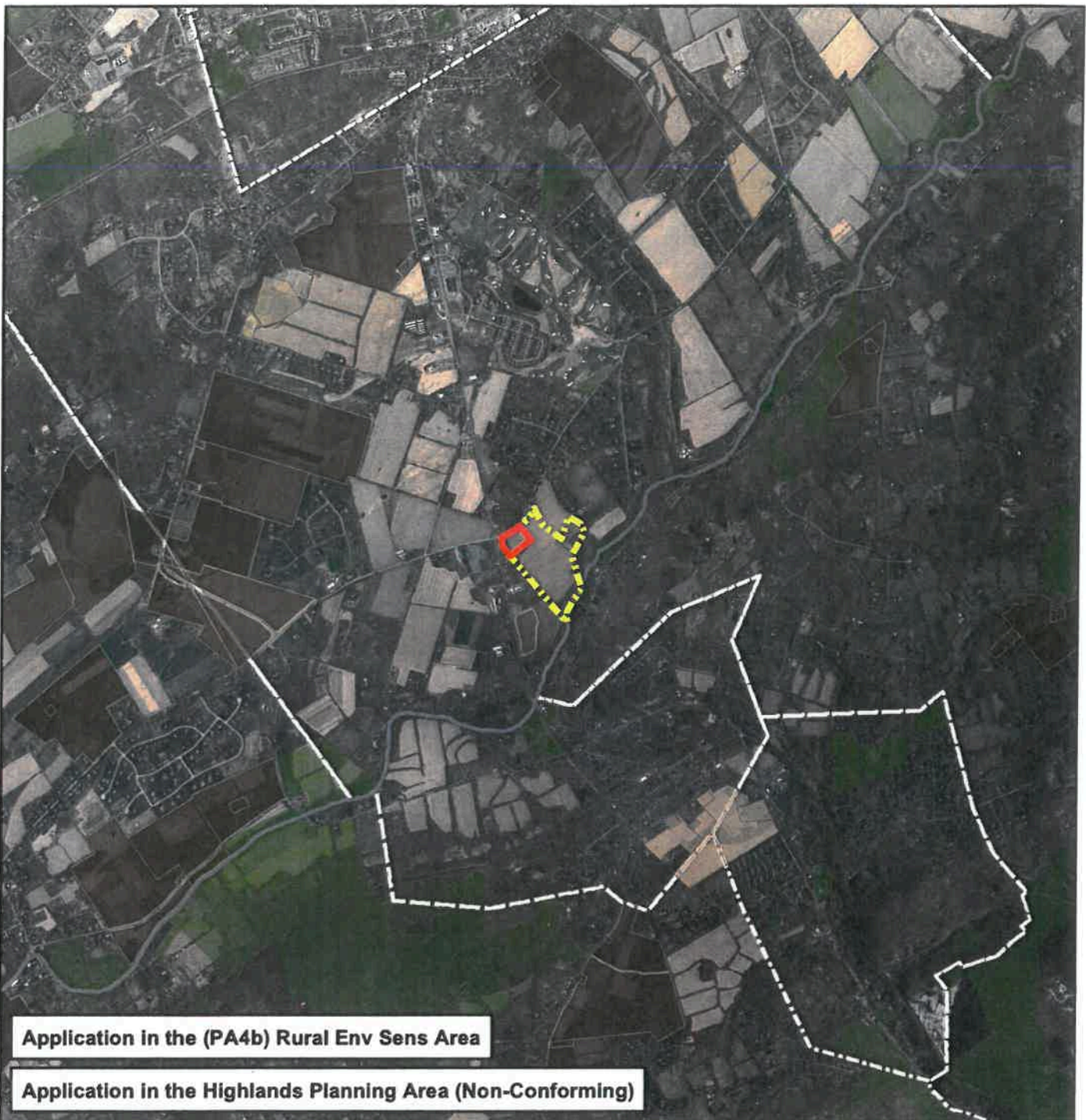
**PRIORITIZATION SCORE**

<b>SOILS:</b>	Prime	99% *	.15	=	14.85	
	Statewide	1% *	.1	=	.10	
						<b>SOIL SCORE: 14.95</b>
<b>TILLABLE SOILS:</b>	Cropland Harvested	100% *	.15	=	15.00	
						<b>TILLABLE SOILS SCORE: 15.00</b>
<b>BOUNDARIES AND BUFFERS:</b>	Deed Restricted Farmland (Permanent)	44% *	.2	=	8.80	
	Farmland (Unrestricted)	33% *	.06	=	1.98	
	Residential Development	18% *	0	=	.00	
	Streams and Wetlands	4% *	.18	=	.72	
	Woodlands	1% *	.06	=	.06	
						<b>BOUNDARIES AND BUFFERS SCORE: 11.56</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Santini, Matthew C., Robe	Restricted Farm or Current Application			2	
	Oostdyk, J. & O.	Restricted Farm or Current Application			2	
	Ronald & Linda Sigler IV	Restricted Farm or Current Application			2	
	Arvystas, Michael & Bushn	Restricted Farm or Current Application			2	
	Cericola, Robert #2	Restricted Farm or Current Application			2	
	Cericola, Robert #1	Restricted Farm or Current Application			2	
	Steinhardt, L	Restricted Farm or Current Application			2	
	Huff, E. & L.	Restricted Farm or Current Application			2	
						<b>DENSITY SCORE: 10.00</b>
<b>LOCAL COMMITMENT:</b>		100% *	20	=	20.00	
						<b>LOCAL COMMITMENT SCORE: 20.00</b>
<b>SIZE:</b>						<b>SIZE SCORE: 3.48</b>
<b>IMMIMENCE OF CHANGE:</b>	SADC Impact factor = 1.9					
						<b>IMMINENCE OF CHANGE SCORE: 1.90</b>
<b>COUNTY RANKING:</b>						
<b>EXCEPTIONS:</b>						<b>EXCEPTION SCORE: .00</b>
						<b>TOTAL SCORE: 76.89</b>



# Preserved Farms and Active Applications Within Two Miles

X:\counties\warco\projects\Santini, Robert A. Jr & Sarah E 2mile.mxd

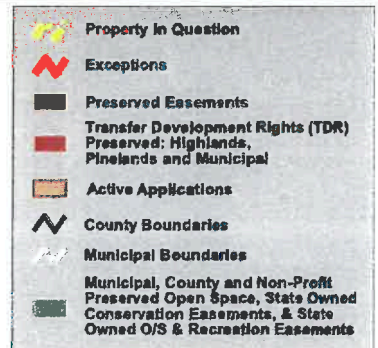


Application in the (PA4b) Rural Env Sens Area

Application in the Highlands Planning Area (Non-Conforming)

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santini, Robert A. Jr. & Sarah E.  
Block 79 Lots P/O 1 (52.9 ac);  
& P/O 1-ES (severable exception - 6.0 ac)  
Gross Total = 58.9 ac  
Washington Twp., Warren County

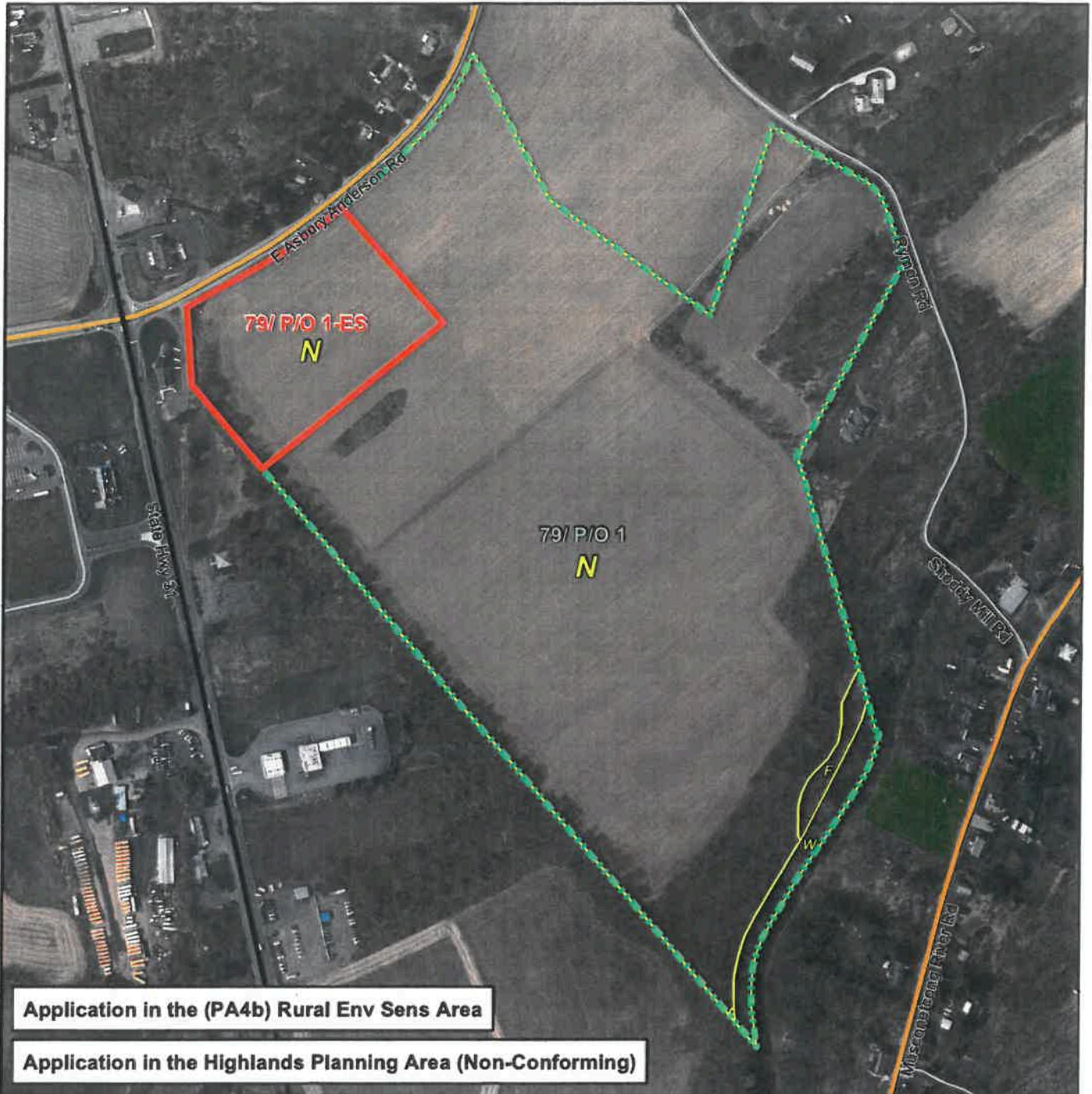


Source:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJOTD GIS 2015 Digital Aerial Image

**NOTE:**  
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# Wetlands



Application in the (PA4b) Rural Env Sens Area

Application in the Highlands Planning Area (Non-Conforming)

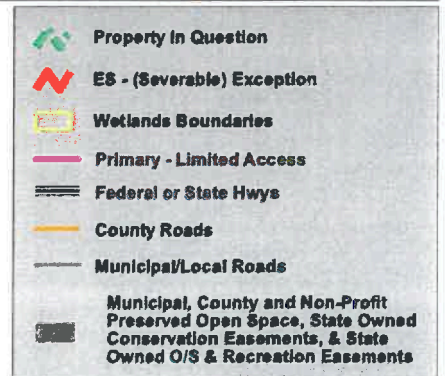
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Santini, Robert A. Jr. & Sarah E.  
Block 79 Lots P/O 1 (52.9 ac);  
& P/O 1-ES (severable exception - 6.0 ac)  
Gross Total = 58.9 ac  
Washington Twp., Warren County



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJDEP Wetlands Data  
NJOT/OGIS 2015 Digital Aerial Image

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

X:\counties\warco\projects\Santini, Robert A. Jr. & Sarah E.fww.mxd



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2020 Easement Purchase - Nonprofit Funding Round  
 May 24, 2019

**GENERAL INFORMATION**

COUNTY OF Warren Franklin Twp. 2105  
 APPLICANT Santini, Matthew C., Robert A. & Sharon A. (Lot 31.01)

**Blocks and Lots**

Franklin Twp. 2105 Block 57 Lot 31.01 65.37 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	Future single family residence				0	0
Location: War - Franklin Twp. Block:57 Lot:31.01 - SW edge of the property						

The Exception is Nonseverable.

**NET ACRES** 64

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES** \*\* NONE LOGGED \*\*

**RDSO's**

ELIGIBLE  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain  
 Hay

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

**PRE-EXISTING NON-AG USES ON PREMISE** \*\* NONE LOGGED \*\*

**EASEMENTS AND RIGHT OF WAYS** \*\* NONE LOGGED \*\*

**Additional Concerns:**

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

**GENERAL INFORMATION**

COUNTY OF Warren Washington Twp. 2122  
 APPLICANT Santini, Robert A. Jr. & Sarah E.

