

STATE AGRICULTURE DEVELOPMENT COMMITTEE (SADC)

Department of Agriculture

REGULAR MEETING

May 28, 2020

Chairman Fisher called the meeting to order at 9:05 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
Cecile Murphy
Gina Fischetti
Brian Schilling
James Waltman
Denis Germano
Martin Bullock
Ralph Siegel
Richard Norz
Pete Johnson
Roger Kumpel

Members Absent

Scott Ellis

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

Minutes

A. SADC Regular Meeting of April 23, 2020 (Open Session)

It was moved by Mr. Germano and seconded by Mr. Siegel to approve the Open Session minutes of the SADC regular meeting of April 23, 2020. Ms. Murphy abstained from the vote. A roll call vote was taken. The remaining members unanimously approved the motion.

Note: Mr. Norz stated that while the minutes reflect that he recused from voting on the motion for the Naturally Nurturing, LLC case, the minutes should also state that he recused from the discussion.

Report of the Chairman

Chairman Fisher stated that New Jersey (NJ) is going through a challenging and devastating time right now as a result of the COVID-19 pandemic. He added that there is so much surrounding COVID-19 that we are all dealing with, but there are also extraordinary stories that lift our spirits .

Chairman Fisher stated that agriculture is an essential industry and it was deemed as such from the beginning of the pandemic; however, farmers are not sure what practices they can and can't conduct. The department is constantly weighing in on how to maintain agriculture and ensure public safety . Right now, for example, there is the issue of migrant seasonal workers coming into the state to work, and auction sales of farm equipment have been put on hold, both of which affect the farming industry. Despite these and many other extraordinary challenges, farmers have remained resilient and have continued to provide a food supply and people are very much appreciative of having local farm products now more than ever. The SADC is also making sure to continue the preservation of farms across the state.

In closing, Chairman Fisher requested a moment of silence to commemorate the extraordinary memory of two former State Board members who passed away, Mr. Roy Etch and Mr. Tom Brodhecker.

Report of the Executive Director

Ms. Payne stated that the American Farmland Trust (AFT), which is a nationwide land trust organization that exclusively focuses on the preservation and protection of agricultural land, just released a study called "Farms Under Threat: The State of the States". The study mapped agricultural land conversion from 2001 to 2016 and found that nationwide the country lost 11 million acres of agriculturally-productive land.

The AFT concluded that agricultural land is not only converted to urban high density development but also to low density residential use, which counts for nearly half of all land lost. Beyond mapping land conversion, the study evaluated the states based on a score card ranking the protection of agricultural land from non-agriculture development, how agricultural farm viability is being promoted, and what the state is doing to facilitate the transfer of agricultural land to new agricultural operators.

Ms. Payne stated that she is delighted to report that NJ ranked number one in the country for its implementation of policies to protect farmland and support its viability. She noted that although NJ is a small state, the commitment from all levels of government helped to keep the “Garden” in the “Garden State” and give NJ the national recognition that it deserves. Some of the policies NJ was recognized for are the Farmland Preservation Program, Planning and Land use policies, property tax relief program, use of Agricultural Development Areas (ADAs), and the SADC’s LandLink Program. The AFT also recognized NJ’s use of leasing state-owned agricultural land to farmers.

Ms. Payne noted that she is very proud of AFT’s acknowledgement and thanked everyone for their participation in the farmland preservation program. The report ended with a call to action encouraging all states to do more to combat farmland loss. AFT will hold a webinar on the study for each state, and New Jersey’s will take place on June 10. The webinar will be open to anyone who wants to listen in on the call. Ms. Payne noted that a press release will be issued today or tomorrow along with a link to the report on the AFT website.

Ms. Payne stated that COVID-19 has caused an immense impact on the state budget and revenues. The state released a financial report recently and corporate business tax (CBT) revenues are projected for FY2020 to be down 12%, and preliminary projections of CBT revenues will be down about 1/3 by FY2021. The SADC doesn’t expect an impact on the appropriations already made but expects a lower amount of money available to support FY2021 appropriations. With CBT revenues decreasing, the SADC will be receiving approximately \$30 million to support next year’s appropriations compared to the appropriation of \$50 million in the last fiscal year.

Chairman Fisher thanked Ms. Payne, her staff and the Committee for the great work they have done as reflected in the American Farmland Trust study.

Ms. Payne reviewed the monthly Delegation Report with the Committee. She explained that pursuant to the resolution passed last month delegating certain actions to the Executive Director and Secretary of Agriculture, staff will report monthly all delegated actions that have been taken. The report presented to the Committee today contains COVID-19 related actions such as the SADC legal spreadsheet, the Appellate court decision on the Picozzi matter, and the Certification Market Value (CMV) reports listing the appraisal range and what was certified. The delegation report also contains other actions delegated to the Executive Director by the SADC prior to the COVID-19 emergency, including soil and water cost share grants and deer fencing grants that were approved.

Communications

Ms. Payne noted that there were some concerns expressed by Committee members about an op-ed written by Michele Byers, Executive Director of the NJ Conservation Foundation that promotes organic food consumption and organic farming practices as opposed to buying products raised by conventional agricultural practices.

Mr. Norz stated that the article appears to be one sided, and he is concerned that the message to move towards organics may be showing bias towards one particular land owner group . Mr. Kumpel stated that the organic producers don't have the production ability to feed everyone and the chemistry discussed in the article isn't entirely correct . Mr. Siegel stated that Ms. Byers and NJCF have been doing this monthly column for decades and it gets picked up in a lot of newspapers, and there is no expectation that her opinions represents the policies of the SADC. Chairman Fisher noted that he invited Ms. Byers to the meeting to express her opinions on the matter.

Ms. Byers stated that she appreciates being invited to the meeting, that she takes the concerns of the Committee to heart and apologized for any upset that her article may have caused. She stated that it was not her intention to be insulting, as she has respect for the farming community. She noted that the timing of the article was not great given the pandemic and the economic hardship that a lot of people, including the farming community, are suffering from.

Ms. Byers stated that she appreciates any feedback that the Committee has to offer and noted that she would like to continue the strong partnership and keep open communication with the farming community. Mr. Norz requested that Ms. Byers be more cognizant of her articles as they can have a negative effect on some members of the farming community.

Chairman Fisher stated that he believes Ms. Byers understands the article appeared at an inopportune time, and noted that the SADC will continue its relationship with the NJCF. Mr. Siegel stated that the benefits of the NJCF have far outweighed any detriments , as the organization has supported the bond referendums that have provided funding for the state farmland preservation program .

Public Comment

No Public Comment

Old Business

- A. Adoption of PIG Program Rule Amendments NAC 2:76-17, et seq. and NJAC 2:76-17 A.1, et.seq.

Mr. Bruder stated that staff is looking for final agency approval of the revisions to the County and Municipal PIG regulations. He presented a memo from the February SADC meeting which summarized those changes and included a draft of the rule proposal that later appeared in the NJ Register. He noted that this work is a culmination of a multi-year review and outreach process .

The goals to be accomplished with these revised rules are to streamline the PIG application process, make sure there is a reexamination of comprehensive farm preservation plans, encourage more active agriculture advisory committee participation, and create a competitive grant fund for the municipal program.

The initial discussion with funding partners started in spring of 2018 when acquisition staff had outreach sessions with the CADBs and municipal agriculture advisory committees. Staff recognized that some of the amendments that should be proposed for the Municipal PIG program also required modifications to the County PIG Program rules. In December 2019 the proposed rule was published in the NJ Register. Public comments were received, SADC staff prepared responses, and all of the materials were forwarded to the Governor's office, which has approved the proposed adoption.

Mr. Bruder explained that if the rule amendments get approved today, staff will submit them to the Office of Administrative Law (OAL) for publication in the NJ Register for final adoption anticipated in July.

It was moved by Ms. Murphy and seconded by Mr. Siegel to approve the adoption of PIG Program Rule Amendments NAC 2:76-17, et seq. and NJAC 2:76-17 A.1, et seq. A roll call vote was taken. The motion was unanimously approved.

New Business

A. Stewardship

Approval of Division of Premises – Dubois Farm
Block 22, Lot 3, Pilesgrove Township, Salem County, 147 acres

Mr. Roohr stated there is a division of premises request for the DuBois farm, an approximate 247 acre farm preserved by Salem County in 1999. The county and SADC approved a division in 2013 in which parcels of 147 acres and 130 acres were created, with the 130 acre lot sold to the neighbors, Ed and Barbara Burns.

The purpose of today's division is to sell an additional 95 acres to the Burnses, who farm 1,200 acres in mixed grains and processing vegetables. The Burnses are looking for an opportunity to obtain more acreage for their operation and allow for long term investments. The two tests for division of premises are agricultural purpose and agriculture viability, and securing the additional 95 acres would count as agricultural purpose and the high quality soil parcel would meet agriculture viability. However, the parcel is landlocked, so as a condition of approval, Mr. and Mrs. Burns have agreed that

the 95 acre lot would be permanently associated with the original 130 acres that they purchased in 2013. Essentially, the parcel they will be getting would not be able to be sold separate and apart from the parcel that they bought in 2013.

Mr. Roohr stated that staff opinion is that the division of premises meets the agriculture purpose test and that the 95 acre lot should be permanently associated with the 130 acre lot. The Salem County Agriculture Development Board approved this request in April and the SADC staff request is for approval as well.

It was moved by Mr. Siegel and seconded by Mr. Germano to approve the request for Division of Premises for the DuBois farm. The motion was unanimously approved.