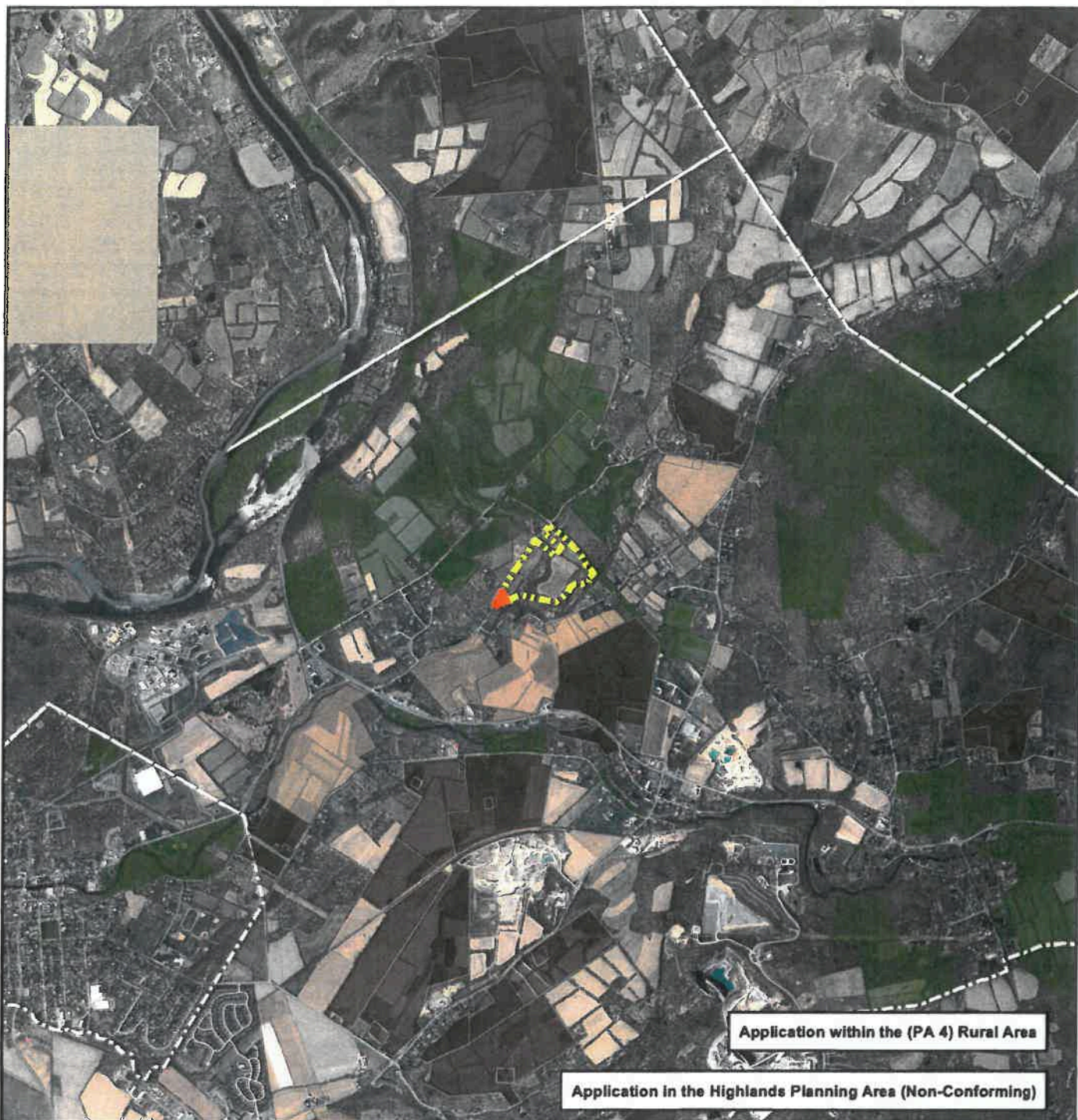
**PRIORITIZATION SCORE**

<b>SOILS:</b>		Other	1% *	0	=	.00		
		Prime	76% *	.15	=	11.40		
		Statewide	23% *	.1	=	2.30		
						<b>SOIL SCORE:</b>	<b>13.70</b>	
<b>TILLABLE SOILS:</b>		Cropland Harvested	83% *	.15	=	12.45		
		Other	2% *	0	=	.00		
		Wetlands	1% *	0	=	.00		
		Woodlands	14% *	0	=	.00		
						<b>TILLABLE SOILS SCORE:</b>	<b>12.45</b>	
<b>BOUNDARIES AND BUFFERS:</b>		Commercial	13% *	0	=	.00		
		Farmland (Unrestricted)	32% *	.06	=	1.92		
		Other	3% *	0	=	.00		
		Residential Development	32% *	0	=	.00		
		Streams and Wetlands	15% *	.18	=	2.70		
		Woodlands	5% *	.06	=	.30		
						<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>4.92</b>	
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>		Santini	Restricted Farm or Current Application			2		
		Schnetzer	Restricted Farm or Current Application			2		
		Jelliffe	Restricted Farm or Current Application			2		
		Caputo	Restricted Farm or Current Application			2		
		Grochowicz	Restricted Farm or Current Application			2		
						<b>DENSITY SCORE:</b>	<b>10.00</b>	
<b>LOCAL COMMITMENT:</b>			100% *	17	=	17.00		
						<b>LOCAL COMMITMENT SCORE:</b>	<b>17.00</b>	
<b>SIZE:</b>							<b>SIZE SCORE: 2.88</b>	
<b>IMMIMENCE OF CHANGE:</b>		SADC Impact factor = 1.71						
						<b>IMMINENCE OF CHANGE SCORE:</b>	<b>1.71</b>	
<b>COUNTY RANKING:</b>								
<b>EXCEPTIONS:</b>		Exceptions amount to more than 10% of Property				<b>EXCEPTION SCORE:</b>	<b>-3.00</b>	

**TOTAL SCORE: 59.66**

# Preserved Farms and Active Applications Within Two Miles

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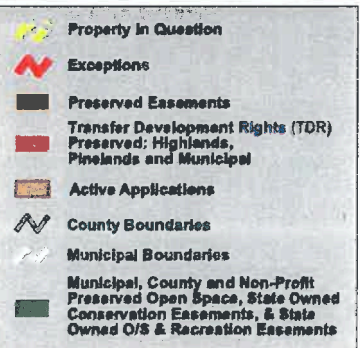


Application within the (PA 4) Rural Area

Application in the Highlands Planning Area (Non-Conforming)

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Kimball, Kent D  
Block 61 P/O Lot 5 (43.61 ac) & P/O Lot 5-EN (non-severable exception – 1.01 ac)  
Gross Total – 44.62  
White Twp. Warren County

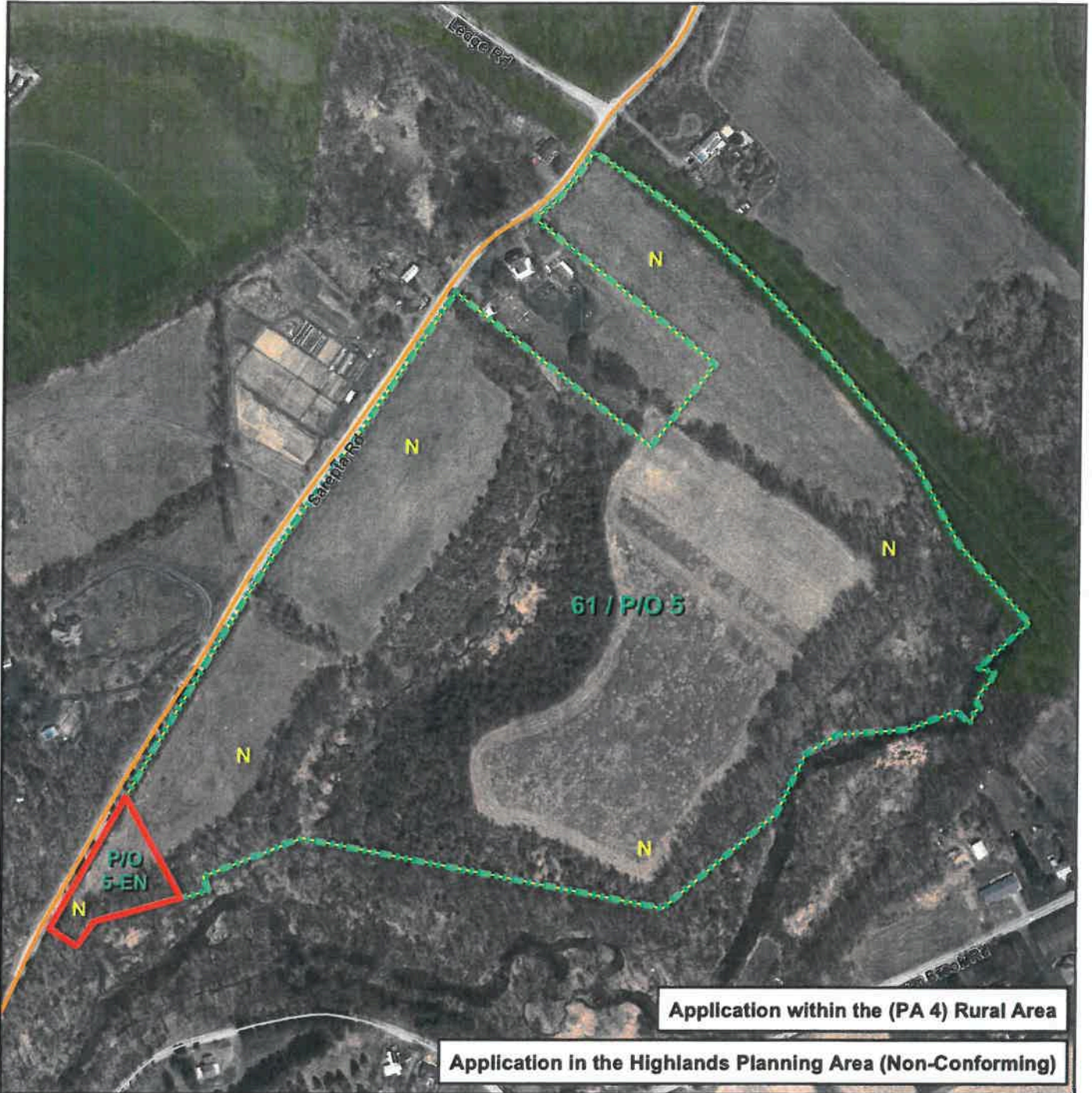


**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJOT/OGIS 2015 Digital Aerial Image



# Wetlands



X:\counties\warco\projects\Kimball\_Kent\_D\_FWW.mxd

Application within the (PA 4) Rural Area

Application in the Highlands Planning Area (Non-Conforming)

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Kimball, Kent D  
Block 61 P/O Lot 5 (43.61 ac) & P/O Lot 5-EN (non-severably exception – 1.01 ac)  
Gross Total – 44.62  
White Twp. Warren County

	Property in Question
	EN - (Non-Severable) Exception
	Wetlands Boundaries
	Palisade - Limited Access
	Federal or State Hwy
	County Roads
	Municipal/Local Roads
	Highlands (or Pinelands) Development Credits
	Municipal, County and Non-Public Preserved Open Space, State Owned Conservation Easements, & State Designated GRS & Recreation Easements



Wetlands Legend:  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
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 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.

Source:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJDEP Wetlands Data  
NJ Highlands Council Data  
NJ Pinelands Commission PDC Data  
NJOTI/GIS 2015 Digital Aerial Image

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2020 Easement Purchase - Nonprofit Funding Round  
 May 24, 2019

**GENERAL INFORMATION**

COUNTY OF Warren White Twp. 2123  
 APPLICANT Kimball, Kent D.

**Blocks and Lots**

White Twp. 2123 Block 61 Lot 5 44.61 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	Future single family dwelling				0	0
Location: War - White Twp. Block:61 Lot:5 -						

The Exception is Nonseverable.

**NET ACRES** 44

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

\*\* NONE LOGGED \*\*

**RDSO's**

ELIGIBLE  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Hay  
 Vegetable & Melons  
 Berry  
 Sheep & Goats

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

**PRE-EXISTING NON-AG USES ON PREMISE**

\*\* NONE LOGGED \*\*

**EASEMENTS AND RIGHT OF WAYS**

\*\* NONE LOGGED \*\*

**Additional Concerns:**

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

**GENERAL INFORMATION**

COUNTY OF Warren White Twp. 2123  
 APPLICANT Kimball, Kent D.

**PRIORITIZATION SCORE**

<b>SOILS:</b>		Other	53% *	0	=	.00	
		Prime	47% *	.15	=	7.05	
						<b>SOIL SCORE:</b>	<b>7.05</b>
<b>TILLABLE SOILS:</b>		Cropland Pastured	9% *	.15	=	1.35	
		Cropland Harvested	50% *	.15	=	7.50	
		Woodlands	41% *	0	=	.00	
						<b>TILLABLE SOILS SCORE:</b>	<b>8.85</b>
<b>BOUNDARIES</b>	Preserved state, local open space/wildlife		20% *	.18	=	3.60	
<b>AND BUFFERS:</b>	Farmland (Unrestricted)		21% *	.06	=	1.26	
	Residential Development		12% *	0	=	.00	
	Streams and Wetlands		12% *	.18	=	2.16	
	Woodlands		35% *	.06	=	2.10	
						<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>9.12</b>
<b>CONTIGUOUS</b>	Kimball, Kent D.	Restricted Farm or Current Application				2	
<b>PROPERTIES</b>	Bullock, Clarence & Carol	Restricted Farm or Current Application				2	
<b>/ DENSITY:</b>	Jenny Jump State Forest	Restricted Farm or Current Application				2	
	Beaver Brook WMA	Restricted Farm or Current Application				2	
						<b>DENSITY SCORE:</b>	<b>8.00</b>
<b>LOCAL COMMITMENT:</b>			100% *	20	=	20.00	
						<b>LOCAL COMMITMENT SCORE:</b>	<b>20.00</b>
<b>SIZE:</b>							<b>SIZE SCORE: 2.39</b>
<b>IMMINENCE OF CHANGE:</b>	SADC Impact factor = 2.43						
						<b>IMMINENCE OF CHANGE SCORE:</b>	<b>2.43</b>
<b>COUNTY RANKING:</b>							
<b>EXCEPTIONS:</b>							<b>EXCEPTION SCORE: .00</b>
						<b>TOTAL SCORE:</b>	<b>57.84</b>



# Preserved Farms and Active Applications Within Two Miles

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Application within the (PA 5) Environmentally Sensitive Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Black, David & Shannon  
Block 202 P/O Lot 1.03 (35.51 ac)  
& P/O Lot 1.03-EN (non-severable exception – 1.0 ac)  
Gross Total – 36.51 ac  
Hardwick Twp. Warren 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)  
NJOT/OGIS 2015 Digital Aerial Image



# Wetlands

Application within the (PA 5) Environmentally Sensitive Area



X:\counties\warco\projects\Black\_David\_and\_Shannon\_FWWI.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Black, David & Shannon  
Block 202 P/O Lot 1.03 (35.51 ac)  
& P/O Lot 1.03-EN (non-severable exception – 1.0 ac)  
Gross Total – 36.51 ac  
Hardwick Twp. Warren County



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
W - Water

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**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJDEP Wetlands Data  
NJ Highlands Council Data  
NJ Pinelands Commission PDC Data  
NJOTD/GIS 2015 Digital Aerial Image



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2020 Easement Purchase - Nonprofit Funding Round  
 May 24, 2019

**GENERAL INFORMATION**

COUNTY OF Warren Hardwick Twp. 2109  
 APPLICANT Black, David & Shannon

**Blocks and Lots**

Hardwick Twp. 2109 Block 202 Lot 1.03 36.51 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	existing single family residential unit				0	0
Location: War - Hardwick Twp. Block:202 Lot:1.03 -						

The Exception is Nonseverable.

**NET ACRES** 36

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Aq Use</u>	<u>Leased</u>	<u>Notes</u>
Garage	Y	N	
Other (Non Residence)	Y	N	
Shed	Y	N	
Chicken Coop	Y	N	
Shed	Y	N	

**RDSO's**

ELIGIBLE  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Hay	
Cash Grain NEC	Rye
Ornament Nursery Products	
Hogs	
Poultry Hatcheries	Chickens & ducks
Sheep & Goats	

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

**PRE-EXISTING NON-AG USES ON PREMISE**

\*\* NONE LOGGED \*\*

**EASEMENTS AND RIGHT OF WAYS**

\*\* NONE LOGGED \*\*

**Additional Concerns:**

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

**GENERAL INFORMATION**

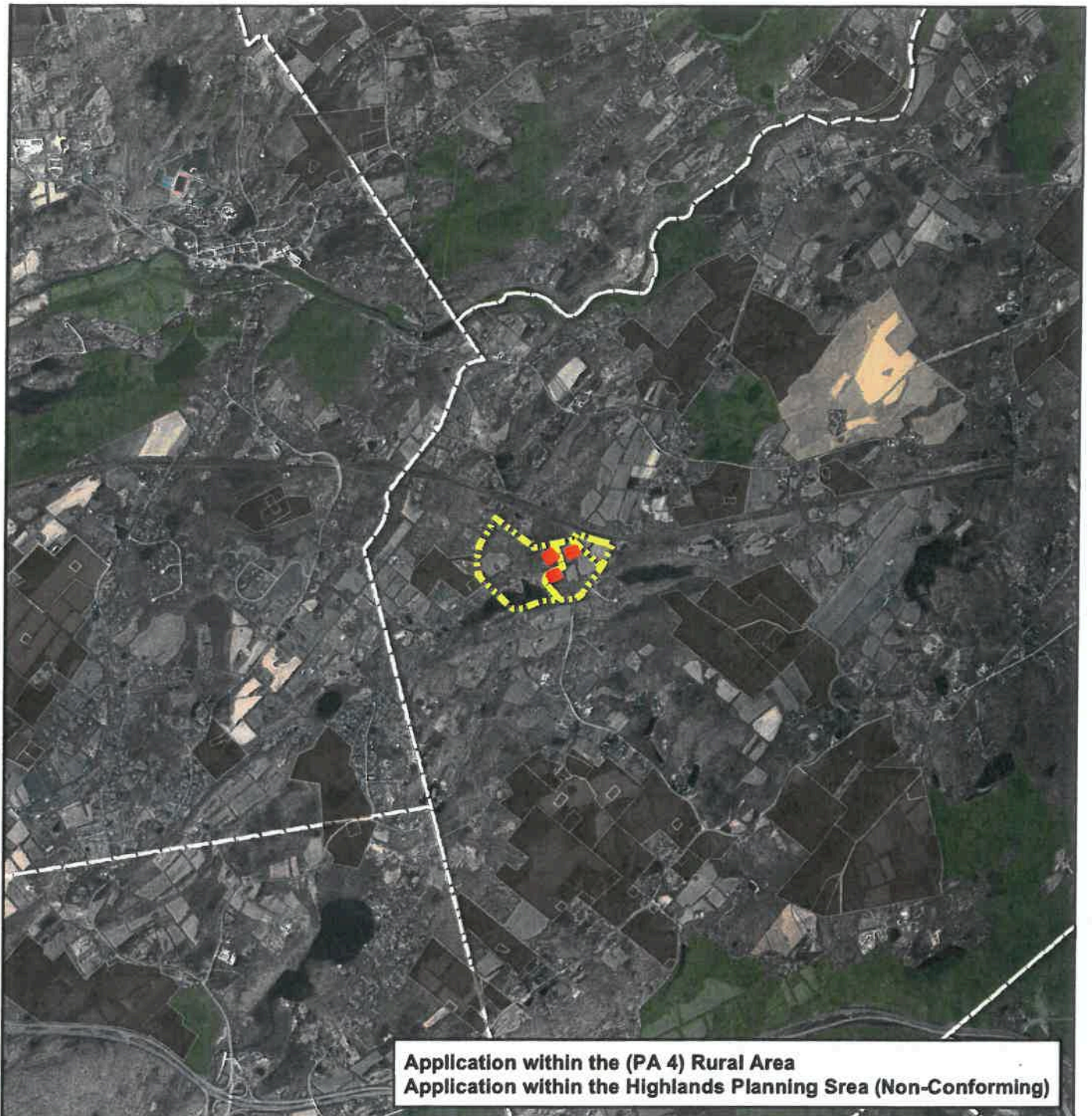
COUNTY OF Warren Hardwick Twp. 2109  
 APPLICANT Black, David & Shannon

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	84% *	0	=	.00	
	Statewide	16% *	.1	=	1.60	
						<b>SOIL SCORE: 1.60</b>
<b>TILLABLE SOILS:</b>	Cropland Pastured	12% *	.15	=	1.80	
	Cropland Harvested	75% *	.15	=	11.25	
	Woodlands	13% *	0	=	.00	
						<b>TILLABLE SOILS SCORE: 13.05</b>
<b>BOUNDARIES AND BUFFERS:</b>	Deed Restricted Farmland (Permanent)	21.5% *	.2	=	4.30	
	Preserved state, local open space/wildlife	34% *	.18	=	6.12	
	Streams and Wetlands	5.5% *	.18	=	.99	
	Farmland (Unrestricted)	12.1% *	.06	=	.73	
	Woodlands	5.7% *	.06	=	.34	
	Parks (high use)	21.2% *	.05	=	1.06	
						<b>BOUNDARIES AND BUFFERS SCORE: 13.54</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Black, David & Shannon	Restricted Farm or Current Application			2	
	Black, George H III	Restricted Farm or Current Application			2	
	Paulnskill Valley Trail	Restricted Farm or Current Application			2	
	Youth Camps Greenway	Restricted Farm or Current Application			2	
						<b>DENSITY SCORE: 8.00</b>
<b>LOCAL COMMITMENT:</b>		100% *	13	=	13.00	
						<b>LOCAL COMMITMENT SCORE: 13.00</b>
<b>SIZE:</b>						<b>SIZE SCORE: 1.96</b>
<b>IMMIMENCE OF CHANGE:</b>	SADC Impact factor =		1.65			
						<b>IMMINENCE OF CHANGE SCORE: 1.65</b>
<b>COUNTY RANKING:</b>						
<b>EXCEPTIONS:</b>						<b>EXCEPTION SCORE: .00</b>
						<b>TOTAL SCORE: 52.80</b>

# Preserved Farms and Active Applications Within Two Miles

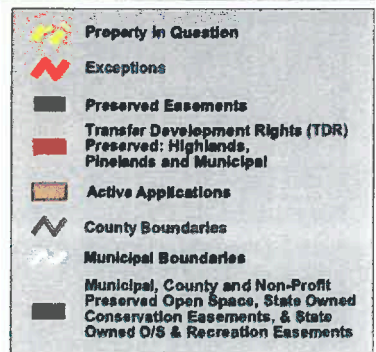
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Application within the (PA 4) Rural Area  
Application within the Highlands Planning Srea (Non-Conforming)

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Rogers, Daniel & Flaherty, Sioban  
Block 601 Lots P/O 1 (67.99 ac), P/O 1-EN (non-severable exception 1.0 ac)  
P/O 1.01 (26.73 ac), P/O 1.01-EN (non-severable exceptions – 1.5 ac) & 2 (8.44 ac)  
Gross Total – 105.66 ac  
Frelinghuysen Twp. Warren 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  
Protected Areas Database of the United States (PAD-US)  
NJGIT/OGIS 2015 Digital Aerial Image

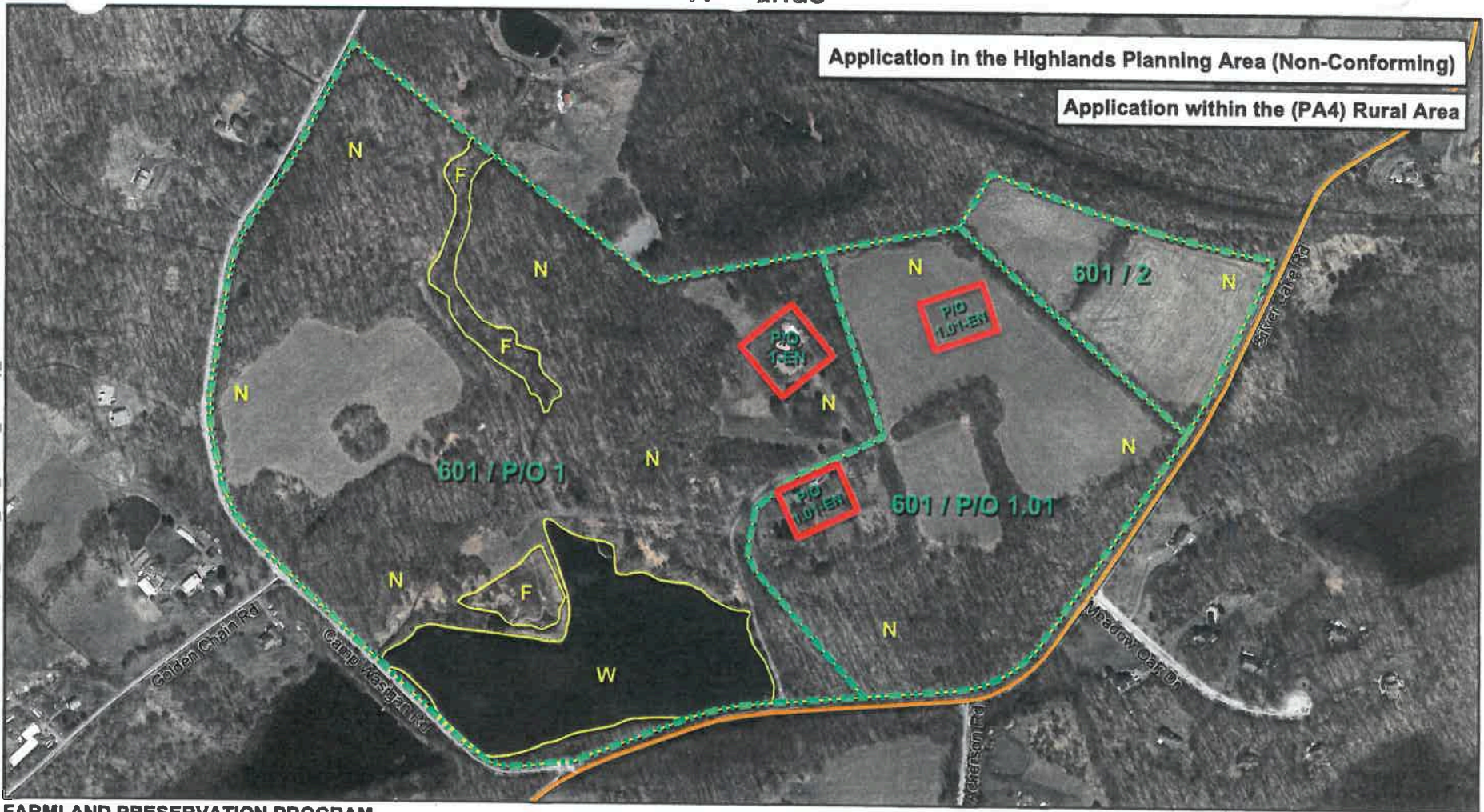


# Wetlands

Application in the Highlands Planning Area (Non-Conforming)

Application within the (PA4) Rural Area

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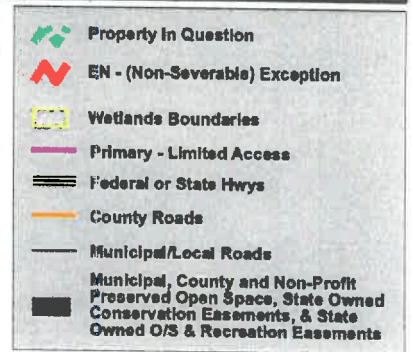
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Rogers, Daniel & Flaherty, Sioban  
Block 601 Lots P/O 1 (67.99 ac), P/O 1-EN (non-severable exception 1.0 ac)  
P/O 1.01 (26.73 ac), P/O 1.01-EN (non-severable exceptions – 1.5 ac) & 2 (8.44 ac)  
Gross Total – 105.66 ac  
Frelinghuysen Twp. Warren County



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

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Wetlands Legend:  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
W - Water

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2020 Easement Purchase - Nonprofit Funding Round  
 May 24, 2019

**GENERAL INFORMATION**

COUNTY OF Warren Frelinghuysen Twp. 2106  
 APPLICANT Rogers, Daniel & Flaherty, Sioban

**Blocks and Lots**

Frelinghuysen Twp.	2106	Block 601	Lot 1	67.99 ACRES
Frelinghuysen Twp.	2106	Block 601	Lot 1.01	27.22 ACRES
Frelinghuysen Twp.	2106	Block 601	Lot 2	8.44 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	existing single family residential unit				0	0
Location: War - Frelinghuysen Twp. Block:601 Lot:1 -						

The Exception is Nonseverable.

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
.75	existing single family residential unit				0	0
Location: No Lot Association to Exception -						

The Exception is Nonseverable.

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
.75	farm market & flexibility		restricted to zero (0) single family residential units		0	0
Location: War - Frelinghuysen Twp. Block:601 Lot:1.01 -						

The Exception is Nonseverable.