B. Review of Non-Agricultural Development Project in an ADA on Preserved Farmland-Medford Township, Temporary Construction Access; Jennings Farm, Medford Township, Burlington County

Note: Brian Smith, Esq., SADC's ethics liaison officer, stated that he received an inquiry from Mr. Johnson, member of the Burlington County Agriculture Development Board (CADB) regarding his involvement in this matter in light of the fact that the Burlington CADB took official action at a prior CADB meeting. Mr. Smith advised Mr. Johnson to recuse from the discussion and action on this matter today.

Ms. Reynolds stated that Medford Township is proposing to use a portion of the preserved Jennings farm for temporary construction access (TCA) so that the township can extend sewer service to an off-site residential project mandated by COAH. Ms. Reynolds stated that under section 25 of the Agricultural Retention and Development Act (ARDA), a public body may only exercise eminent domain on a preserved farm if the action is necessary for the public health, safety and welfare and that there are no immediately apparent feasible alternatives.

Ms. Reynolds showed the Committee maps of the Jennings Farm and the locations of the court ordered affordable housing project to be serviced by the sewer line extension. She noted a correction on the map and mentioned that the Tofamo West and the Tofamo East properties are considered one project so there is one affordable housing project missing on the map that is located under the third affordable housing development.

The Township filed a Notice of Intent with the Burlington CADB and the SADC informing both agencies of the Township's proposal to use what the Township described as an unimproved grassed travel lane on the Jennings farm for construction access from Jennings Road to a manhole within the Medford's preexisting sewer easement on the preserved farm. The Township anticipates that its contractor would most likely require access over the farm for approximately two weeks.

Medford presented three alternative options for accessing the manhole on the Jennings farm. The first option is to gain access via Hartford Road via the existing sewer easement through the adjacent Wildflowers development, and this would result in 0.989 acres of disturbance in a wetlands transition area and 0.248 acres of disturbance in a wetlands area. The second option is to gain access from Montclair Road to the manhole through the sewer easement area. Medford estimates that this would require 0.681 acres of disturbance in a wetlands transition area and 0.062 acres of disturbance in a wetlands area. The third option would be to gain access from Highspire Court and continue on an existing path along a storm water basin located on a lot owned by the Wildflowers by Medford Community Association. By Medford Township's calculations, this access would require 0.158 acres of disturbance in a wetlands transition area and would have no impact on a wetlands area.

David Clapp, SADC Resource Conservationist, conducted a site visit on April 3, 2020. Mr. Clapp's report observes that Medford's preferred access through the Jennings access would disturb 0.29 acres of the farm, the northern portion of which is used for occasional vehicular use, and the southern portion of which is located in a field that is cropped or mowed with hay, concluding that there was no indication of a preexisting access lane in the area. None of this disturbance would be located in a wetlands transition area or wetlands area. He also observed that a wood board fence and water and electric utilities intersect the proposed access and would need to be removed or relocated to utilize the access as proposed by the Township.

With regard to alternative access, Mr. Clapp's report focuses on the Wildflowers/Highspire Ct. access, as that appeared to be the most feasible alternative based on the information provided. This access consists of using a parcel owned by the Wildflower at Medford Community Association and dedicated as open space as part of the Wildflower subdivision. From that parcel, the Township could access its sewer easement, and from there could obtain access to the manhole entirely within that easement. Using this route would eliminate any disturbance on the Jennings farm not within the existing sewer easement area. An additional 0.110 acres of transition area would be disturbed utilizing this alternative compared to using the proposed access on the Jennings farm.

A tree inventory Medford provided suggests that approximately 40 trees would need to be removed; however, Mr. Clapp observed that several of those trees were already dead and the majority of the trees are less than six inches in diameter. Only one tree was identified as being larger than 24 inches in diameter and it showed signs of damage and rot at the base. Mr. Clapp stated that a large portion of the trees show signs of infestation by the Emerald Ash Borer and, based on the extent of the damage, it is unlikely that many would survive even if treated. Mr. Clapp concluded that the removal of these trees to facilitate access, coupled with the use of timber mats and the replanting of native vegetation post-disturbance, would actually enhance the long-term vegetative diversity of the area affected by the Wildflower access.

Finally, based on Medford's assumption that the entire easement area would need to be cleared, Mr. Clapp estimated that this would result in the removal of approximately 0.1 acres of woody vegetation. However, Mr. Clapp observed that most of the sewer easement area located on the Jennings farm is already absent woody vegetation, that several overhanging limbs from adjacent trees could simply be pruned without removal, and therefore, he concluded that the actual clearing of woody vegetation could be minimized.

Ms. Reynolds stated that staff concludes that the Wildflower access presents an immediately apparent feasible alternative and, therefore, recommends that the Committee disapprove Medford's proposed access on the preserved Jennings farm. She also noted that, in order to obtain access over the Wildflower property, Medford would need to apply for a modification to its NJ Department of Environmental Protection (DEP) wetlands permit as well as obtain legal access over the property, whether with the Association's consent or through a condemnation action. Although staff does not recommend approval of the proposed Jennings access based on the information available at this time, if Medford encounters serious obstacles with the DEP that would serve to defeat the feasibility of this alternative access, then the township may present this new information to the SADC for consideration.

Ms. Reynolds stated that the landowners did not wish to speak today but expressed that they support the staff recommendation. She noted that Medford Township officials were present today to give their feedback to the Committee.

Chairman Fisher thanked Ms. Reynolds for her hard work and efforts on this matter and stated that he will take all comments from Medford officials.

Tim Prime, Esq., Medford township attorney, stated that he respectfully disagrees with the staff's recommendation, but appreciates their courtesy and professionalism during this process. He understands that public health, safety and welfare is involved; however, the Burlington CADB approved the access through the Jennings farm.

He quoted the Burlington CADB's resolution of approval adopted on January 9, 2020, which states that "The sanitary sewer easement on the Jennings Farm predates the farmland preservation easement; the proposed work is consistent with the terms of that easement. Medford has committed to taking the appropriate measures to prevent actions that would be detrimental to the agricultural soils within the work area and access area. Medford has committed to cooperate with the landowner to prevent disturbing the horses that are kept on the Jennings farm. Medford will restore all impacted areas of the property to preexisting conditions; the proposed project is the best alternative as it minimizes the impacts to the wetlands on the farm and results in the least amount of vegetative disturbance. The overall size and scope of the project is temporary in nature and has a minor impact to the Jennings farm."

Mr. Prime concluded that this is a temporary access to reach an existing sewer line that has been there for over 35 years. The township has no intention of making permanent improvements on the farm, but requests temporary access for the affordable housing developers to connect to an existing sewer main to service their project.

Mr. Chris Noll, Engineer for Medford Township, stated that when he spoke with the landowners about this within the last six months to a year, one had expressed that they would prefer access through the farm as opposed to taking down trees. Additionally, the impact would be minimal in terms of disturbance and it's unsure if a modified permit will be issued by the DEP or the homeowners association will grant permission to go through the Wildflower property. Mr. Noll noted that the Township is trying to avoid environmental disturbances and impacts.

Mayor Charles Watson of Medford Township stated that Medford values wetlands, wooded areas and its longstanding history of supporting farms and farmland preservation. He mentioned that he wants to work with the SADC and all government agencies to come up with the best solution that is efficient for the environment and believes that access through the Jennings farm is the best solution.

Ms. Murphy asked if the open space area where the alternative access would be located was owned by the homeowners' association and, if the township had an open space or conservation easement on the property, whether the alternative access is consistent with the easement. Mr. Prime stated that the easement is held by the association, not the township, but that he would confirm that the easement was not part of the township's recreation and open space inventory (ROSI).

Mr. George Greatrex, attorney for the homeowners' association, stated that the residents of the community support Medford's access through the farm because the sewer extension does not benefit the HOA or encroach on the residents' property. However, concerns regarding the alternative access are that it would require access to private streets and potentially privately owned lands within the development and the removal of mature trees which may cause property damage and inconvenience to the residents.

Ms. Payne stated that the testimony that there is an existing roadway on the farm is incorrect; to the contrary there is an existing grass access roadway going along the detention basin on the Wildflowers property. This really comes down to the small percentage of disturbance of a wetlands buffer associated with the Wildflowers access, as opposed to going across the preserved farm. She noted that the statutory provision to protect preserved farms is the only thing that stands between farms and farmers being protected and using publicly preserved land for non-agricultural purposes.

Mr. Germano agreed that there is no existing roadway on the Jennings farm and there will be some impacts on the crops. Mr. Norz asked what the opinion of the landowner is. Ms. Reynolds stated that the Jennings agree with the SADCs recommendation.

NOTE: During the discussion, Mr. Siegel's phone was disconnected and was unable to participate.

It was moved by Mr. Germano and seconded by Mr. Norz to approve the staff recommendation that the Wildflower access presents an immediately apparent feasible alternative and disapproved Medford's proposed access on the preserved Jennings farm. A roll call vote was taken. Mr. Johnson recused from the vote. Mr. Siegel was unable to vote due to connectivity issues. Ms. Fischetti and Mr. Norz voted against the motion. Ms. Murphy, Mr. Schilling, Mr. Waltman, Mr. Germano, Mr. Bullock, Mr. Kumpel and Secretary Fisher voted in favor of the motion and it was approved.

C. Resolutions of Approval: FY2021 PIG Program

Mr. Bruder referred the Committee to the Resolutions of Approval of County and Municipal PIG Programs for FY2021. He reviewed the specifics and statistics of the program with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Kumpel and seconded by Mr. Germano to approve Resolutions FY2020R5(1) and FY2020R5(2), granting approval to the following program plan updates under the County and Municipal PIG Programs, as presented, subject to any conditions of said resolutions:

1. Final Approval- Annual County PIG Program Plans Update
2. Final Approval- Annual Municipal PIG Program Plans Update

Mr. Siegel was unable to vote due to connectivity issues. The remaining members unanimously approved the motion. A copy of Resolutions FY2020R5(1) and FY2020R5(2) are attached to and a part of these minutes.