**NET ACRES** 101

**RESTRICTIONS** NONE

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Garage	Y	N	

**RDSO's**

ELIGIBLE  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Hay

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Value Selected				

**PRE-EXISTING NON-AG USES ON PREMISE**

\*\* NONE LOGGED \*\*

**EASEMENTS AND RIGHT OF WAYS**

\*\* NONE LOGGED \*\*

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

**GENERAL INFORMATION**

COUNTY OF Warren      Frelinghuysen Twp. 2106  
 APPLICANT Rogers, Daniel & Flaherty, Sioban

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	96% *	0	=	.00	
	Unique .125	4% *	.125	=	.50	
						<b>SOIL SCORE: .50</b>
<b>TILLABLE SOILS:</b>	Cropland Pastured	5% *	.15	=	.75	
	Cropland Harvested	30% *	.15	=	4.50	
	Other	1% *	0	=	.00	
	Permanent Pasture	19% *	.02	=	.38	
	Woodlands	45% *	0	=	.00	
						<b>TILLABLE SOILS SCORE: 5.63</b>
<b>BOUNDARIES AND BUFFERS:</b>	Deed Restricted Farmland (Permanent)	5% *	.2	=	1.00	
	Farmland (Unrestricted)	5% *	.06	=	.30	
	Residential Development	16% *	0	=	.00	
	Streams and Wetlands	7% *	.18	=	1.26	
	Woodlands	67% *	.06	=	4.02	
						<b>BOUNDARIES AND BUFFERS SCORE: 6.58</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	ROGERS, DANIEL & FLAHERTY	Restricted Farm or Current Application			2	
	WOODCOCK, PIETER & KAREN	Restricted Farm or Current Application			2	
	MURPHY, RICHARD & GLORIA	Restricted Farm or Current Application			2	
	PECK, HARRY	Restricted Farm or Current Application			2	
						<b>DENSITY SCORE: 8.00</b>
<b>LOCAL COMMITMENT:</b>		100% *	19	=	19.00	
						<b>LOCAL COMMITMENT SCORE: 19.00</b>
<b>SIZE:</b>						<b>SIZE SCORE: 5.49</b>
<b>IMMIMENCE OF CHANGE:</b>	SADC Impact factor =	1.44				
						<b>IMMINENCE OF CHANGE SCORE: 1.44</b>
<b>COUNTY RANKING:</b>						
<b>EXCEPTIONS:</b>						<b>EXCEPTION SCORE: .00</b>
						<b>TOTAL SCORE: 46.64</b>

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2019R6(2)

Final Review and Approval  
SADC Easement Purchase

On the Property of  
Feeley, Brian ("Owner")

JUNE 27, 2019

Subject Property: **Feeley, Brian**  
Block 38, Lot 26  
Franklin Township, Hunterdon County  
SADC ID#: 10-0268-DE  
Approximately 46.4 Net Easement Acres

WHEREAS, on January 30, 2019, the State Agriculture Development Committee ("SADC") received a development easement sale application from Brian Feeley, hereinafter "Owner," identified as Block 38, Lot 26, Franklin Township, Hunterdon County, hereinafter "the Property," totaling approximately 49.9 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 3.5 acre non-severable exception area for and restricted to one future single family residential unit and to afford future flexibility of uses, resulting in approximately 46.4 net acres to be preserved; and

WHEREAS, there is a dilapidated residence on the portion of the Property outside the exception area that is not considered a residential opportunity on the Premises; 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 nursery 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 26, 2018, 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 49.9 acres and has a quality score of 63.11; 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. 2:76-17.11, on May 23, 2019 the SADC certified a development easement value of \$7,500 per acre based on zoning and environmental regulations in place as of the current valuation date March 2019; and

WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$7,500 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 \$7,500 per acre for a total of approximately \$348,000 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 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.

6/27/19  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

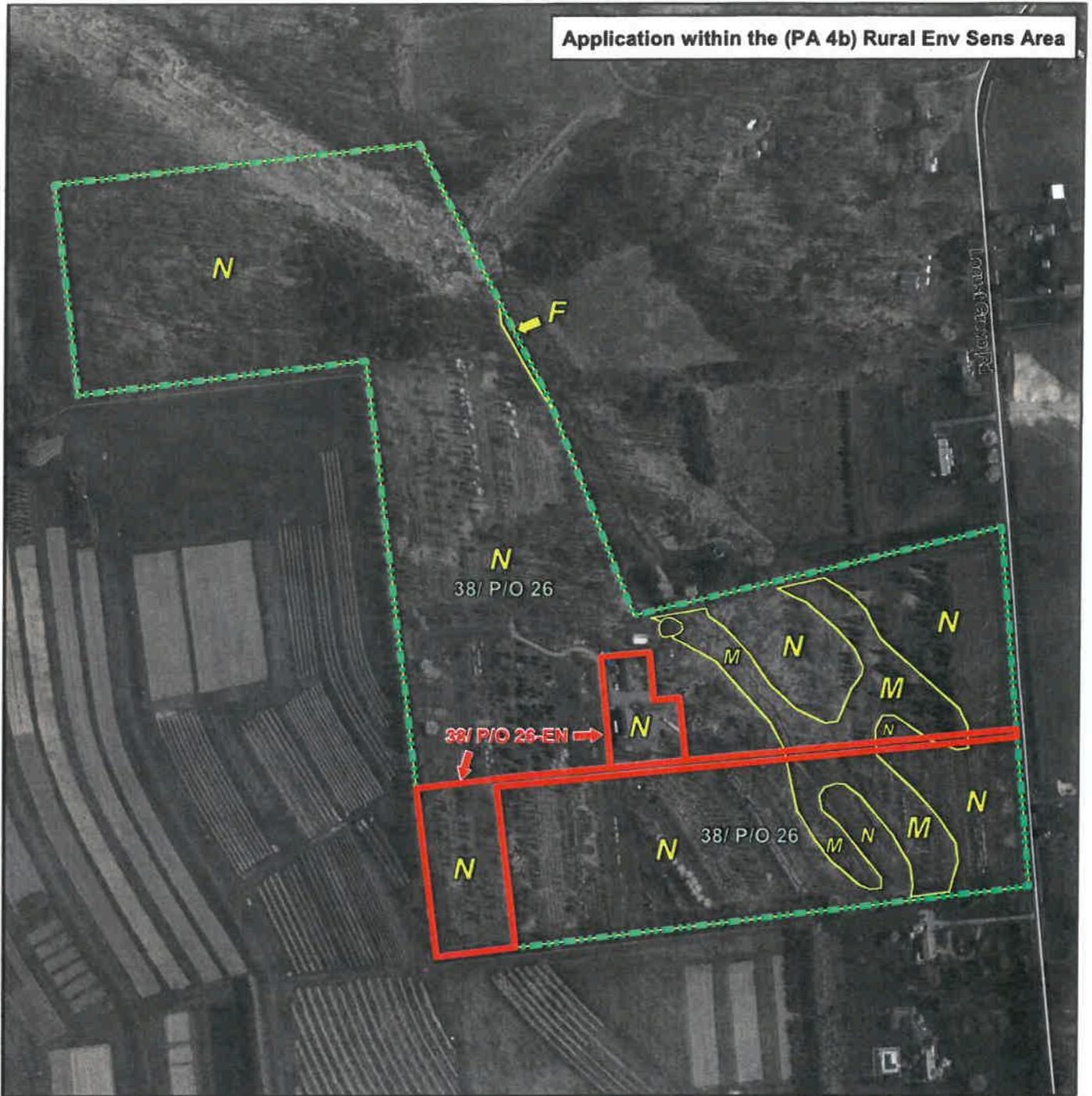
**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
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	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

# Wetlands

Schedule A

Application within the (PA 4b) Rural Env Sens Area



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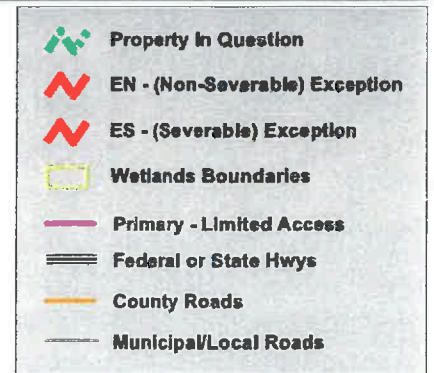
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Feeley, Brian  
Block 38 Lots P/O 26 (34.7 & 11.7 ac);  
& P/O 26-EN (non-severable exceptions 1.0 & 2.5 ac)  
Gross Total = 49.9 ac  
Franklin Twp., Hunterdon 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

Application within the (PA 4b) Rural Env Sens Area

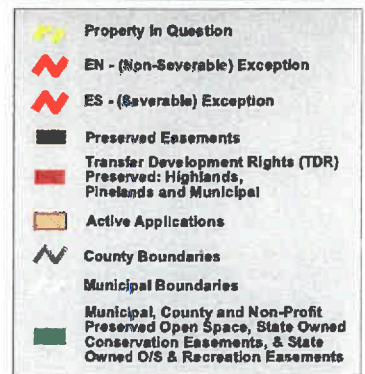
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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Feeley, Brian  
Block 38 Lots P/O 26 (34.7 & 11.7 ac);  
& P/O 26-EN (non-severable exceptions 1.0 & 2.5 ac)  
Gross Total = 49.9 ac  
Franklin Twp., Hunterdon 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  
NJGIT/IGIS 2015 Digital Aerial Image

June 19, 2018

Schedule B

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Feeley, Brian  
Easement Purchase - SADC  
46 Acres

Block 38	Lot 26	Franklin Twp.	Hunterdon County		
<b>SOILS:</b>		Other	10% * 0	=	.00
		Prime	25% * .15	=	3.75
		Statewide	65% * .1	=	6.50
				<b>SOIL SCORE:</b>	<b>10.25</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	71% * .15	=	10.65
		Wetlands	.3% * 0	=	.00
		Woodlands	28.7% * 0	=	.00
				<b>TILLABLE SOILS SCORE:</b>	<b>10.65</b>
<b>FARM USE:</b>	Ornament Nursery Products		40 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 (3.5) acres for Future single family residential unit  
Exception is not to be severable from Premises
  - 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 #FY2019R6(3)

Final Review and Approval  
SADC Easement Purchase

On the Property of  
Ecker, Englebert - Estate of

JUNE 27, 2019

Subject Property: **Ecker, Englebert - Estate of**  
Block 26, Lot 24  
Kingwood Township, Hunterdon County  
SADC ID#: 10-0266-DE  
Approximately 59.7 Net Easement Acres

WHEREAS, on August 14, 2018, the State Agriculture Development Committee ("SADC") received a development easement sale application from the Estate of Engelbert Ecker, hereinafter "Owner," identified as Block 26, Lot 24, Kingwood Township, Hunterdon County, hereinafter "the Property," totaling approximately 62.2 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 2.5 acre non-severable exception area for one existing single family residential unit and to afford future flexibility of uses resulting in approximately 59.7 net acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) 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 in hay 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, SADC staff determined that the Property meets the SADC's "Priority" category for Hunterdon County (minimum acreage of 49 and minimum quality score of 58) because it is approximately 59.7 acres and has a quality score of 70.23; 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. 2:76-17.11, on May 23, 2019 the SADC certified a development easement value of \$3,400 per acre based on zoning and environmental regulations in place as of the current valuation date March 2019; and



WHEREAS, the Owners accepted the SADC's offer to purchase the development easement for \$3,400 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 \$3,400 per acre for a total of approximately \$202,980 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.

6/27/19

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
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	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

[https://sonj.sharepoint.com/sites/AG-SADC/Hunterdon/DE/10-0266-DE/ACQ/Final Approvals/DE FA\\_Ecker 06.27.2019.docx](https://sonj.sharepoint.com/sites/AG-SADC/Hunterdon/DE/10-0266-DE/ACQ/Final Approvals/DE FA_Ecker 06.27.2019.docx)



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

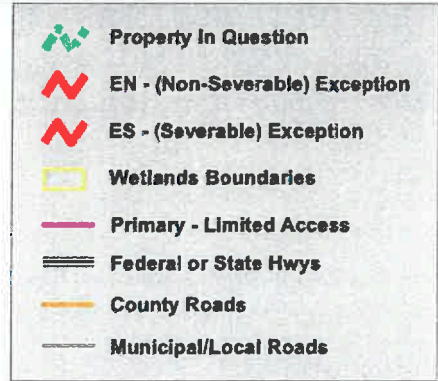
Ecker, Englebert - Estate of  
Block 26 Lots P/O 24 (59.7 ac)  
& P/O 24-EN (non-severable exception - 2.5 ac)  
Gross Total = 62.2 ac  
Kingwood Twp. Hunterdon County



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJDEP Wetlands Data  
NJOT/IGIS 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.

Application within the (PA 4b) Rural Env Sens Area

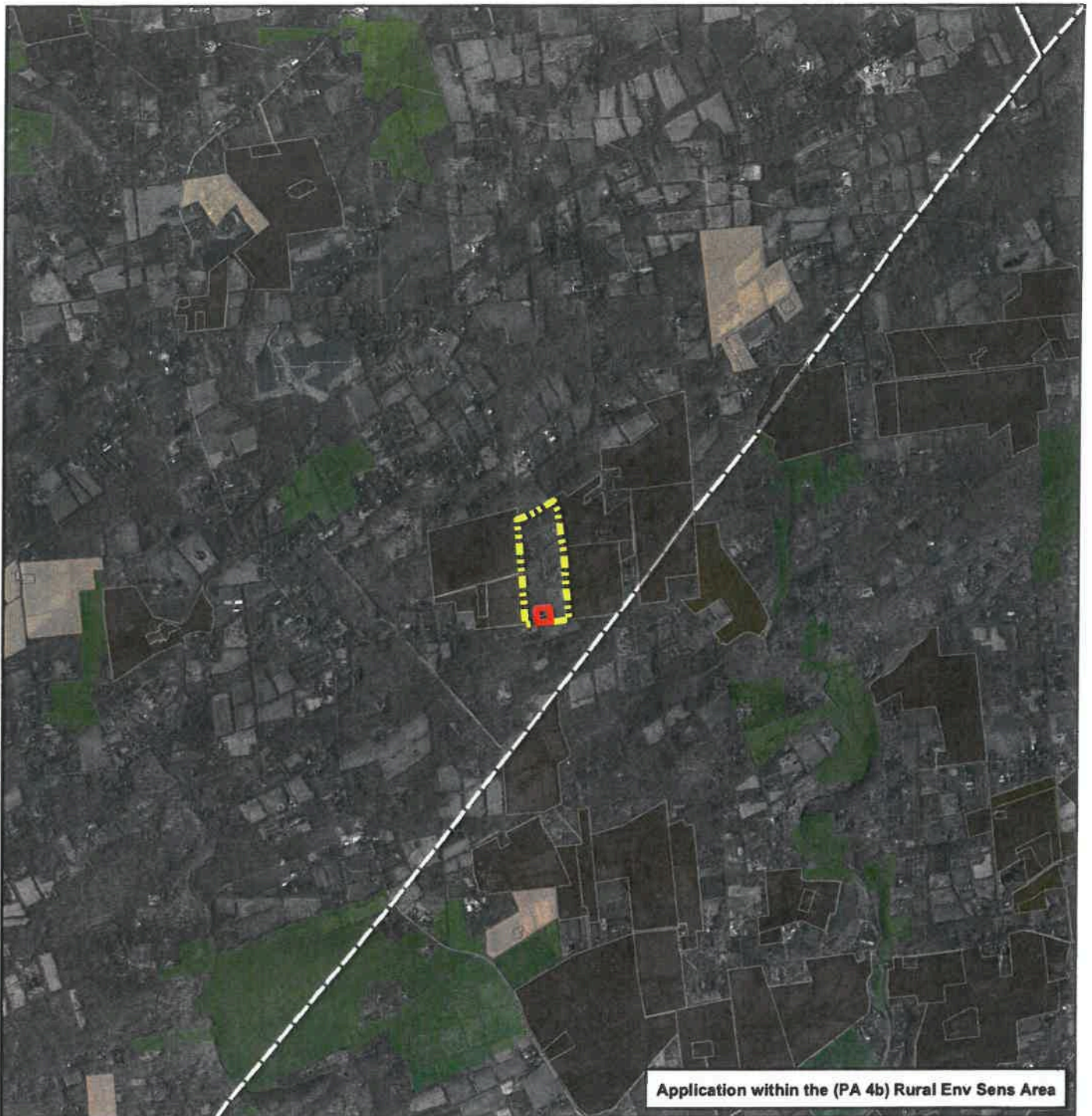


**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water



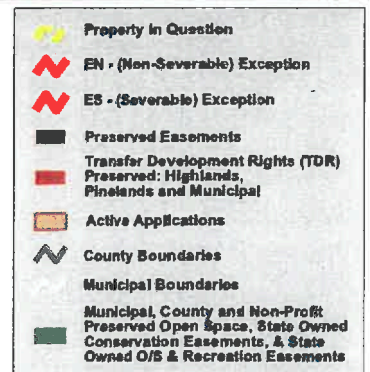
# Preserved Farms and Active Applications Within Two Miles