D. Resolutions: Final Approval- County PIG Program

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

It was moved by Mr. Kumpel and seconded by Mr. Germano to approve Resolutions FY2020R5(3) and FY2020R5(4), granting final approval to the following applications under the County PIG Program, as presented, subject to any conditions of said resolutions:

1. Daniel and Kathleen Haynicz, SADC ID#08-0214-PG, Resolution FY2020R5(3), Block 175, Lot 7, Elk Township, Gloucester County, 27.253 acres

2. Kathleen Aders Racite, SADC ID#08-0210-PG, Resolution FY2020R5(4), Block 1004, Lot 9, Logan Township, Gloucester County, 36.738 acres.

Mr. Siegel was unable to vote due to connectivity issues. The remaining members unanimously approved the motion. A copy of Resolutions FY2020R5(3) and FY2020R5(4) are attached to and a part of these minutes.

E. Resolutions: Final Approval- Municipal PIG Program

Ms. Miller referred the Committee to two requests for final approval under the Municipal 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. Kumpel and seconded by Mr. Germano to approve Resolutions FY2020R5(5) and FY2020R5(6), granting final approval to the following applications under the Municipal PIG Program, as presented, subject to any conditions of said resolutions:

1. James Mc Lain, SADC ID#21-0618PG, Resolution FY2020R5(5), Block 44, Lots 15 & 19, Harmony Township, Warren County, 140.8 acres
2. Brook Hollow Winery, LLC, SADC ID#21-0617-PG, Resolution FY2020R5(6), Block 10, Lot 6, Knowlton Township, Warren County, 15.2 acres.

Mr. Siegel was unable to vote due to connectivity issues. The remaining members unanimously approved the motion. A copy of Resolutions FY2020R5(5) and FY2020R5(6) are attached to and a part of these minutes.

F. Resolutions: Final Approval- Non Profit Program

Ms. Miller referred the Committee to one request for final approval under the Non Profit program. She reviewed the specifics of the request with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Kumpel and seconded by Mr. Germano to approve Resolution FY2020R5(7), granting approval to the following application under the Non Profit Program, as presented, subject to any conditions of said resolution.

1. Robert, Sharon and Matthew Santini, SADC ID#21-0044-PG, Resolution FY2020R5(7), Block 57, Lot 31.01, Franklin Township, Warren County, 57.42 acres.

Mr. Siegel was unable to vote due to connectivity issues. The remaining members unanimously approved the motion. A copy of Resolution FY2020R5(7) is attached to and a part of these minutes.

Public Comment

There was no public comment

TIME AND PLACE OF NEXT MEETING

SADC Regular Meeting: 9 A.M., Thursday June 25, 2020

Remote Meeting

ADJOURNMENT

The meeting was adjourned at 11:17 a.m.

Respectfully Submitted,



Susan E. Payne, Executive Director

State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION #FY2020R5(1)**

**Request for Division of Premises
Dubois Farm**

May 28, 2020

Subject Property:

**Harry & Jean DuBois and the Estate of Maurice Dubois
Block 22, Lot 3
Pilesgrove Township, Salem County
147 - Acres**

WHEREAS, Harry and Jean DuBois and the Estate of Maurice Dubois hereinafter "Owners" are the record owners of Block 22, Lot 3 and Pilesgrove Township, Salem County, hereinafter referred to as the "Premises", by deed dated April 23, 2002 and recorded in the Salem County Clerk's office in Deed Book 1100, Page 129; and

WHEREAS, a development easement on the Premises was conveyed to the Salem County Board of Chosen Freeholders pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1 C-1, et seq. by Deed of Easement dated January 19, 1999 and recorded in the Salem County Clerk's Office in Deed Book 1004, Page 125; and

WHEREAS, the Premises consists of approximately 147 acres as shown on Schedule "A"; and

WHEREAS, the original Premises, consisting of approximately 276.80 acres, was previously divided since the original preservation as shown on Schedule "B";

WHEREAS, the original preserved farm consisted of Block 22, Lots 3 and 7 in Pilesgrove Township, Salem County, and Block 21, Lots 1 and 2, and Block 22, Lot 10 in Oldmans Township, Salem County; and

WHEREAS, on January 24, 2013, the SADC approved division of premises resolution #FY2013R1(6), thereby dividing the Premises from the original DuBois farm; and

WHEREAS, as a result of that division the Owners retained ownership of the 147-acre Premises and sold the remaining 130-acres (Parcel-C) to Edward and Barbara Byrnes by Deed recorded in the Salem County Clerk's office on December 16, 2011 in Deed Book 3394, Page 410;

WHEREAS, on April 17, 2020, the SADC received a request for a division of the Premises from the Salem CADB on behalf of the Owner; and

WHEREAS, the Owner proposes to divide the Premises, as shown on Schedule "A", creating an approximately 96-acre parcel on the north (Parcel-A) and an approximately 51-acre parcel on the south side of the Premises, road (Parcel-B); and

WHEREAS, the Owner intends to retain ownership of Parcel-B and to transfer Parcel-A to the current tenants Edward and Barbara Byrnes, hereinafter "Purchasers"; and

WHEREAS, the Purchasers are long time grain and vegetable farmers, presently farming approximately 1,200-acres in various fresh market vegetables and grain crops; and

WHEREAS, the Purchasers have rented the Premises from the Owners for 35 years, and were the purchasers of the 130-acre tract (Parcel C) of the original Premises when it was divided in 2013, as shown in Schedule "B"; and

WHEREAS, the acquisition of Parcel-A will increase the Purchasers' landholdings through the addition of approximately 96-acres; and

WHEREAS, the Owners currently rent approximately a 15-acre portion of Parcel-B to Auburn Road Winery for wine grape production with plans to expand acreage under grape production; and

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

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

WHEREAS, the Deed of Easement for the Premises identifies four existing single-family residences, no existing agricultural labor units, no RDSO's and no exception areas; and

WHEREAS, the resulting Parcel-A is an approximately 95.6-acre property that is 92% (88.3-acres) tillable with 92% (87.9 acres) important soils, as defined by the NJ Natural Resources Conservation Service; and

WHEREAS, the resulting Parcel-A is improved with an irrigation pond, an irrigation well and underground mains over the entire parcel; and

WHEREAS, the primary outputs of Parcel-A have been grain and vegetable crops produced by the Purchasers for the last 35 years; and

WHEREAS, the resulting Parcel-A has no residences or outbuildings; and

WHEREAS, Parcel-A is landlocked but adjoins the Purchasers existing Parcel-C which has extensive frontage on Pointers Auburn Road; and

WHEREAS, as part of this transaction, the Purchasers have agreed to include deed language in their purchase of the of Parcel-A prohibiting Parcels A and C from being sold separate and apart from one another; and

WHEREAS, the resulting Parcel-B is approximately 51.5-acre property that is 86% tillable (45.1-acres) with 90% (46.21 acres) important soils, as defined by the NJ Natural Resources Conservation Service; and

WHEREAS, the resulting Parcel-B is improved with an irrigation pond and well, several outbuildings, and four existing single-family residences; and

WHEREAS, the primary outputs of Parcel-B have been grain crops and more recently wine grapes; and

WHEREAS, the Owners intend to retain Parcel-B, continue the existing relationship with Auburn Road Winery and increase the farm's acreage in grape production; and

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

Parcel-A contains significant acreage of tillable, quality soils (92% important soils) consisting of approximately 88.3-acres (92%) of tillable ground, improved with an irrigation pond, irrigation well, and several underground mains; and

Parcel-B, contains significant acreage of tillable, quality soils (90% important soils), consisting of approximately 45.1-acres (86%) tillable ground, improved with an irrigation pond and irrigation well, four single-family residences and several outbuildings; and

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

- 1) The proposed sale of Parcel-A to a to the current tenant farmer, facilitates the expansion and long-term business planning strategy of the operator;
- 2) The sale of Parcel-A, allows the Purchasers to make long term investments/improvements to that parcel; and

WHEREAS, the Salem CADB, approved this request at its April 22, 2020, meeting; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC finds that the division, as described herein, for the purpose of selling Parcel-A to the current tenant farmer, to expand their vegetable and grain operation is for an agricultural purpose.
3. The SADC finds that Parcels A and B are agriculturally viable parcels capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions.
4. The SADC approves the division of Premises as follows:
Parcel-A – Block 22, p/o Lot 3 (approximately 95.6 acres) with no single-family residences, as shown on Schedule "A".

Parcel-B – Block 22, p/o Lot 3 (approximately 51.5 acres) with four existing single-family residences, as shown on Schedule "A".

5. The purchasers shall incorporate a deed restriction on Parcel-A, requiring that Parcel-A be permanently associated with Parcel-C (Block 22, Lot 7 in Pilesgrove Township and Block 21, Lots 1 and 2 and Block 22, Lot 10 in Oldmans Township), and prohibiting any future conveyance of those parcels separate and apart from one another.
6. This approval is conditioned on the Owner's submission, and SADC approval, of a survey and legal description of the newly created Parcels A and B, as well as the draft deed language prohibiting Parcels A and C from being sold separate and apart from one another. Approval of these documents will allow the SADC to prepare the legal document necessary to record its approval of the division of the premises for Parcels A and B; and
7. This approval shall not be valid until the SADC's legal document is recorded with the Salem County Clerk's office.
8. This approval is valid for a period of three years from the date of this resolution.
9. Eligible funding for state soil and water conservation cost share practices shall be reallocated to the respective parcels.
10. This approval is non-transferable.
11. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
12. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/28/2020
Date

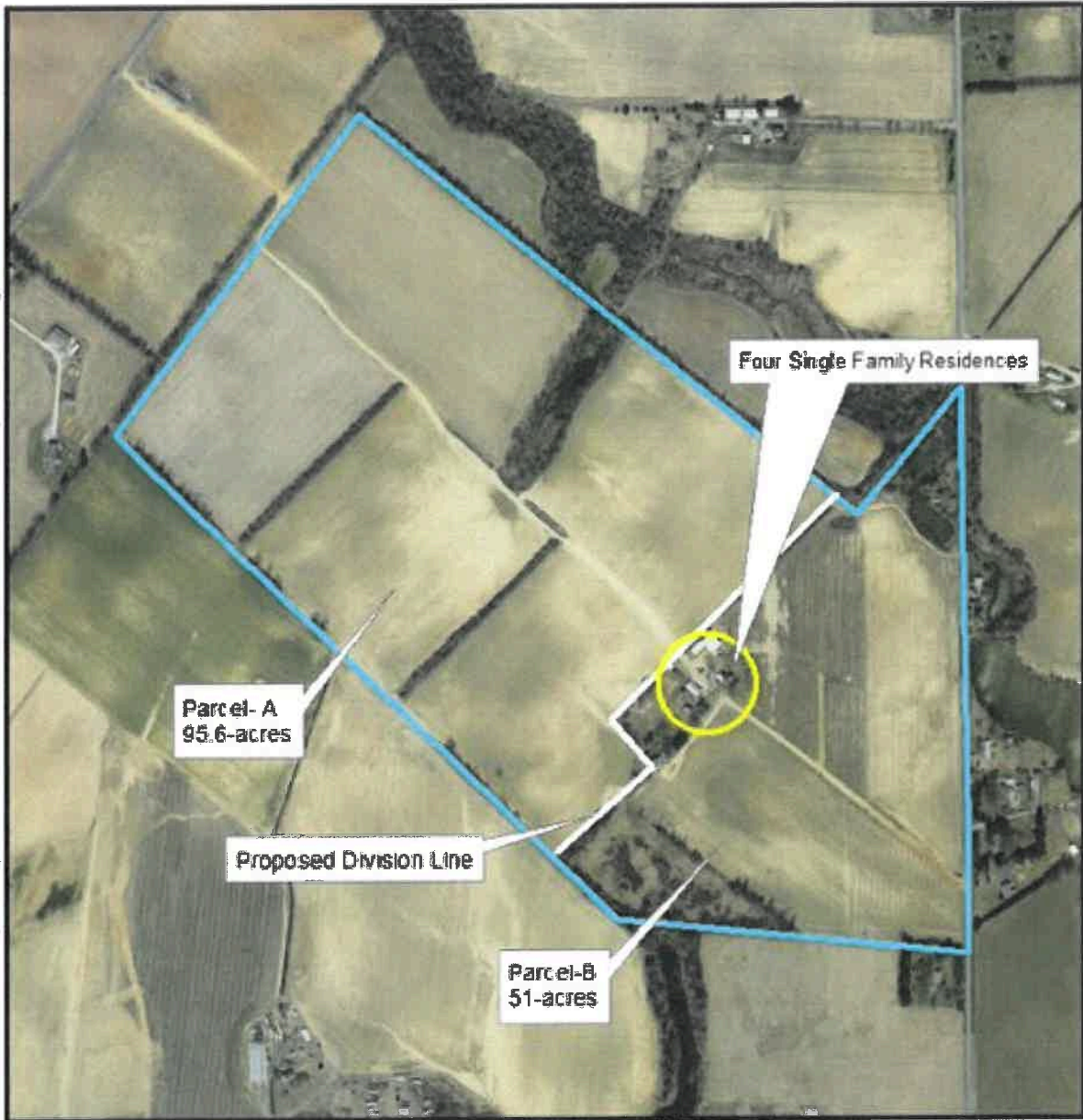


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	YES
Martin Bullock	YES
Richard Norz	YES
Roger Kumpel	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Schedule A



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

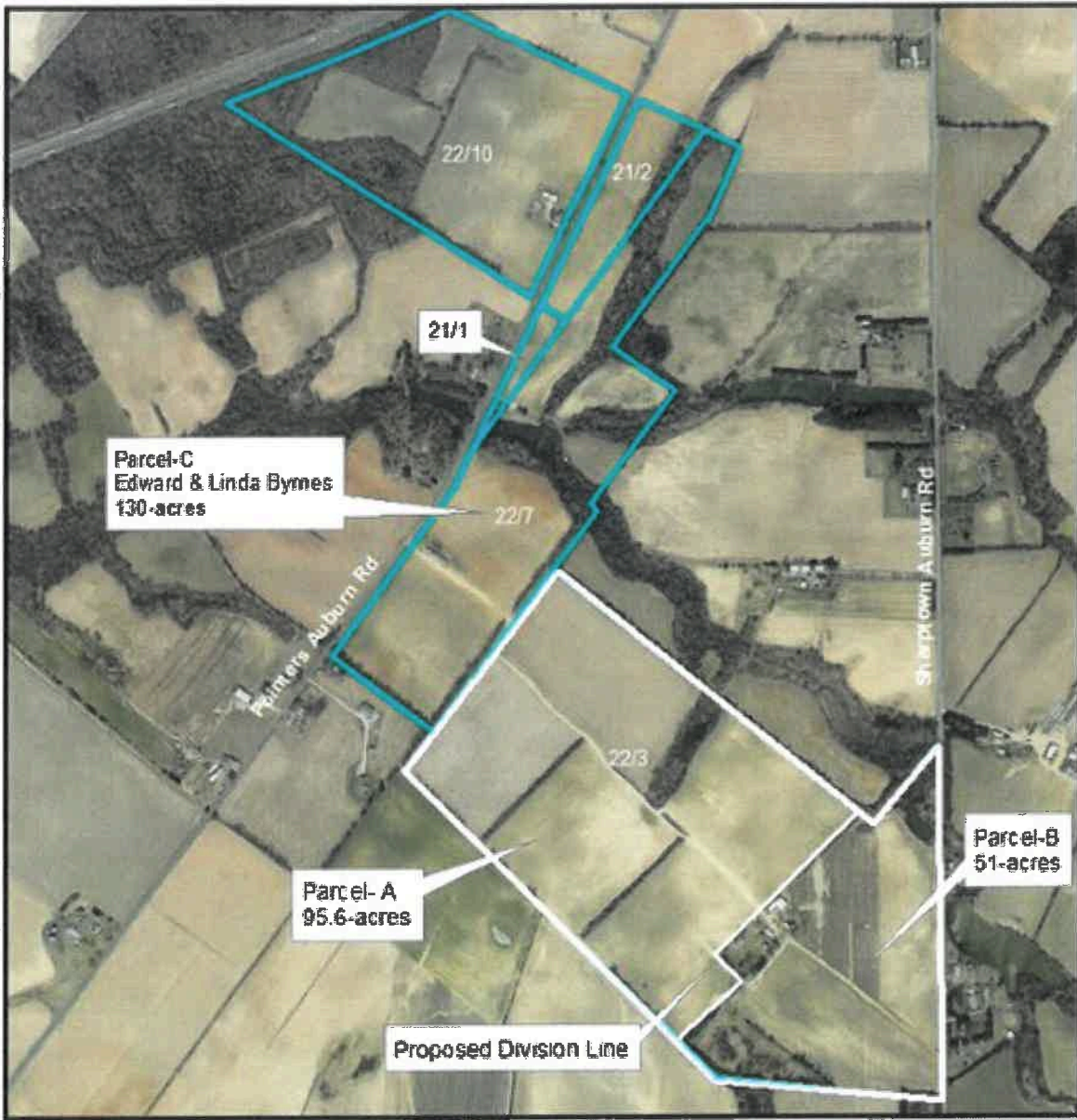
Dubois Farm
Block 22, Lot 3
Pilesgrove Township, Salem County
147-Acres



6/11/2020



Schedule B



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Dubois Farm
Block 22, Lot 3
Pilesgrove Township, Salem County
147-Acres



5/11/2020



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2020R5(2)
APPROVAL

Of

ATLANTIC, BERGEN, BURLINGTON, CAMDEN, CAPE MAY, CUMBERLAND, GLOUCESTER,
HUNTERDON, MERCER, MIDDLESEX, MONMOUTH, MORRIS, SALEM, SOMERSET, AND
WARREN COUNTIES' PLANNING INCENTIVE GRANT ("PIG") APPLICATIONS
INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND PROJECT AREA
SUMMARIES

FY 2021 PIG PROGRAM

May 28, 2020

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a county shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agriculture development area authorized pursuant to the "Agriculture Retention and Development Act," P.L. 1983, c.32 (C.4:1C-11 et seq.);
2. Establish a county agriculture development board (CADB), pursuant to N.J.S.A. 4:1C-14, to serve as the agricultural advisory committee;
3. Prepare a comprehensive farmland preservation plan; and
4. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, including, but not limited to, a dedicated tax, repeated annual appropriations or repeated issuance of bonded indebtedness; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17 (N.J.A.C. 2:76-17) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a county farmland preservation planning incentive grant program; and

WHEREAS, on July 25, 2019 the SADC updated its adopted *Guidelines for Developing County Comprehensive Farmland Preservation Plans* to supplement N.J.A.C. 2:76-17 and provide uniform, detailed plan standards, update previous planning standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1); and

WHEREAS, a county, in submitting an application to the SADC shall include a copy of the comprehensive farmland preservation plan; a project area summary for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17.6; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously available pursuant to N.J.A.C. 2:76-17.8; and

WHEREAS, to date, 18 counties including Atlantic, Bergen, Burlington, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Salem, Somerset, Sussex and Warren Counties have submitted their comprehensive farmland preservation plans and planning incentive grant applications; and

WHEREAS, the 18 total applications for the County Planning Incentive Grant Program identified 239 project areas targeted 5,073 farms and 223,620 acres at an estimated total cost of \$2,037,089,000, with a ten-year preservation goal of 136,751 acres, as summarized in the attached Schedule A; and

WHEREAS, all 18 counties listed above have received SADC Final Approval of their comprehensive farmland preservation plans; and

WHEREAS, of the 18 counties listed above, all except for Ocean County, Passaic County and Sussex County have submitted an application for funding under the 2021 County Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.6(b)1 and N.J.A.C. 2:76-17.6(b)2, in order to improve county and municipal farmland preservation coordination, the counties notified all municipalities in which targeted farms are located within a project area and provided evidence of municipal review and comment and, if appropriate, the level of funding the municipality is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, SADC staff reviewed and evaluated the counties' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry.