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Ecker, Englebert - Estate of  
Block 26 Lots P/O 24 (59.7 ac)  
& P/O 24-EN (non-severable exception - 2.5 ac)  
Gross Total = 62.2 ac  
Kingwood Twp. Hunterdon 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  
NJOT/OGIS 2015 Digital Aerial Image

August 16, 2018

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Ecker, Englebert - Estate of  
Easement Purchase - SADC  
60 Acres

Block 26	Lot 24	Kingwood Twp.	Hunterdon County		
<b>SOILS:</b>		Other	14% * 0	=	.00
		Statewide	86% * .1	=	8.60
				<b>SOIL SCORE:</b>	<b>8.60</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	60% * .15	=	9.00
		Wetlands	21% * 0	=	.00
		Woodlands	19% * 0	=	.00
				<b>TILLABLE SOILS SCORE:</b>	<b>9.00</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:
    - 1st (2.5) acres for to exclude existing house and barns
    - Exception is not to be severable from Premises
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

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

**GENERAL INFORMATION**

COUNTY OF Hunterdon Kingwood Twp. 1016  
 APPLICANT Ecker, Englebert - Estate of

**PRIORITIZATION SCORE**

<b>SOILS:</b>		Other	14%	*	0	=	.00	
		Statewide	86%	*	.1	=	8.60	
							<b>SOIL SCORE:</b>	<b>8.60</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	60%	*	.15	=	9.00	
		Wetlands	21%	*	0	=	.00	
		Woodlands	19%	*	0	=	.00	
							<b>TILLABLE SOILS SCORE:</b>	<b>9.00</b>
<b>BOUNDARIES AND BUFFERS:</b>		Deed Restricted Farmland (Permanent)	73%	*	.2	=	14.60	
		Farmland (Unrestricted)	22%	*	.06	=	1.32	
		Woodlands	5%	*	.06	=	.30	
							<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>16.22</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>		Ecker Estate	Restricted Farm or Current Application				2	
		Newcomb	Restricted Farm or Current Application				2	
		Rozansky	Restricted Farm or Current Application				2	
		Decroce	Restricted Farm or Current Application				2	
		Kenny	Restricted Farm or Current Application				2	
							<b>DENSITY SCORE:</b>	<b>10.00</b>
<b>LOCAL COMMITMENT:</b>			100%	*	20	=	20.00	
							<b>LOCAL COMMITMENT SCORE:</b>	<b>20.00</b>
<b>SIZE:</b>								<b>SIZE SCORE: 4.55</b>
<b>IMMIMENCE OF CHANGE:</b>		SADC Impact factor = 1.86						
							<b>IMMINENCE OF CHANGE SCORE:</b>	<b>1.86</b>
<b>COUNTY RANKING:</b>								
<b>EXCEPTIONS:</b>								<b>EXCEPTION SCORE: .00</b>
							<b>TOTAL SCORE:</b>	<b>70.23</b>



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2019R6(4)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
Burlington County  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of  
Jannen, Christian G. and Barbara L. ("Owners")  
Southampton Township, Burlington County**

**N.J.A.C. 2:76-17 et seq.  
SADC ID# 03-0429-PG**

**June 27, 2019**

WHEREAS, on May 28, 2015, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Burlington 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, Burlington County received SADC approval of its FY2020 PIG Plan application annual update on May 23, 2019; and

WHEREAS, on April 5, 2019 the SADC received an application for the sale of a development easement from Burlington County for the subject farm identified as Block 1205, Lots 3.01 and 3.03, Southampton Township, Burlington County, totaling 34.697 gross surveyed acres hereinafter referred to as "the Property" (Schedule A); and

WHEREAS, the targeted Property is located in Burlington County's East Project Area and in the Pinelands Agricultural Production Area; and

WHEREAS, the original application included one (1), approximately 4 acre non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses; and

WHEREAS, in preparation of closing, the County had a survey prepared in which the landowner requested a reduction in the non-severable exception area from 4 acres to 2.689 acres; and

WHEREAS, it is the opinion of the SADC staff Review Appraiser that this change does not impact the per acre SADC certified value; and

WHEREAS, the Property now includes one (1) 2.689 surveyed acres non-severable exception area for and limited to one existing single family residential unit and to afford future flexibility of uses resulting in 32.008 net surveyed acres to be preserved; and

WHEREAS, the portion of the Property outside the exception area includes zero (0) exceptions, zero (0) housing opportunities, zero (0) 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 soybean 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 67.71 which exceeds 48, which is 70% of the County's average quality score as determined by the SADC July 26, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b), on June 26, 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 December 6, 2018 the SADC certified a development easement value of \$3,000 per acre based on zoning and environmental regulations in place as of the current valuation date August 16, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-19.3, on June 26, 2018 the SADC has issued a Pinelands Formula Valuation Certification of \$3,087 per acre without the impervious cover option and \$3,473 per acre with the 10% impervious cover option; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,441 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 \$4,100; and

WHEREAS, SADC certified a development easement value of \$3,000 per acre; and

WHEREAS, on May 3, 2019 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 April 16, 2019, the Southampton 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 January 10, 2019, the Burlington 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 February 27, 2019, the County of Burlington passed a resolution granting final approval and a commitment of funding for \$3,441 per acre to pre-acquire the easement; and

WHEREAS, the estimated cost share breakdown is as follows (based on 32.008 net surveyed acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$ 70,417.60	(\$2,200/acre)
<u>Burlington County</u>	<u>\$ 39,721.93</u>	<u>(\$1,241/acre)</u>
Total Easement Purchase	\$110,139.53	(\$3,441/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, Burlington County is requesting \$70,417.60 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 Burlington County for the purchase of a development easement on the Property, comprising approximately 32.008 net surveyed easement acres, at a State cost share of \$2,200 per acre, (73% of certified easement value and purchase price), for a total grant of approximately \$70,417.60 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.

6-27-19

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
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	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

# Wetlands

Schedule A



X:\counties\burco\projects\jannen, Christian G & Barbara fww 2.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Jannen, Christian G. & Barbara  
Block 1205 Lots P/O 3.01 (9.8 ac);  
P/O 3.01- EN (non-severable exception - 2.7 ac) & 3.03 (22.1 ac)  
Gross Total = 34.6 ac  
SouthamptonTwp., Burlington County



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

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Application within the Pinelands Ag Production Area

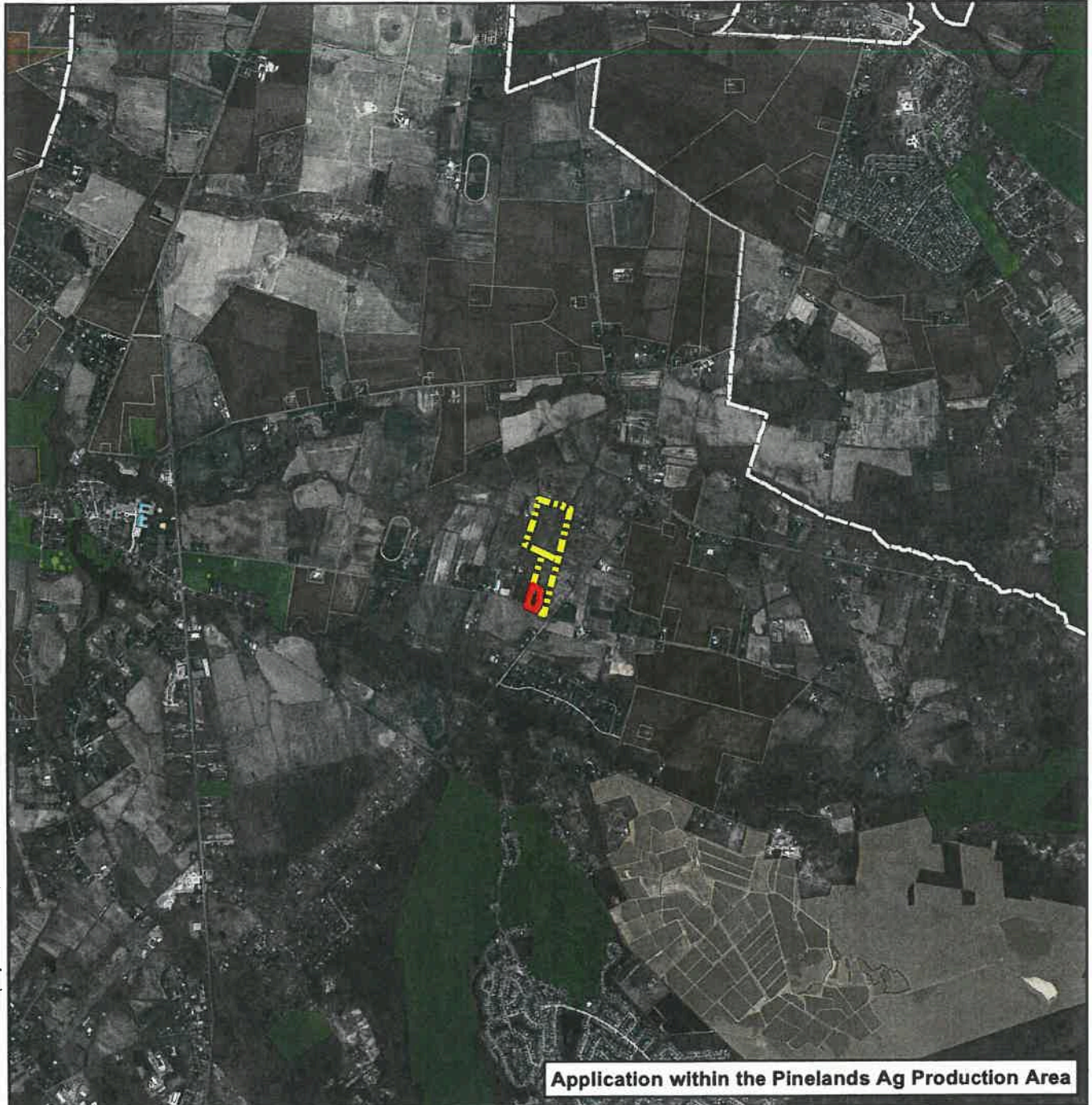


**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
B - 300' Buffer  
W - Water



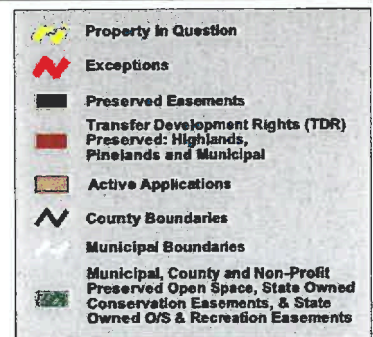
# Preserved Farms and Active Applications Within Two Miles

X:\counties\burco\projects\Jannen, Christian G & Barbara 2mile 2.mxd



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Jannen, Christian G. & Barbara  
Block 1205 Lots P/O 3.01 (9.8 ac);  
P/O 3.01- EN (non-severable exception - 2.7 ac) & 3.03 (22.1 ac)  
Gross Total = 34.6 ac  
SouthamptonTwp., Burlington 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  
Protected Areas Database of the United States (PAD-US)  
NJOT/IGIS 2015 Digital Aerial Image



SADC County Financial Status  
Schedule B

Burlington County

SADC ID#	Farm	Acres	Pay Acres	SADC		Federal Grant		Base Grant				Competitive Funds						
				Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year				Maximum Grant			Fund Balance			
								Fiscal Year 09	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 18	FY11 Balance	FY13 Balance	FY17 Balance
								Encumbered	PV	Expended	Balance	Encumbered	PV	Expended				
											3,501,057.50							
03-0412-PG	Giberson, W.P. & J.L. (Home Farm)	236.8450	236.8250	877,747.57	438,836.73	438,873.79		438,836.73	438,836.73	438,836.73	561,163.27							
03-0406-PG	Giberson Grain Farm, LLC	175.7450	175.7450	745,158.80	372,579.40	372,579.40		372,579.40	372,579.40	372,579.40	168,583.87							
03-0413-PG	Chung, Peter B.J. & Monica H.L.	116.7950	116.6644	435,178.17	307,480.89			188,583.87	188,583.87	188,583.87	-	118,896.82	118,896.82	118,896.82				4,881,103.18
03-0408-PG	Rowe, Stanley & Roseanne	34.7580	34.7580	236,980.04	147,721.50							147,721.50	147,721.50	147,721.50				4,733,381.68
03-0415-PG	Abrams, Pearl A.	102.3260	101.8520	480,639.59	329,124.65							329,124.55	329,124.55	329,124.55				4,404,257.13
03-0409-PG	McNaughton, Noble & Dorothy	18.2240	18.2240	58,954.64	42,662.38							42,662.38	42,662.38	42,662.38				4,361,594.75
03-0414-PG	To Better Days Boarding, LLC	54.8830	54.2514	185,242.20	119,771.08							119,771.08	119,353.08	119,353.08				4,242,241.67
03-0411-PG	Caul, Adam & Lisa	39.6170	39.5430	106,766.10	53,383.05	53,383.05						53,383.05	53,383.05	53,383.05				4,188,868.62
03-0422-PG	Alloway Family LP - South	44.2390	43.7790	162,091.70	113,755.35							123,112.19	113,755.35	113,755.35				4,075,103.27
03-0423-PG	Kirby, Harold C. & Gail W.	54.9550	54.9550	218,556.04	153,115.62	65,440.42						157,838.23	153,115.62	153,115.62				3,921,987.65
03-0417-PG	Hatt, Linda E.	68.8240	56.8650	559,709.18	227,914.92	279,854.59						284,848.56	227,914.92	227,914.92				3,694,072.73
03-0418-PG	Lanwin Development Corp.	135.0140	135.0140	661,568.60	434,745.08	279,854.59						441,043.40	434,745.08	434,745.08				3,259,327.65
03-0416-PG	Thompson South, LLC	133.4950	133.4950	674,149.75	445,873.30							464,427.00	445,873.30	445,873.30				2,813,454.35
03-0419-PG	M&N Farms Land Holdings, LLC	35.5730	34.6750	199,381.25	130,898.13							147,753.50	130,898.13	130,898.13				2,682,556.22
03-0421-PG	Fenimore, Michael	74.8420	71.9310	235,378.09	164,506.20	64,214.45						173,720.52	164,506.20	164,506.20				2,518,050.02
03-0425-PG	Alloway Family LP - North	119.5000	119.4470	491,882.75	342,908.45							361,873.96	342,908.45	342,908.45				2,175,141.67
03-0420-PG	Patel, I.P. & Chetan, N.D., M & D.C.	33.9500	33.9500	188,422.50	124,766.25							128,698.50	124,766.25	124,766.25				2,050,375.32
03-0429-PG	Jannen, Christian G. & Barbara L.	32.0080	32.0080	110,139.53	70,417.60							70,417.60						1,979,957.72
Closed	48	5,406.7560	5,354.5610	22,987,762.86	14,626,001.13	2,831,251.70	0.00											
Encumbered	1	32.0080	32.0080	110,139.53	70,417.60	0.00	0.00											
								Encumber/Expended FY09	-	-	1,057.50	-						
								Encumber/Expended FY11	-	-	1,500,000.00	-			3,000,000.00			
								Encumber/Expended FY13	-	-	1,000,000.00	-			5,000,000.00			
								Encumber/Expended FY17	-	-	1,000,000.00	-	70,417.60	-	2,949,624.68			1,979,957.72
								Encumber/Expended FY18	-	-	-	-	-	-	-			2,000,000.00
								Total			0.00				0.00	0.00	1,979,957.72	2,000,000.00