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval to Atlantic, Bergen, Burlington, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Salem, Somerset, and Warren Counties' Planning Incentive Grant applications for the FY 2021 funding round as summarized in the attached Schedule B.

BE IT FURTHER RESOLVED, that Ocean, Passaic and Sussex County's decisions to not apply to the 2021 County Planning Incentive Grant Program does not preclude their use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plans; and

BE IT FURTHER RESOLVED, that the SADC will monitor each county's funding plan and adjust the eligibility of funds based on the county's progress in implementing the proposed funding plan. Pursuant to N.J.A.C. 2:76-17.8(a)2 each Planning Incentive Grant county should expend its grant

funds within two years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within two years are subject to reappropriation and may no longer be available to the county; 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.

5/28/2020
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Martin Bullock	YES
Richard Norz	YES
Roger Kumpel	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	117	608	9,753	\$43,816,388	30,775	150	450	700	0.13	\$0.400	No Set Amount
Bergen	8	40	525	\$7,045,400	10,887	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	185	11,684	\$80,171,635	112,219	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	5	122	2,688	\$22,065,210	15,347	268	1,383	3,147	2.00	\$7.800	No Set Amount
Cape May	6	122	8,715	\$55,627,216	12,370	242	968	1,210	1.00	\$5.000	No Set Amount
Cumberland	20	511	20,150	\$100,515,573	68,756	2,015	10,075	20,150	1.00	\$0.888	No Set Amount
Hopewell	1	26	1,153	\$5,119,142	5,889	158	788	1,576	0.00	\$0.002	\$0.020
Upper Deerfield	1	46	3,070	\$18,444,560	9,422	396	1,979	3,958	0.00	\$0.000	No Set Amount
Gloucester	11	848	17,608	\$211,293,976	90,208	1,000	4,000	8,000	4.00	\$10.300	\$5.150
Elk	2	25	971	\$10,678,910	4,218	75	377	754	1.00	\$0.038	\$0.038
Franklin	5	116	4,230	\$24,669,000	10,260	598	1,799	3,290	1.00	\$0.123	\$0.655
Woolwich	3	89	2,422	\$36,331,350	5,183	265	1,920	3,984	5.00	\$0.584	No Set Amount
Hunterdon	7	586	26,797	\$393,175,780	184,578	1,000	5,000	10,000	3.00	\$6.200	\$1.860
Alexandria	4	67	3,700	\$37,002,300	16,914	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	19	3,213	\$44,982,000	23,438	300	1,500	1,500	6.00	\$0.480	No Set Amount
East Amwell	1	14	1,269	\$17,766,000	13,534	185	925	1,848	4.00	\$0.272	\$0.272
Franklin	1	14	1,487	\$13,383,000	10,644	288	573	573	3.00	\$0.162	No Set Amount
Holland	4	34	2,269	\$23,380,000	11,144	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	1	27	2,395	\$23,950,000	12,485	170	679	849	5.00	\$0.679	No Set Amount
Raritan	4	23	1,554	\$31,079,000	6,111	100	300	600	1.50	\$0.602	No Set Amount
Readington	1	40	2,318	\$34,763,850	16,774	100	600	1,100	2.00	\$0.523	No Set Amount
Tewksbury	3	72	1,965	\$39,300,000	4,557	100	300	1,000	5.00	\$0.679	No Set Amount
Union	3	14	569	\$5,693,900	3,803	70	325	600	2.00	\$0.140	No Set Amount
West Amwell	1	8	586	\$5,857,500	13,982	35	329	563	6.00	\$0.320	\$0.070
Mercer	7	32	2,333	\$34,936,561	14,862	50	250	500	2.50	\$10.000	No Set Amount
Hopewell	1	8	786	\$15,917,200	10,761	150	500	854	3.00	\$1.189	No Set Amount
Middlesex	5	115	3,984	\$163,262,500	21,419	225	1,125	2,250	3.00	\$33.730	No Set Amount
Monmouth	6	98	8,369	\$179,638,000	60,603	1,200	3,000	6,000	2.75	\$35.190	\$1.100
Colts Neck	1	10	585	\$20,825,000	9,321	42	68	259	1.20	\$0.365	No Set Amount
Holmdel	1	10	317	\$19,790,625	2,109	11	25	85	2.50	\$1.058	No Set Amount
Howell	4	15	393	\$5,482,566	12,665	127	370	452	2.00	\$1.439	No Set Amount
Manalapan	1	23	1,110	\$22,200,000	9,223	131	659	1,318	2.00	\$1.393	No Set Amount
Marlboro	3	16	634	\$18,855,000	4,053	47	216	298	1.00	\$0.720	\$0.720
Millstone	4	51	3,160	\$64,900,000	14,476	40	200	400	6.00	\$1.126	No Set Amount

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Upper Freehold	1	106	4,431	\$66,465,000	27,368	550	1,000	1,500	6.00	\$795,000	No Set Amount
Morris	3	65	4,106	\$103,881,800	168,342	437	2,185	4,391	0.75	\$7,200	No Set Amount
Ocean	7	155	3,628	\$84,287,254	21,975	200	901	1,623	1.2	\$11,659	No Set Amount
Passaic	1	10	191	\$597,705	6,415	100	500	1,000	1.0	\$4,525	\$0,750
Salem	3	403	28,231	\$225,848	80,424	2,000	13,000	26,000	2.00	\$0,990	\$0,990
Alloway	1	17	1,062	\$10,620,000	5,970	200	400	600	0.05	\$0,014	No Set Amount
Mannington	1	47	1,111	\$6,866,000	23,706	25	125	250	2.00	\$0,036	\$0,036
Pilesgrove	4	47	3,253	\$29,785,000	9,949	203	1,304	2,608	3.00	\$0,143	\$0,143
Pittsgrove	2	242	4,357	\$32,677,500	13,881	255	1,018	3,054	1.00	\$0,062	No Set Amount
Upper Pittsgrove	1	182	8,208	\$61,560,000	24,167	700	3,500	7,000	2.00	\$0,068	\$0,068
Somerset	12	267	14,123	\$228,217,896	87,621	1,000	4,000	5,000	3.00	\$18,200	No Set Amount
Bedminster	1	115	5,350	\$180,500,000	10,180	500	2,706	2,706	1.50	\$0,365	No Set Amount
Franklin	2	43	1,482	\$29,640,000	18,932	146	731	1,462	5.00	\$5,089	No Set Amount
Hillsborough	3	11	470	\$9,400,000	3,494	100	500	1,000	2.80	\$1,529	No Set Amount
Montgomery	1	18	812	\$27,962,032	14,736	50	300	454	4.00	\$1,566	No Set Amount
Peapack & Gladstone	2	11	387	\$11,610,000	1,932	20	85	160	3.00	\$0,222	\$0,222
Sussex	10	234	30,110	\$186,315,654	176,195	2,648	13,240	26,480	0.23	\$0,400	\$0,200
Frankford	4	72	3,432	\$21,460,000	10,140	63	350	700	0.05	\$0,080	\$0,080
Green	3	53	1,831	\$11,907,896	7,632	150	675	1,300	0.02	\$0,064	No Set Amount
Warren	7	671	30,724	\$161,915,460	165,408	1,000	5,000	10,000	2.50	\$2,700	\$1,100
Blainstown	4	70	1,866	\$13,755,000	10,409	100	500	1,000	2.00	\$0,149	Undetermined
Franklin	4	150	5,700	\$37,050,000	11,542	225	1,000	1,900	1.00	\$0,042	Undetermined
Freylinghuyesen	7	76	2,744	\$17,838,145	11,029	46	220	430	2.00	\$0,058	\$0,058
Greenwich	1	21	1,283	\$10,264,000	3,453	174	1,092	1,573	4.00	\$0,240	\$0,240
Harmony	3	71	3,070	\$18,420,000	12,409	220	1,000	1,800	5.00	\$0,239	\$0,239
Hope	4	63	3,189	\$17,540,765	6,321	65	300	600	2.00	\$0,632	\$0,632
Knowlton	2	33	2,608	\$13,040,000	13,365	100	500	1,000	2.00	\$0,052	\$0,218
Pohatcong	4	16	1,116	\$8,118,343	8,156	100	500	1,000	0.50	\$0,174	\$0,174
White	4	97	3,760	\$18,890,240	13,595	150	700	1,300	2.00	\$0,112	\$0,112
County Totals (18)	239	5,073	223,620	\$2,037,089,756	1,329,404	15,155	70,237	136,751		\$183,991	
Municipal Totals (45)	111	2,336	101,798	\$1,175,530,824	493,121	8,753	35,799	63,617		\$808,295	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

**COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY**

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation In Millions
Atlantic	117	609	9,753	\$43,816,368	30,775	150	450	700	0.13	\$0.400	No Set Amount
Bergen	8	40	525	\$7,045,400	10,887	30	150	300	0.10	\$17.600	No Set Amount
Burlington	4	185	11,684	\$80,171,635	112,219	1,000	5,000	10,000	1.50	\$19.000	No Set Amount
Camden	6	122	2,688	\$22,065,210	15,347	258	1,393	3,147	2.00	\$7.600	No Set Amount
Cape May	6	122	8,715	\$55,827,216	12,370	242	968	1,210	1.00	\$5.000	No Set Amount
Cumberland	20	511	20,150	\$100,615,573	68,766	2,015	10,075	20,150	1.00	\$0.898	No Set Amount
Hopewell	1	26	1,153	\$5,119,142	5,689	158	788	1,576	0.00	\$0.002	\$0.020
Upper Deerfield	1	46	3,070	\$18,444,560	9,422	396	1,979	3,958	0.00	\$0.000	No Set Amount
Gloucester	11	848	17,608	\$211,293,876	90,208	1,000	4,000	8,000	4.00	\$10.300	\$5.150
Elk	2	25	971	\$10,678,910	4,218	75	377	754	1.00	\$0.038	\$0.038
Franklin	5	116	4,230	\$24,669,000	10,260	588	1,799	3,290	1.00	\$0.123	\$0.655
Woolwich	3	89	2,422	\$38,331,350	5,183	265	1,920	3,984	5.00	\$0.594	No Set Amount
Hunterdon	7	586	26,797	\$393,175,780	184,678	1,000	5,000	10,000	3.00	\$6.200	\$1.860
Alexandria	4	67	3,700	\$37,002,300	16,914	524	1,160	2,137	4.00	\$0.365	\$0.183
Delaware	2	19	3,213	\$44,982,000	23,439	300	1,600	1,500	6.00	\$0.480	No Set Amount
East Amwell	1	14	1,269	\$17,766,000	13,534	185	925	1,848	4.00	\$0.272	\$0.272
Franklin	1	14	1,487	\$13,383,000	10,644	286	573	573	3.00	\$0.162	No Set Amount
Holland	4	34	2,269	\$23,380,000	11,144	703	1,700	2,222	2.00	\$0.079	No Set Amount
Kingwood	1	27	2,395	\$23,850,000	12,485	170	679	849	5.00	\$0.679	No Set Amount
Raritan	4	23	1,554	\$31,079,000	8,111	100	300	600	1.50	\$0.602	No Set Amount
Readington	1	40	2,318	\$34,763,850	16,774	100	600	1,100	2.00	\$0.523	No Set Amount
Tewksbury	3	72	1,965	\$39,300,000	4,557	100	300	1,000	5.00	\$0.678	No Set Amount
Union	3	14	689	\$5,693,900	3,803	70	325	600	2.00	\$0.140	No Set Amount
West Amwell	1	6	588	\$6,857,600	13,982	35	329	563	6.00	\$0.320	\$0.070
Mercer	7	32	2,333	\$34,936,561	14,862	50	250	500	2.50	\$10.000	No Set Amount
Hopewell	1	8	786	\$15,917,200	10,761	150	500	854	3.00	\$1.189	No Set Amount
Middlesex	6	115	3,984	\$163,262,500	21,419	225	1,125	2,250	3.00	\$33.730	No Set Amount
Monmouth	6	98	8,369	\$179,538,000	60,603	1,200	3,000	6,000	2.75	\$35.190	\$1.100
Colts Neck	1	10	595	\$20,825,000	9,321	42	68	259	1.20	\$0.365	No Set Amount
Holmdel	1	10	317	\$19,790,625	2,109	11	25	85	2.50	\$1.058	No Set Amount
Howell	4	15	393	\$5,482,566	12,665	127	370	452	2.00	\$1.439	No Set Amount
Manalapan	1	23	1,110	\$22,200,000	9,223	131	659	1,318	2.00	\$1.393	No Set Amount
Marlboro	3	18	634	\$18,855,000	4,053	47	216	298	1.00	\$0.720	\$0.720
Millstone	4	51	3,160	\$64,900,000	14,476	40	200	400	6.00	\$1.126	No Set Amount
Upper Freehold	1	106	4,431	\$66,465,000	27,368	550	1,000	1,500	6.00	\$785.000	No Set Amount

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Morris	3	65	4,106	\$103,881,800	169,342	437	2,185	4,391	0.75	\$7,200	No Set Amount
Ocean	7	155	3,528	\$84,287,254	21,975	200	901	1,623	1.2	\$11,859	No Set Amount
Passaic	1	10	191	\$597,705	6,415	100	500	1,000	1.0	\$4,525	\$0,750
Salem	3	403	28,231	\$225,848	80,424	2,600	13,000	26,000	2.00	\$0,990	\$0,990
Alloway	1	17	1,062	\$10,620,000	5,970	200	400	600	0.05	\$0,014	No Set Amount
Monmouth	1	47	1,111	\$6,966,000	23,706	25	125	250	2.00	\$0,036	\$0,036
Pilesgrove	4	47	3,253	\$29,785,000	9,949	203	1,304	2,608	3.00	\$0,143	\$0,143
Pittsgrove	2	242	4,357	\$32,677,500	13,861	255	1,018	3,054	1.00	\$0,082	No Set Amount
Upper Pittsgrove	1	192	8,208	\$61,560,000	24,167	700	3,600	7,000	2.00	\$0,068	\$0,068
Somerset	12	267	14,123	\$228,217,896	67,621	1,000	4,000	6,000	3.00	\$18,200	No Set Amount
Bedminster	1	115	5,350	\$160,500,000	10,180	500	2,706	2,706	1.50	\$0,365	No Set Amount
Franklin	2	43	1,482	\$29,640,000	18,932	146	731	1,462	5.00	\$5,089	No Set Amount
Hillsborough	3	11	470	\$9,400,000	3,494	100	500	1,000	2.80	\$1,529	No Set Amount
Montgomery	1	18	812	\$27,982,032	14,736	50	300	454	4.00	\$1,568	No Set Amount
Peapack & Gladstone	2	11	387	\$11,610,000	1,932	20	85	160	3.00	\$0,222	\$0,222
Sussex	10	234	30,110	\$186,315,854	176,195	2,848	13,240	26,480	0.23	\$0,400	\$0,200
Frankford	4	72	3,432	\$21,450,000	10,140	63	360	700	0.05	\$0,080	\$0,080
Green	3	53	1,831	\$11,907,896	7,632	150	675	1,300	0.02	\$0,064	No Set Amount
Warren	7	671	30,724	\$161,915,480	166,408	1,000	5,000	10,000	2.50	\$2,700	\$1,100
Blairstown	4	70	1,965	\$13,755,000	10,409	100	500	1,000	2.00	\$0,149	Undetermined
Franklin	4	150	5,700	\$37,050,000	11,542	225	1,000	1,900	1.00	\$0,042	Undetermined
Freylinghuysen	7	76	2,744	\$17,838,145	11,028	45	220	430	2.00	\$0,058	\$0,058
Greenwich	1	21	1,263	\$10,284,000	3,453	174	1,092	1,573	4.00	\$0,240	\$0,240
Harmony	3	71	3,070	\$18,420,000	12,409	220	1,000	1,800	5.00	\$0,239	\$0,239
Hope	4	63	3,189	\$17,540,765	6,321	95	300	600	2.00	\$0,632	\$0,632
Knowlton	2	33	2,608	\$13,040,000	13,355	100	500	1,000	2.00	\$0,052	\$0,218
Pohatcong	4	16	1,116	\$6,118,343	8,156	100	500	1,000	0.60	\$0,174	\$0,174
White	4	97	3,760	\$18,890,240	13,595	150	700	1,300	2.00	\$0,112	\$0,112
County Totals (18)	239	5,073	223,620	\$2,037,089,756	1,329,404	15,155	70,237	136,751		\$183,991	
Municipal Totals (45)	111	2,336	101,798	\$1,175,530,824	493,121	8,753	35,799	63,617		\$806,295	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

Date: 6/8/20

2021 COUNTY PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Atlantic	PA-A	81	1,022	\$4,088,000	3,758	\$4,000						
	PA-B	4	56	\$224,000	346	\$4,000						
	PA-C	18	348	\$1,390,400	654	\$4,000						
	PA-D	71	1,212	\$4,848,000	3,357	\$4,000						
	PA-E	15	425	\$1,700,000	689	\$4,000						
	PA-G	7	126	\$505,600	351	\$4,000						
	PA-H	3	69	\$411,360	563	\$6,000						
	PA-I	4	116	\$464,000	562	\$4,000						
	PA-J	8	173	\$692,000	451	\$4,000						
	PA-L	83	1,075	\$4,300,000	3,579	\$4,000						
	PA-M	133	1,974	\$7,898,000	5,662	\$4,000						
	PA-N	91	750	\$2,999,200	3,323	\$4,000						
	PA-P	1	962	\$5,773,800	1,408	\$6,000						
	PA-Q	7	129	\$774,000	1,134	\$6,000						
	PA-R	44	722	\$4,332,000	3,842	\$6,000						
	PA-S	36	521	\$3,126,000	865	\$6,000						
	PA-T	3	73	\$292,000	241	\$4,000						
	17	609	9,753	\$43,816,360	30,775	\$4,588	150	450	700	0.13	\$0.40	No Set Amount
Bergen	Paramus Borough	2	24	\$3,927,000		\$185,000						
	Oakland Borough	5	82	\$8,965,000		\$110,000						
	Saddle River	7	92	\$15,229,500		\$165,000						
	Franklin Lakes	7	94	\$13,195,000		\$140,000						
	Montvale Borough	2	43	\$5,325,000		\$125,000						
	Ramapo Valley	6	73	\$9,137,500		\$125,000						
	Masonicus Brook	2	36	\$4,550,000		\$125,000						
	Various: Rivervale, Old Tappan, Norwood, Emerson, Closter	9	81	\$10,125,000		\$125,000						
	8	40	525	\$70,454,000		\$134,211	30	150	300	0.10	\$17.60	No Set Amount
Burlington	North	86	6,741	\$57,298,500	62,953	\$8,500						
	West	16	1,024	\$10,240,000	12,279	\$10,000						
	East	35	1,755	\$6,141,135	18,978	\$3,500						
	South	48	2,164	\$6,492,000	18,009	\$3,000						
		4	185	11,684	\$80,171,635	112,219	\$6,862	1,000	5,000	10,000	1.50	\$19.00
Camden	Mullica River	2	317	\$1,111,085	1,370	\$3,505						
	Great Egg Harbor	9	316	\$6,459,968	1,368	\$20,430						
	Farm Belt	20	541	\$2,126,130	4,425	\$3,930						
	Winslow WMA Expansion	10	262	\$4,058,069	1,224	\$15,477						
	Great Swamp	20	1,252	\$8,309,960	6,960	\$6,640						
		5	61	2,688	\$22,065,210	15,347	\$8,209	258	1,393	3,147	2.00	\$7.60

2021 COUNTY PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue In Millions	Annual Tax for Farm Preservation In Millions
Cape May	Lower	25	1,149	\$27,087,120	1,686	\$23,576						
	Middle	20	2,158	\$13,055,875	3,828	\$6,050						
	Upper	30	2,438	\$4,010,040	2,719	\$1,645						
	West Cape May	5	94	\$2,265,120	227	\$24,143						
	Dennis	36	2,667	\$7,985,861	3,645	\$2,994						
	Woodbine	6	209	\$1,423,201	265	\$6,810						
	6	122	8,715	\$55,827,216	12,370	\$6,406	242	968	1,210	1.00	\$5.00	No Set Amount
Cumberland	Deerfield-Upper Deerfield North	89	2,798	\$14,882,025	11,913	\$5,323						
	Deerfield-Upper Deerfield South	32	1,025	\$5,441,750	5,756	\$5,309						
	Deerfield Central	5	87	\$355,100	137	\$5,300						
	Downe	10	305	\$1,067,500	641	\$3,500						
	Fairfield East	1	181	\$932,150	546	\$5,150						
	Fairfield-Lawrence	42	2,571	\$13,240,650	7,575	\$5,150						
	Fairfield-Millville	8	939	\$4,835,850	1,002	\$5,150						
	Fairfield North	3	118	\$607,700	387	\$5,150						
	Greenwich	36	1,482	\$6,446,700	5,768	\$4,350						
	Hopewell South	37	1,182	\$4,868,900	5,689	\$3,950						
	Lawrence Central	2	96	\$389,600	1,001	\$3,850						
	Lawrence East	6	211	\$812,350	631	\$3,850						
	Lawrence West	12	473	\$1,821,050	2,332	\$3,850						
	Shiloh-Hopewell Central	31	1,398	\$6,221,100	3,122	\$4,450						
	Shiloh-Hopewell North	67	2,637	\$15,761,349	6,565	\$5,977						
	Stow Creek	80	3,314	\$16,347,962	8,121	\$4,933						
	Stow Creek North	9	503	\$2,481,299	1,065	\$4,933						
	Vineland	28	501	\$2,994,038	3,575	\$5,976						
	Maurice River	3	113	\$395,500	2,892	\$3,500						
	Commercial	10	238	\$833,000	238	\$3,500						
20	511	20,150	\$100,515,573	68,756	\$4,988	2,015	10,075	20,150	1.00	\$0.89	No Set Amount	
Gloucester	Chapel Heights	2	1	\$17,436	449	\$12,000						
	Delaware River	44	1,309	\$15,702,240	4,668	\$12,000						
	New Brooklyn	2	25	\$300,000	72	\$12,000						
	Oldmans Creek	67	2,112	\$25,344,000	8,414	\$12,000						
	Pinelands North	39	915	\$10,980,000	2,733	\$12,000						
	Pinelands South	220	3,392	\$40,698,000	23,555	\$12,000						
	Pitman Downer	5	42	\$508,200	502	\$12,000						
	Raccoon Creek	158	3,779	\$45,348,000	19,874	\$12,000						
	Repaupo-Mantua Creek	121	2,513	\$30,156,000	12,340	\$12,000						

**2021 COUNTY PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue In Millions	Annual Tax for Farm Preservation In Millions
	Still Run	188	3,505	\$42,060,000	17,589	\$12,000						
	Washington North	2	15	\$180,000	32	\$12,000						
	11	848	17,608	\$211,293,876	90,208	\$12,000	1,000	4,000	8,000	4.00	\$10.30	\$5.15
Hunterdon	Bethlehem East	12	178	\$2,664,780	443	\$15,000						
	Bethlehem West	7	177	\$2,655,000	1,494	\$15,000						
	Lebanon	4	173	\$2,595,000	4,935	\$15,000						
	North	47	2,561	\$51,220,000	19,068	\$20,000						
	East	27	1,107	\$19,926,000	14,752	\$18,000						
	South	347	15,231	\$228,465,000	88,261	\$15,000						
	West	184	8,565	\$85,650,000	55,625	\$10,000						
	7	586	26,797	\$393,175,780	184,578	\$14,672	1,000	5,000	10,000	3.00	\$6.20	\$1.86
Mercer	Hamilton	3	78	\$795,600	2,464	\$10,200						
	Robbinsville/West Windsor	2	74	\$3,420,661	2,133	\$11,707						
	Robbinsville/East Windsor	9	453	\$4,579,200	3,802	\$10,800						
	Lawrence	3	330	\$5,280,000	1,647	\$16,000						
	Hopewell East	7	418	\$6,681,600	1,157	\$16,000						
	Hopewell West	6	527	\$8,084,000	3,119	\$16,000						
	Hopewell South	2	453	\$6,115,500	540	\$13,500						
	7	32	2,333	\$34,936,561	14,862	\$14,978	50	250	500	2.50	\$10.00	No Set Amount
Middlesex	Southwestern	32	1,026	\$29,035,800	7,220	\$28,300						
	Southeastern	26	925	\$17,112,600	3,628	\$18,500						
	Northwestern	31	618	\$21,382,800	4,565	\$34,600						
	Northeastern	9	951	\$71,325,000	2,939	\$75,000						
	Matchaponix	17	464	\$24,406,400	3,088	\$52,800						
	5	115	3,984	\$163,262,500	21,419	\$40,980	225	1,125	2,250	3.00	\$33.73	No Set Amount
Monmouth	Cofts Neck-Marlboro-Holmdel	18	1,528	\$63,350,000	11,265	\$39,781						
	Northern Howell-Eastern Freehold	11	696	\$10,440,000	2,398	\$15,000						
	Roosevelt-Northern Millstone	3	271	\$5,420,000	1,198	\$20,000						
	Millstone-Manalapan-Freehold	32	2,557	\$51,140,000	13,895	\$20,000						
	Upper Freehold-Western Millstone	30	3,114	\$44,688,000	31,051	\$14,000						
	Wall	4	203	\$4,500,000	798	\$20,000						
	6	98	8,369	\$179,538,000	60,603	\$21,453	1,200	3,000	6,000	2.75	\$35.19	\$1.10
Morris	Northeast	6	213	\$5,388,900	61,544	\$25,300						
	Central	18	765	\$19,354,500	40,180	\$25,300						
	West	41	3,128	\$79,138,400	67,579	\$25,300						
	3	65	4,106	\$103,881,800	169,283	\$25,300	437	2,185	4,391	0.75	\$7.20	No Set Amount

**2021 COUNTY PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Salem	PA 1: Cohansey-Pole Tavern-Pine Hill	165	11,355	\$90,840,000	35,983	\$8,000						
	PA2: Mannington Meadows-Seven Stars-Algonkin Lake	103	7,853	\$62,824,000	19,976	\$8,000						
	PA 3: Maskells Mill-Hagerville-Mannington Meadows	135	9,023	\$72,184,000	24,465	\$8,000						
	3	403	28,231	\$225,848,000	80,424	\$8,000	2,600	13,000	26,000	2.00	\$0.99	\$0.99
Somerset	Millstone Valley East	61	1,720	\$27,793,910	17,004	\$16,159						
	Millstone Valley West	21	895	\$14,458,489	4,502	\$16,159						
	Eastern Montgomery	1	73	\$1,180,272	227	\$16,159						
	Pike Run	2	211	\$3,402,168	555	\$16,159						
	Bedens Brook	8	97	\$1,563,084	1,989	\$16,159						
	Bedens Brook East	7	219	\$3,539,037	450	\$16,159						
	Neshanic Valley North	81	4,008	\$64,769,344	24,288	\$16,159						
	Neshanic Valley South	12	417	\$6,744,548	6,525	\$16,159						
	Upper Raritan East	33	848	\$13,709,831	8,875	\$16,159						
	Upper Raritan West	32	5,470	\$88,384,957	17,177	\$16,159						
	Warren	2	25	\$411,253	2,090	\$16,159						
	Bernards Dead River	7	140	\$2,261,002	3,940	\$16,159						
	12	267	14,123	\$228,217,896	87,621	\$16,159	1,000	4,000	5,000	3.00	\$18.20	No Set Amount
	Warren	North	60	2,601	\$13,707,270	25,122	\$5,270					
Northwest		84	4,210	\$22,186,700	27,457	\$5,270						
Northeast		102	3,966	\$20,900,820	23,109	\$5,270						
Central		94	3,942	\$20,774,340	22,974	\$5,270						
West		135	6,210	\$32,726,700	28,396	\$5,270						
Southeast		172	8,471	\$44,642,170	28,711	\$5,270						
South		24	1,324	\$6,977,480	9,639	\$5,270						
7		671	30,724	\$161,915,480	185,408	\$5,270	1,000	5,000	10,000	2.50	\$2.70	\$1.10
2021 County PIG Totals												
16	121	4,613	189,788	\$2,074,919,888	1,113,874		12,207	55,596	107,648		\$174.994	