Schedule C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Jannen, Christian G. & Barbara L.  
03- 0429-PG  
County PIG Program  
32 Acres

Block 1205	Lot 3.01	Southampton Twp.	Burlington County
Block 1205	Lot 3.03	Southampton Twp.	Burlington County
<b>SOILS:</b>		Other	17.5% * 0 = .00
		Prime	.5% * .15 = .08
		Statewide	82% * .1 = 8.20
			<b>SOIL SCORE: 8.28</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	92% * .15 = 13.80
		Wetlands	1% * 0 = .00
		Woodlands	7% * 0 = .00
			<b>TILLABLE SOILS SCORE: 13.80</b>
<b>FARM USE:</b>	Soybeans-Cash Grain	28 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 (2.7) acres 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 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 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 FY2019R6(5)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
Warren County  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of  
Route 57 Partnership ("Owner")  
Franklin Township, Warren County**

**N.J.A.C. 2:76-17 et seq.  
SADC ID# 21-0613-PG**

**JUNE 27, 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 FY2020 PIG Plan application annual update on May 23, 2019; and

WHEREAS, on June 28, 2018 the SADC received an application for the sale of a development easement from Warren County for the subject farm identified as Block 1, Lot 6, Franklin Township, Warren County, totaling approximately 71.1 gross acres hereinafter referred to as "the Property" (Schedule A); and

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

WHEREAS, the Property includes one (1), approximately 2-acre non-severable exception area for a future single-family residential unit and to afford future flexibility of uses resulting in approximately 69.1 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 production; and

WHEREAS, the Owner has 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 55 which exceeds 44, 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 August 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 January 24, 2019 the SADC certified a development easement value of \$3,200 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$700 per acre based on zoning and environmental regulations in place as of the current valuation date October 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,200 per acre for the development easement for the Property; and

WHEREAS, on May 9, 2019 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 May 6, 2019, the Franklin 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 April 18, 2019, 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 April 24, 2019, the County of Warren passed a resolution granting final approval and a commitment of funding for \$880 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, 71.173 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 71.173 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$165,121.36	(\$2,320/acre)
<u>Warren County</u>	<u>\$ 62,632.24</u>	<u>(\$880/acre)</u>
Total Easement Purchase	\$227,753.60	(\$3,200/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, Warren County is requesting \$165,121.36 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 Warren County for the purchase of a development easement on the Property, comprising approximately 71.173 net easement acres, at a State cost share of \$2,320 per acre, (72.5% of certified easement value and purchase price), for a total grant of approximately \$165,121.36 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.

6/27/19

Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

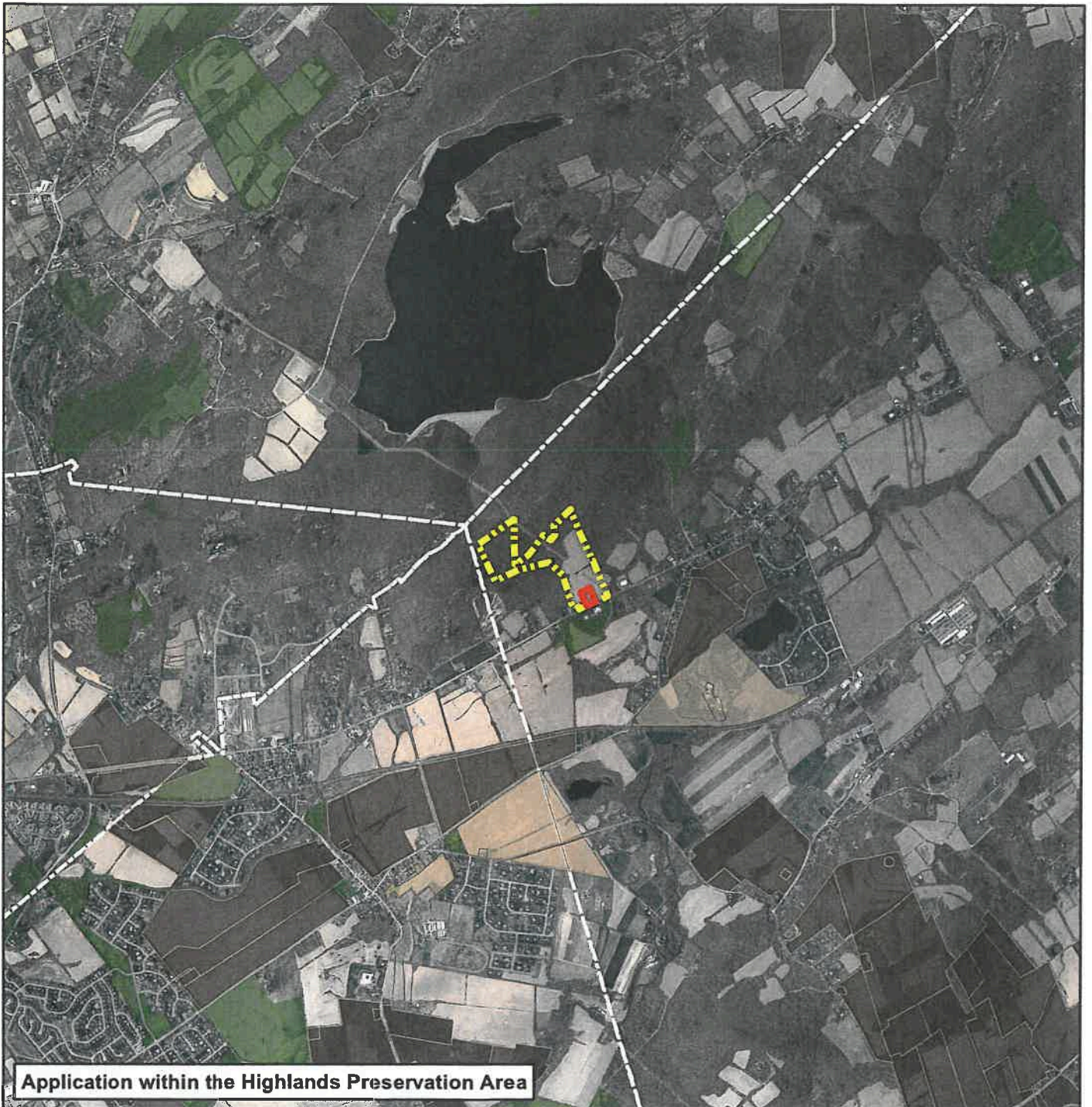
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
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	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Preserved Farms and Active Applications Within Two Miles

X:\counties\warco\projects\Route 57 Partnership 2mile.mxd



Application within the Highlands Preservation Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Route 57 Partnership  
Block 1 P/O Lot 6 (69.1 ac)  
& P/O Lot 6-EN (non-severable exception - 2.0 ac)  
Gross Total - 71.1 ac  
Franklin Twp. Warren County

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



	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

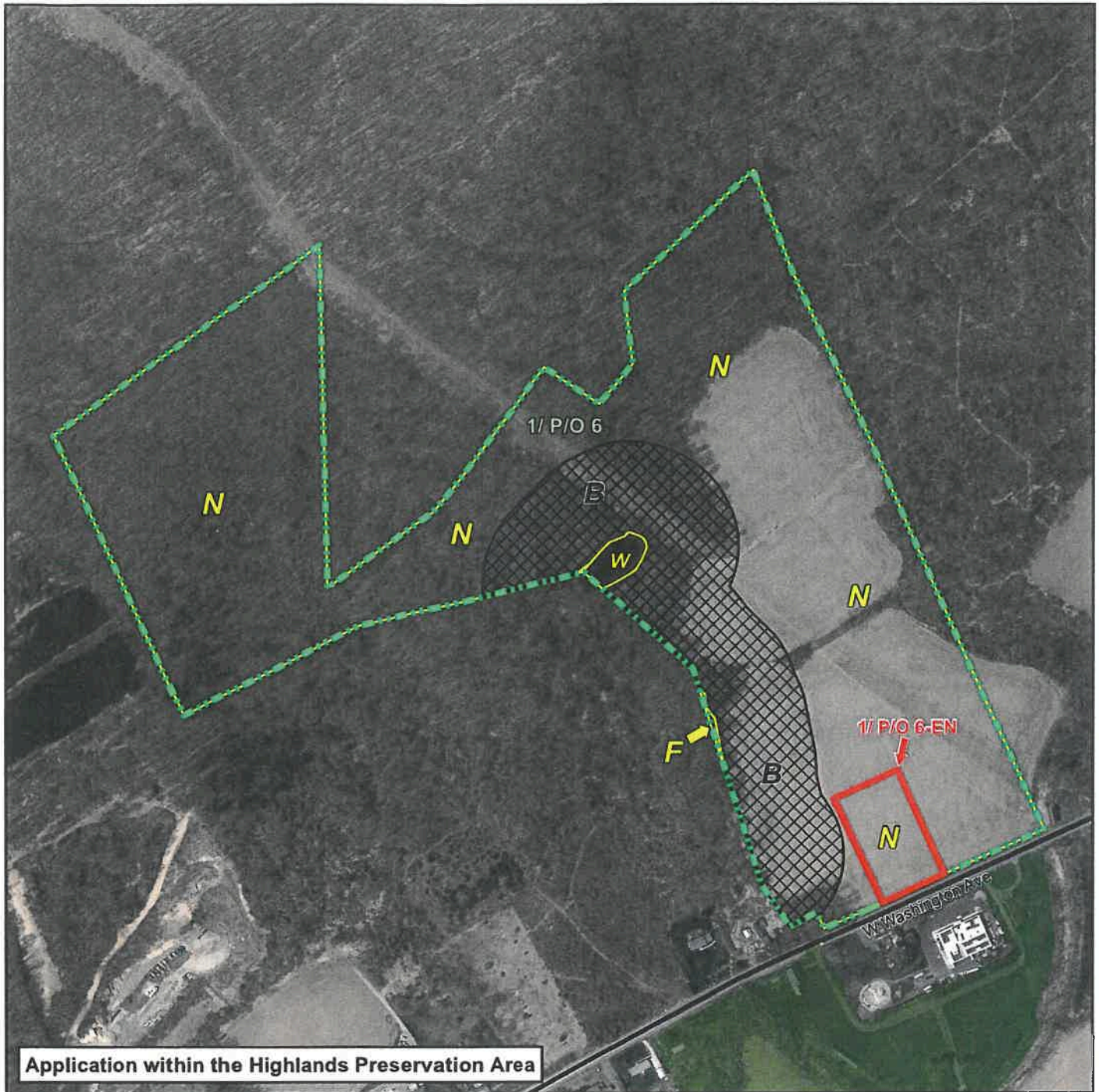
Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJOT/OGIS 2015 Digital Aerial Image

August 1, 2018



# Wetlands

X:\counties\warco\projects\Route 57 Partnership fww2.mxd



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Route 57 Partnership  
Block 1 P/O Lot 6 (69.1 ac)  
& P/O Lot 6-EN (non-severable exception - 2.0 ac)  
Gross Total - 71.1 ac  
Franklin 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 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.



**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

Route 57 Partnership  
21- 0613-PG  
County PIG Program  
69 Acres

Block 1	Lot 6	Franklin Twp.	Warren County
<b>SOILS:</b>		Other	47% * 0 = .00
		Prime	11% * .15 = 1.65
		Statewide	42% * .1 = 4.20
			<b>SOIL SCORE: 5.85</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	40% * .15 = 6.00
		Woodlands	60% * 0 = .00
			<b>TILLABLE SOILS SCORE: 6.00</b>
<b>FARM USE:</b>	Corn-Cash Grain		30 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 single family residential unit  
Exception is not to be severed from Premises
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No 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 of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Warren Franklin Twp. 2105  
 APPLICANT Route 57 Partnership

**PRIORITIZATION SCORE**

<b>SOILS:</b>		Other	47% *	0	=	.00		
		Prime	11% *	.15	=	1.65		
		Statewide	42% *	.1	=	4.20		
						<b>SOIL SCORE:</b>	<b>5.85</b>	
<b>TILLABLE SOILS:</b>		Cropland Harvested	40% *	.15	=	6.00		
		Woodlands	60% *	0	=	.00		
						<b>TILLABLE SOILS SCORE:</b>	<b>6.00</b>	
<b>BOUNDARIES AND BUFFERS:</b>		Farmland (Unrestricted)	5% *	.06	=	.30		
		Commercial	4% *	0	=	.00		
		Residential Development	1% *	0	=	.00		
		Streams and Wetlands	11% *	.18	=	1.98		
		Woodlands	73% *	.06	=	4.38		
		Parks (limited use)	6% *	.14	=	.84		
						<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>7.50</b>	
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>		Route 57 Partnership	Restricted Farm or Current Application			2		
		MLC / Santini	Restricted Farm or Current Application			2		
		Warren Trail	Restricted Farm or Current Application			2		
		O'Dowd Associates (East)	Restricted Farm or Current Application			2		
		O'Dowd Associates (West)	Restricted Farm or Current Application			2		
						<b>DENSITY SCORE:</b>	<b>10.00</b>	
<b>LOCAL COMMITMENT:</b>			100% *	20	=	20.00		
						<b>LOCAL COMMITMENT SCORE:</b>	<b>20.00</b>	
<b>SIZE:</b>							<b>SIZE SCORE: 3.75</b>	
<b>IMMIMENCE OF CHANGE:</b>		SADC Impact factor = 1.9						<b>IMMINENCE OF CHANGE SCORE: 1.90</b>
<b>COUNTY RANKING:</b>								
<b>EXCEPTIONS:</b>							<b>EXCEPTION SCORE: .00</b>	
						<b>TOTAL SCORE:</b>	<b>55.00</b>	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2019R6(6)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**Mannington Township**  
**for the**  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of**  
**Duffy, Diane Carol & Paul Charles (Lot 16.03) (“Owners”)**  
**Mannington Township, Salem County**

N.J.A.C. 2:76-17A. et seq.  
SADC ID#17-0203-PG

**June 27, 2019**

WHEREAS, on December 15, 2016, 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 Mannington Township, Salem County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, Mannington Township received SADC approval of its FY2020 PIG Plan application annual update on May 23, 2019; and

WHEREAS, on June 11, 2018, the SADC received an application for the sale of a development easement from Mannington Township for the subject farm identified as Block 40, Lot 16.03, Mannington Township, Salem County, totaling approximately 24.8 gross acres hereinafter referred to as “the Property” (Schedule A); and

WHEREAS, the targeted Property is located in Mannington Township’s Project Area; and

WHEREAS, the Property 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 soybeans production; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on July 9, 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 January 24, 2019, the SADC certified a development easement value of \$5,100 per acre based on zoning and environmental regulations in place as of the current valuation date September 6, 2018; and

WHEREAS, the Owner accepted the Township’s offer of \$5,100 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 FY2018 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 Owners read and signed SADC Guidance Documents regarding ALE Grants, Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the ALE Grant, including no future division of the premises and a 6.67% maximum impervious coverage restriction (approximately 1.65 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 \$2,700 per acre (50% of \$5,400) or approximately \$66,960 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 Non-Profit 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, pursuant to N.J.A.C. 2:76-17.13, on June 6, 2019, the Mannington 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 April 24, 2019, 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 April 4, 2019, 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 estimated cost share breakdown is as follows (based on approximately 24.8 net easement acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$85,560	(\$3,450/acre)
<u>Salem County</u>	<u>\$40,920</u>	<u>(\$1,650/acre)</u>
Total Easement Purchase	\$126,480	(\$5,100/acre)

Estimated Cost share breakdown if the \$66,960 ALE Grant is finalized and applied:

	<u>Total</u>	<u>ALE \$</u>	<u>New Cost Share</u>	<u>Per/acre</u>
SADC	\$85,560	\$26,040	\$59,520	(\$2,400/acre)
Salem County	\$40,920	\$40,920	\$0	
<u>ALE Grant</u>			<u>\$66,960</u>	<u>(\$2,700/acre)</u>
TOTAL			\$126,480	(\$5,100/acre)

WHEREAS, Mannington Township is requesting \$2,400 per acre or approximately \$59,520 and sufficient funds are available (Schedule B); and

WHEREAS, the County has agreed to hold the development easement; 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 Mannington Township for the purchase of a development easement on the Property, comprising approximately 24.8 net easement acres, at a State cost share of \$2,400 per acre, (67.65% of certified easement value and purchase price), for a total grant of approximately \$59,520 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 entire Township and County's cost share and a portion of the SADC's cost share, or in absence of ALE funding, a subsequent resolution by the Township, the County Board of Chosen Freeholders, and the SADC to commit the additional funds needed for their respective 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 cost share and then, with the remaining funds (estimated \$26,040), reduce the SADC's cost share.
5. Should additional funds be needed for an increase in acreage and grant funding be available, the grant may be adjusted to utilize unencumbered grant funds.
6. The SADC will be providing its grant directly to Salem 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).
7. 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.
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.

6/27/19

Date



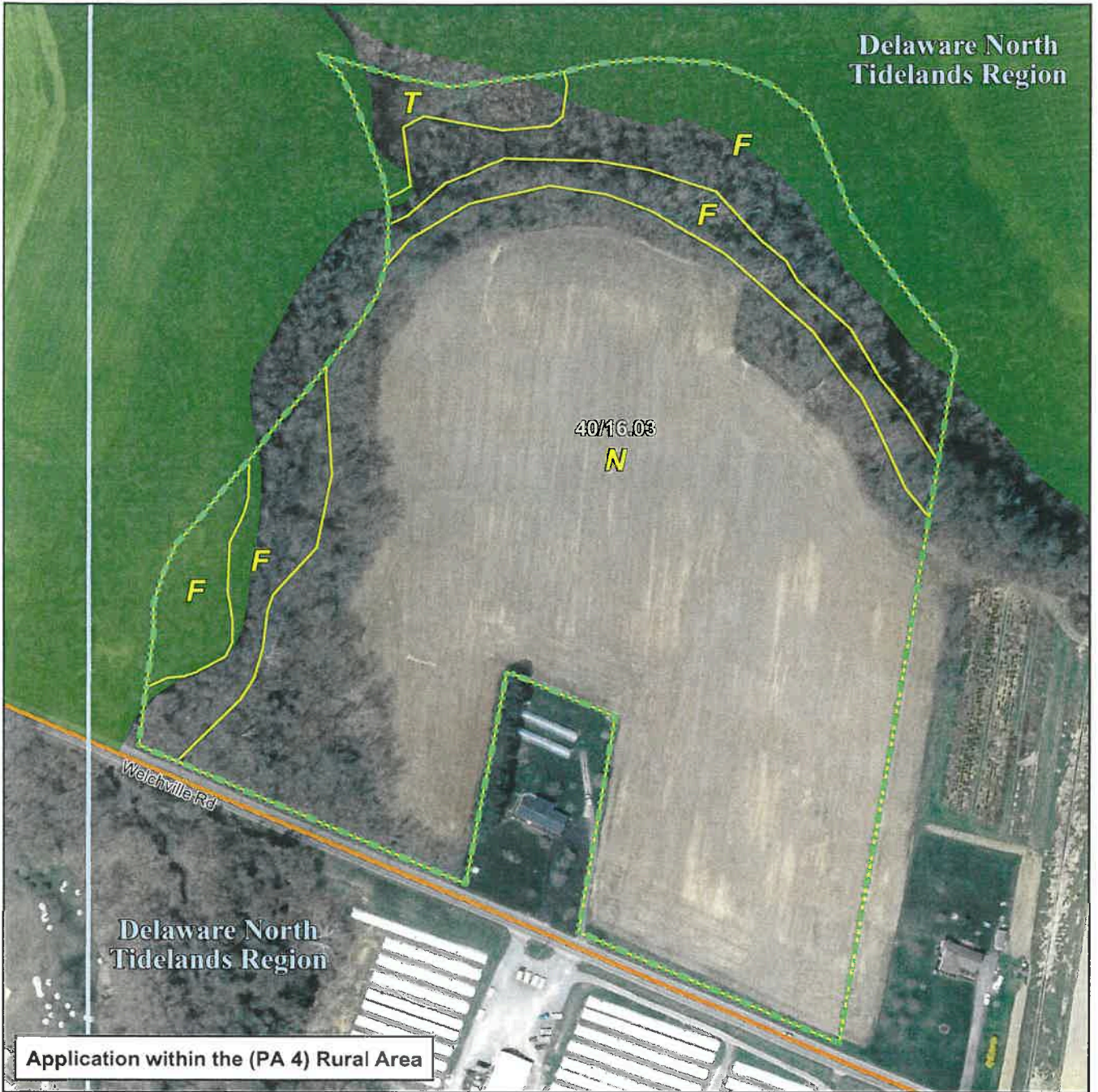
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
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	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Wetlands



X:\counties\salc\projects\Duffy, Diane Carol & Paul Charles (Lot 16.03) fvw.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Duffy, Diane Carol & Paul Charles (Lot 16.03)  
Block 40 Lot 16.03 (24.8 ac)  
Gross Total = 24.8 ac  
Mannington Twp., Salem County



Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJDEP Wetlands Data  
NJOTF/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  
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\projects\Duffy, Diane Carol & Paul Charles (Lot 16.03) 2mile.mxd



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Duffy, Diane Carol & Paul Charles (Lot 16.03)  
Block 40 Lot 16.03 (24.8 ac)  
Gross Total = 24.8 ac  
Mannington 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

Application within the (PA4) Rural Area

- 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

June 25, 2016

SADC Municipal Pig Financial Status  
Schedule B

Mannington Township, Salem County

SADC ID#	Farm	Acres	Pay Acres	SADC		Federal Grant		Grant				
				Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 09	Fiscal Year 11	Fiscal Year 13	Fiscal Year 18	Fiscal Year 19
								Encumbered	PV	Expended	Balance	
17-0203-PG	Duffy, Diane Carol & Paul Charles (L 16.03)	24.8000	24.8000	126,480.00	59,520.00	66,960.00	26,040.00	59,520.00			1,000,000.00	940,480.00
<b>Closed</b>	<b>0</b>											
<b>Encumbered</b>	<b>1</b>	<b>24.8000</b>	<b>24.8000</b>	<b>126,480.00</b>	<b>59,520.00</b>	<b>66,960.00</b>	<b>26,040.00</b>					
								Encumber/Expended FY09	-	-	-	-
								Encumber/Expended FY11	-	-	-	-
								Encumber/Expended FY13	-	-	-	-
								Encumber/Expended FY18	59,520.00	-	-	440,480.00
								Encumber/Expended FY19	-	-	-	500,000.00
								<b>Total</b>				<b>940,480.00</b>



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Duffy, Diane Carol & Paul Charles (Lot 16.03)  
17- 0203-PG  
PIG EP - Municipal 2007 Rule  
25 Acres

Block 40	Lot 16.03	Mannington Twp.	Salem County		
<b>SOILS:</b>		Other	33% * 0	=	.00
		Prime	65% * .15	=	9.75
		Unique zero	2% * 0	=	.00
				<b>SOIL SCORE:</b>	<b>9.75</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	63% * .15	=	9.45
		Wetlands	25% * 0	=	.00
		Woodlands	12% * 0	=	.00
				<b>TILLABLE SOILS SCORE:</b>	<b>9.45</b>
<b>FARM USE:</b>	Soybeans-Cash Grain		16 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 #FY2019R6(7)

Approval of Owner's Request to Rescind Prior Division of Premises

Elaine DeWolf Farm

June 27, 2019

**Subject Property:**

**Block 82, Lots 6 & 7  
Plumsted Township, Ocean County  
207.24 Acres**

WHEREAS, Elaine DeWolf, hereinafter "Owner" is the current record owner of Block 82, Lots 6 & 7, in Plumsted Township, Ocean County, by deed dated June 20, 2005 and recorded in the Ocean County Clerk's office in Deed Book 12762, Page 654, hereinafter referred to as the "Premises", as shown in Schedule "A"; and

WHEREAS, the Premises totals approximately 207 acres, as shown in Schedule "A"; and

WHEREAS, the current operation includes mixed vegetables and hoopouses in support of a large pick-your-own business; and

WHEREAS, a development easement on the Premises was conveyed to the Ocean County Agriculture Development Board pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1, et seq., by John and Elaine DeWolf, by Deed of Easement dated June 12, 1997, and recorded in the Ocean County Clerk's Office in Deed Book 5521, Page 29; and

WHEREAS, on May 18, 1998, the Ocean County Agriculture Development Board approved the Owner's request for a division of premises; and

WHEREAS, on June 27, 1998, the SADC approved the request for a division of premises in Resolution #FY98R(6); and

WHEREAS, the OCADB and SADC approvals resulted in the potential creation of an approximately 161-acre parcel and a 46-acre parcel; and

WHEREAS, the intended purpose of that division was to allow for the transfer of the 46-acre parcel to the Owner's son; and

WHEREAS, the Owner never perfected that division and the Premises is currently farmed jointly by the owner's son and daughter; and

WHEREAS, on March 28, 2019, the SADC approved Resolution #FY2019R3(9), authorizing a soil a water cost share grant for irrigation and underground drainage systems contingent upon the Owner either perfecting the prior subdivision or requesting that the prior approval be rescinded; and

WHEREAS, On March 30, 2019 the Owner submitted a written request to the SADC to rescind the prior division approval; and

WHEREAS, on May 8, 2019, the Ocean CADB took action to rescind its prior approval of the division request; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The Committee rescinds is division of premises approval for the Premises from June 27, 1998, as set forth in Resolution #FY98R(6).
3. This action is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
4. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

6/27/19

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

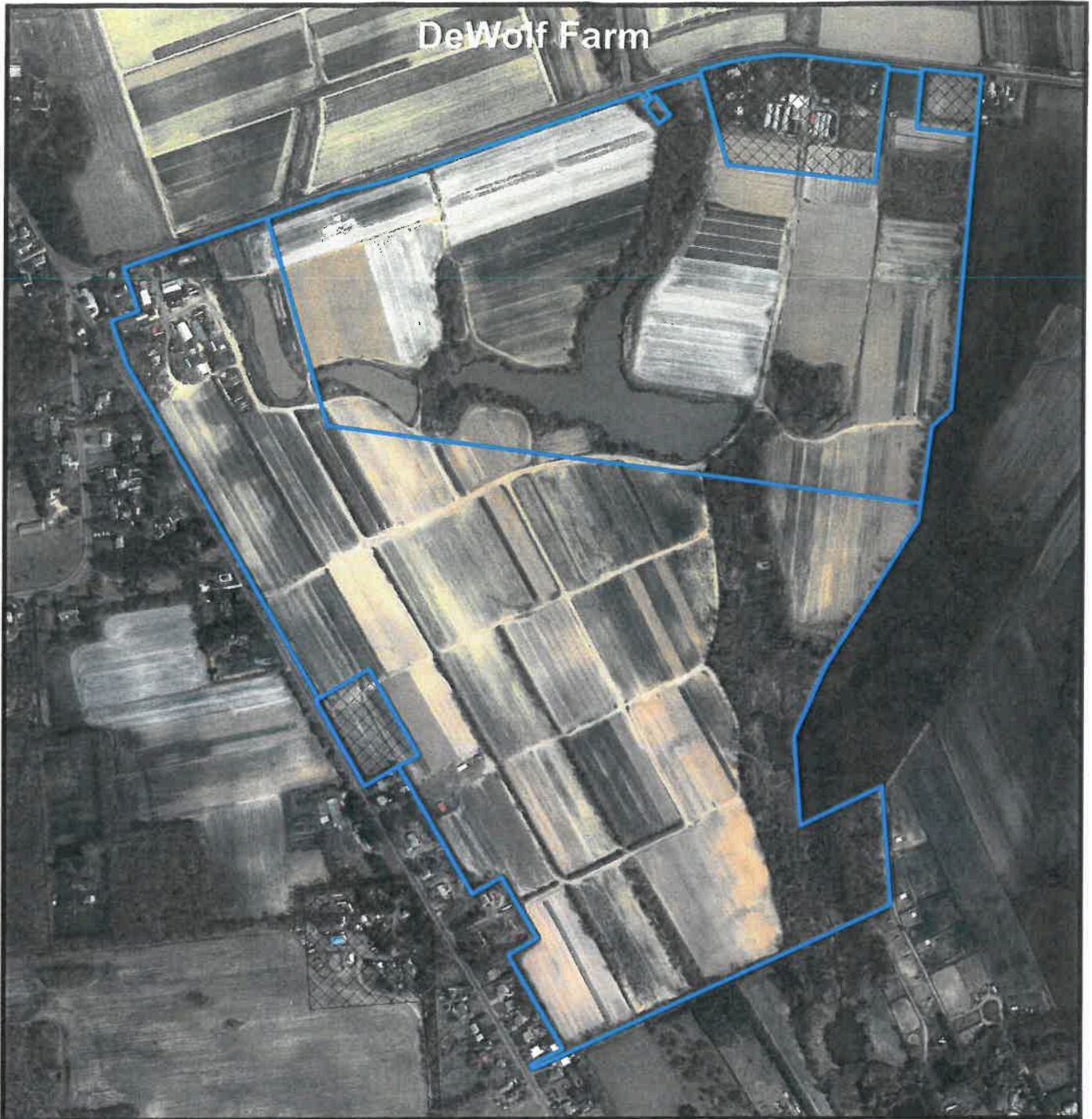
VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
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	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES



# Schedule "A"

DeWolf Farm



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

DeWolf Farm  
Block 82, Lots 6 & 7  
Plumsted Township, Ocean County  
207-Acres



6/12/2019

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		(PA4b) RURAL ENV SENS
	PRELIMINARY APPROVAL		(PA5) ENV SENS
	ACTIVE APPLICATION		(PA6b) 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	<b>Base Map</b>	
	PRESERVED/FEDERALLY FUNDED		County Boundaries
			Municipal Boundaries
			Highlands Planning Area
			Highlands Preservation Area
			Pinelands Area
			Green Acres Preserved Easements

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2019R6(8)**

**SOIL AND WATER CONSERVATION COST SHARE GRANT**

**NEW REQUEST**

**GLOUCESTER COUNTY**

**BROWN BROTHERS FARMS, INC.,  
AGENT FOR STILL RUN FARM PROPERTIES, LLC.**

**JUNE 27, 2019**

WHEREAS, Brown Brothers Farms, Inc., hereinafter “Applicant” is the agent for Still Run Properties, LLC., SADC ID# 08-0022-8M, the current record owner of Block 1207, Lot 12, East Greenwich Township, Gloucester County, hereinafter referred to as the “Premises”, by deed dated March 21, 1995 and recorded in the Gloucester County Clerk’s Office in Deed Book 2524, Page 69; and

WHEREAS, the Premises totals approximately 86.2 acres, as shown in Schedule “A”; and

WHEREAS, the Premises was enrolled in the Municipally Approved Farmland Preservation Program by the owners pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1, et seq. The original Agreement was dated May 20, 1997 and recorded in the Gloucester County Clerk’s Office in Deed Book 2764, Page 251; and

WHEREAS, the Premises is permanently preserved through Gloucester County independent of SADC cost-share assistance; and

WHEREAS, the Agreement was renewed on February 27, 2014 and recorded in the Gloucester County Clerks Office in Deed Book 5169, Page 222; 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 Agreement was conveyed to the Gloucester County Agriculture Development Board, and for subsequent eight-year periods subject to the then-current cost-share formula; and

WHEREAS, the Premises is eligible for a cost share grant of up to \$37,240.00 expiring May 20, 2021; 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 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, and may provide grants to eligible applicants for up to 75 percent of the cost of the soil and water conservation projects; and

WHEREAS, consistent with N.J.A.C. 2:76-5.7, SADC Policy P-48 limits funding provided for soil and water conservation projects approved pursuant to the Soil and Water Conservation Cost-Sharing Program to no greater than 50% of the cost of installing these projects to respond to limited funding availability and substantial program demand; 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>
Brown Brothers Farms, Inc., Agent for Still Run Properties, LLC.	08-0022-8M-01	\$34,109.63	2:90-2.15 Irrigation System

**PROJECT DESCRIPTION:**

Install a high volume typical well, 8” or greater 900 feet deep and an internal combustion powered pump, 40-75 HP.



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.

6/27/19  
Date

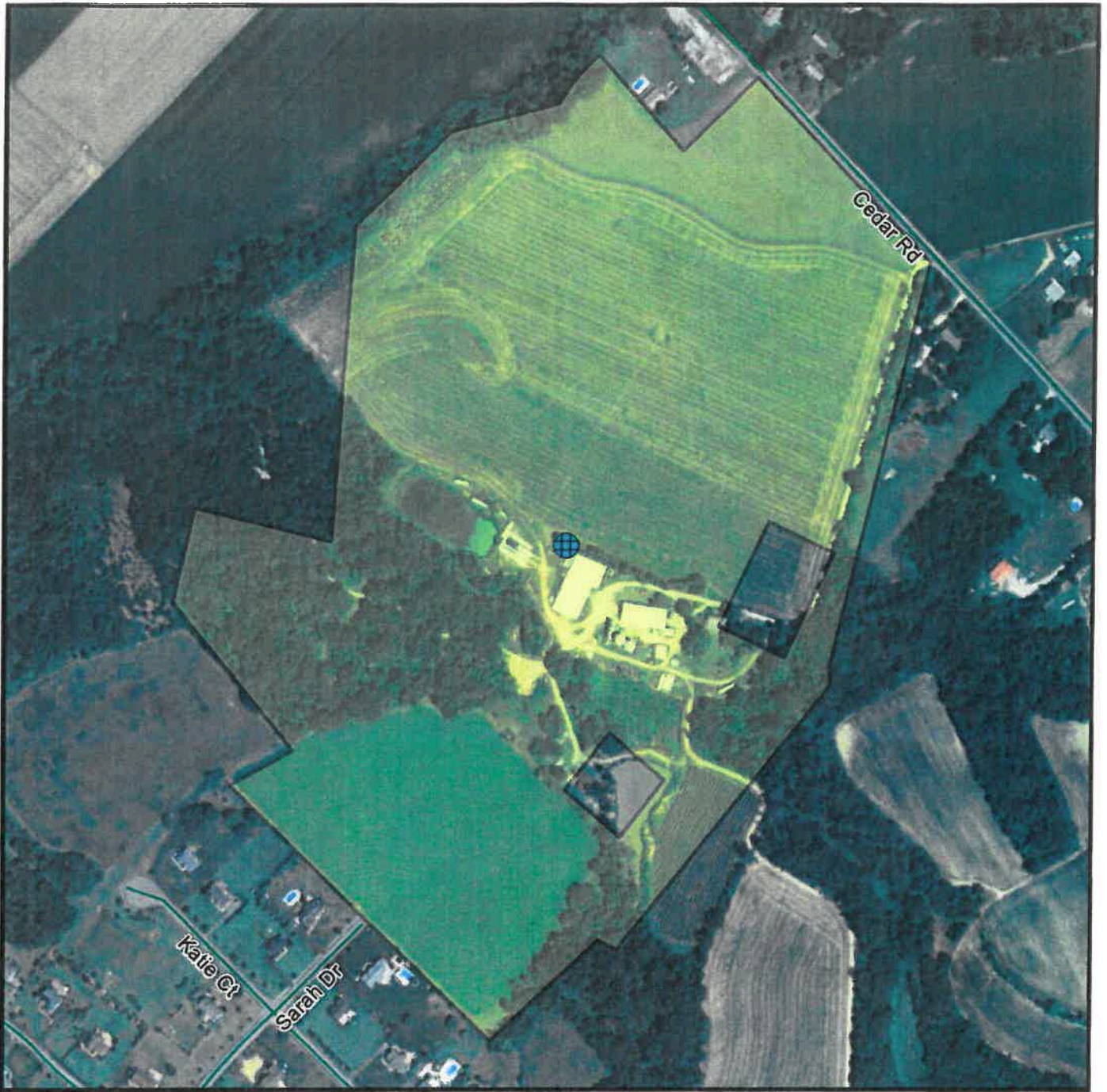
  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
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	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

# Schedule A - Soil and Water Cost Share Grant

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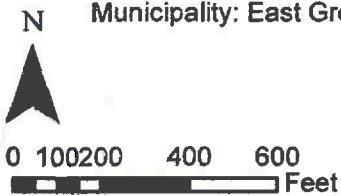
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Applicant: Brown Brothers Farms, Inc. Agent for Still Run Properties, LLC.  
Owner: Still Run Properties, LLC.  
Application Number: 08-0022-8M-01  
County: Gloucester  
Municipality: East Greenwich

### Legend

#### Practices

-  2:90-2.15
-  SW\_Premises



6/12/2019

Image: NJDEP 2017 Natural Color

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2019R6(9)**

**SOIL AND WATER CONSERVATION COST SHARE GRANT**

**NEW REQUEST**

**SALEM COUNTY**

**KEVIN YOUNG**

**JUNE 27, 2019**

WHEREAS, Kevin Young, hereinafter “Applicant” and Melissa Young, SADC ID# 17-0176-DE, are the current record owners of Block 38, Lot 1 in Lower Alloways Creek Township, Salem County, hereinafter referred to as the “Premises”, by deed dated April 14, 2015 and recorded in the Salem County Clerk’s Office in Deed Book 3922, Page 530; and

WHEREAS, the Premises totals approximately 55.803 acres, as shown in Schedule “A”; and

WHEREAS, a development easement on the Premises was conveyed to the State Agriculture Development Committee (SADC) by the prior owners, WILLIAM AND HELEN COCKING, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1, et seq. by Deed of Easement dated December 6<sup>th</sup>, 2005, and recorded in the Salem County Clerk’s Office in Deed Book 1222, Page 95; 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 SADC, 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 \$31,160.60 expiring December 6<sup>th</sup> 2021; 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 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, and may provide grants to eligible applicants for up to 75 percent of the cost of the soil and water conservation projects; and

WHEREAS, consistent with N.J.A.C. 2:76-5.7, SADC Policy P-48 limits funding provided for soil and water conservation projects approved pursuant to the Soil and Water Conservation Cost-Sharing Program to no greater than 50% of the cost of installing these projects to respond to limited funding availability and substantial program demand; 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>
Kevin Young	17-0176-DE-01	\$8,778.79	2:90-2.15 Irrigation System

**PROJECT DESCRIPTION:**

Install a high volume typical water well and a 3-10 HP electric pump.

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.

6/27/19  
Date



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Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
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	ABSENT
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

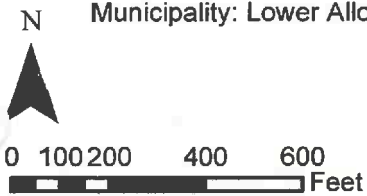
Applicant: Kevin Young  
Owner: Kevin and Melissa Young  
Application Number: 17-0176-DE-01  
County: Salem  
Municipality: Lower Alloways Creek

### Legend

#### Practices

 2:90-2.15

 SW\_Premises



6/10/2019

Image: NJDEP 2017 Natural Color



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2019R6(10)**

**SOIL AND WATER CONSERVATION COST SHARE GRANT**

**NEW REQUEST**

**MERCER COUNTY**

**RANDAL PECK**

**JUNE 27, 2019**

WHEREAS, Randal Peck, hereinafter “Applicant” and Laura Peck, SADC ID# 11-0025-FS, are the current record owners of Block 43, Lots 1,4, 4.01, 6, 7, 9, 10, 12, 13 East Windsor Township, Mercer County, hereinafter referred to as the “Subject Premises”, by deed dated March 31, 2004 and recorded in the Mercer County Clerk’s Office in Deed Book 4772, Page 290; and

WHEREAS, the Subject Premises totals approximately 72.273 acres, as shown in Schedule “A”; and

WHEREAS, the Subject Premises was subdivided from a 244.464 acre farm property (“Original Premises”) that would have been eligible for a cost share grant of up to \$54,446.40; and

WHEREAS, the Original Premises was conveyed to the State Agriculture Development Committee (SADC) in Fee Simple by the prior owners, CEDARLAND ASSOCAITES, pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-1, et seq. by Deed of Easement dated January 18, 2003, and recorded in the Mercer County Clerk’s Office in Deed Book 4474, Page 48; and

WHEREAS, the Subject Premises was auctioned by the SADC to the Applicant; and

WHEREAS, the Applicant is eligible, and has applied, for a soil and water conservation cost-share grant on the Subject Premises 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 (the “Application”); 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 SADC, and for subsequent eight-year periods subject to the then-current cost-share formula; and

WHEREAS, the Subject Premises consists of 29.56% of the Original Premises; 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 Subject Premises is eligible for a cost share grant of up to \$16,094.36, expiring January 18, 2027; and

WHEREAS, the Application has been prioritized for soil and water cost-share funding pursuant to 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 Subject 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, and may provide grants to eligible applicants for up to 75 percent of the cost of the soil and water conservation projects; and

WHEREAS, consistent with N.J.A.C. 2:76-5.7, SADC Policy P-48 limits funding provided for soil and water conservation projects approved pursuant to the Soil and Water Conservation Cost-Sharing Program to no greater than 50% of the cost of installing these projects to respond to limited funding availability and substantial program demand; and

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

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>
Randal Peck	11-0025-FS-01	\$7,527.65	2:90-2.18 Underground Drainage System

**PROJECT DESCRIPTION:**

Install 3130 feet of corrugated plastic pipe, single wall, less than or equal to 6 inches.

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.

6/27/19  
Date

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

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
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	ABSENT
Brian Schilling (rep. Executive Dean Goodman)	RECUSED
James Waltman	YES



# Schedule A - Soil and Water Cost Share Grant

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Applicant: Randal Peck  
Owner: Peck, Randal and Laura  
Application Number: 11-0025-FS-01  
County: Mercer  
Municipality: East Windsor

### Legend

#### Practices

-  2:90-2.18
-  SW\_Premises



6/10/2019

Image: NJDEP 2017 Natural Color