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2020R5(3)

APPROVAL
Of

MUNICIPAL PLANNING INCENTIVE GRANT ("PIG")
APPLICATIONS
INCLUDING COMPREHENSIVE FARMLAND PRESERVATION PLANS AND PROJECT AREA
SUMMARIES

FY2021 PIG PROGRAM

May 28, 2020

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a municipality shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agricultural development area ("ADA") authorized pursuant to the Agriculture Retention and Development Act, P.L. 1983, c.32 (C.4:1C-11 et seq.);
2. Establish an agricultural advisory committee composed of at least three, but not more than five, residents with a majority of the members actively engaged in farming and owning a portion of the land they farm;
3. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, such as, but not limited to, repeated annual appropriations or repeated issuance of bonded indebtedness, which the SADC deems to be, in effect, a dedicated source of funding; and
4. Prepare a farmland preservation plan element pursuant to paragraph (13) of section 19 of P.L. 1975, c.291 (C.40:55D-28) in consultation with the agricultural advisory committee; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17A (N.J.A.C. 2:76-17A) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a municipal farmland preservation planning incentive grant program; and

WHEREAS, on July 25, 2019 the SADC updated its adopted *Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans* to supplement N.J.A.C. 2:76-17A and provide uniform, detailed plan standards, update previous planning standards, and incorporate

recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1); and

WHEREAS, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland plan element, a project area summary for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17A.6; and a report summarizing the status of the purchase of development easements on farms identified in prior year's applications and expenditure of Committee funds previously available pursuant to N.J.A.C. 2:76-17A.8; and

WHEREAS, to date, the SADC has received 45 municipal planning incentive grant applications pursuant to N.J.A.C. 2:76-17A.6(a); and

WHEREAS, in total, these 45 municipal planning incentive grant applications identified 111 project areas in 9 counties and targeted 2,336 farms and 101,798 acres at an estimated total cost of, \$1,175,530,000, with a ten-year preservation goal of 63,617 acres as summarized in the attached Schedule A; and

WHEREAS, to date 43 of the municipal planning incentive grant applications have received SADC Final Approval;

WHEREAS, Raritan Township, Hunterdon County; and Pohatcong Township, Warren County are the remaining municipalities yet to receive SADC Final Approval;

WHEREAS, Elk Township, Gloucester County; Raritan Township, Hunterdon County; and Pohatcong Township, Warren County did not apply for the 2021 Municipal Planning Incentive Grant round, pursuant to N.J.A.C. 2:76-17.6(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(b)1 and N.J.A.C. 2:76-17A.6(b)2, in order to improve municipal and county farmland preservation coordination, the municipalities forwarded their applications to the county for review and provided evidence of county review and comment and, if appropriate, the level of funding the county is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, SADC staff reviewed and evaluated the municipalities' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants approval of the Municipal Planning Incentive Grant applications submitted under the FY21 program funding round as summarized in the attached Schedule B; and

BE IT FURTHER RESOLVED, that Elk, Raritan and Pohatcong Township's decision to not apply to the 2021 Municipal Planning Grant Program does not preclude its use of previously appropriated funds in a manner consistent with their existing Planning Incentive Grant plan; and

BE IT FURTHER RESOLVED, that the expenditure of funds is conditional upon having received SADC Final Approval of a municipality's comprehensive farmland preservation plan; and

BE IT FURTHER RESOLVED, that the SADC will continue to assist the remaining municipal planning incentive grant applicants in obtaining SADC Final Approval; and

BE IT FURTHER RESOLVED, that funding eligibility shall be established pursuant to N.J.A.C. 2:76-17A.8(a), and that the SADC's approval of State funding is subject to Legislative appropriation of funds and the Governor signing the respective appropriation bills; and

BE IT FURTHER RESOLVED, that the SADC will monitor the municipality's funding plan and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan pursuant to N.J.A.C 2:76-17A.8(c). Each Planning Incentive Grant municipality should expend its grant funds within three years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the municipality; 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.

5/28/2020
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Martin Bullock	YES
Richard Norz	YES
Roger Kumpel	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Atlantic	117	609	9,753	\$43,816,368	30,775	180	450	700	0.13	\$0,400	No Set Amount
Bergen	8	40	525	\$7,045,400	10,987	30	150	300	0.10	\$17,600	No Set Amount
Burlington	4	185	11,684	\$90,171,635	112,219	1,000	5,000	10,000	1.50	\$18,000	No Set Amount
Camden	5	122	2,688	\$22,065,210	15,347	258	1,383	3,147	2.00	\$7,800	No Set Amount
Cape May	6	122	8,715	\$55,827,216	12,370	242	868	1,210	1.00	\$5,000	No Set Amount
Cumberland	20	511	20,150	\$100,515,573	68,758	2,015	10,075	20,150	1.00	\$0,898	No Set Amount
Hopewell	1	26	1,153	\$5,119,142	5,889	158	788	1,576	0.00	\$0,002	\$0,020
Upper Deerfield	1	46	3,070	\$18,444,560	9,422	386	1,979	3,958	0.00	\$0,000	No Set Amount
Gloucester	11	848	17,808	\$211,283,876	80,208	1,000	4,000	8,000	4.00	\$10,300	\$5,150
Elk	2	25	971	\$10,578,910	4,218	75	377	754	1.00	\$0,038	\$0,038
Franklin	5	116	4,230	\$24,669,000	10,280	588	1,789	3,280	1.00	\$0,123	\$0,655
Woolwich	3	89	2,422	\$36,331,350	5,183	265	1,320	3,984	5.00	\$0,594	No Set Amount
Hunterdon	7	586	26,787	\$383,175,780	184,578	1,000	5,000	10,000	3.00	\$6,200	\$1,680
Alexandria	4	67	3,700	\$37,002,300	16,914	524	1,160	2,137	4.00	\$0,385	\$0,183
Delaware	2	19	3,213	\$44,882,000	23,438	300	1,500	1,500	6.00	\$0,480	No Set Amount
East Amwell	1	14	1,289	\$17,765,000	13,534	185	925	1,848	4.00	\$0,272	\$0,272
Franklin	1	14	1,487	\$13,383,000	10,844	288	573	573	3.00	\$0,182	No Set Amount
Holland	4	34	2,269	\$23,380,000	11,144	703	1,700	2,222	2.00	\$0,079	No Set Amount
Kingwood	1	27	2,385	\$23,950,000	12,485	170	679	849	5.00	\$0,679	No Set Amount
Raritan	4	23	1,554	\$31,079,000	6,111	100	300	600	1.50	\$0,602	No Set Amount
Readington	1	40	2,318	\$34,763,850	16,774	100	600	1,100	2.00	\$0,523	No Set Amount
Tewksbury	3	72	1,955	\$39,300,000	4,557	100	300	1,000	5.00	\$0,679	No Set Amount
Union	3	14	569	\$5,683,900	3,803	70	325	600	2.00	\$0,140	No Set Amount
West Amwell	1	6	588	\$5,857,500	13,982	35	328	583	6.00	\$0,320	\$0,070
Mercer	7	32	2,333	\$34,936,561	14,862	50	250	500	2.50	\$10,000	No Set Amount
Hopewell	1	8	798	\$15,917,200	10,761	150	500	854	3.00	\$1,189	No Set Amount
Middlesex	5	115	3,884	\$163,262,500	21,419	225	1,125	2,250	3.00	\$33,730	No Set Amount
Morristown	6	98	8,369	\$178,538,000	60,803	1,200	3,000	6,000	2.75	\$35,180	\$1,100
Colts Neck	1	10	585	\$20,825,000	9,321	42	88	258	1.20	\$0,385	No Set Amount
Hohndel	1	10	317	\$18,790,525	2,109	11	25	85	2.50	\$1,058	No Set Amount
Howell	4	15	383	\$5,482,566	12,665	127	370	452	2.00	\$1,439	No Set Amount
Manalapan	1	23	1,110	\$22,200,000	9,223	131	659	1,318	2.00	\$1,383	No Set Amount
Marlboro	3	16	634	\$18,855,000	4,053	47	218	298	1.00	\$0,720	\$0,720
Milstone	4	51	3,160	\$64,900,000	14,476	40	200	400	6.00	\$1,126	No Set Amount

**COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY**

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue In Millions	Annual Tax for Farmland Preservation In Millions
Upper Freehold	1	106	4,431	\$66,465,000	27,368	550	1,000	1,500	6.00	\$785,000	No Set Amount
Morris	3	65	4,106	\$103,881,800	169,342	437	2,185	4,391	0.75	\$7.200	No Set Amount
Ocean	7	155	3,529	\$84,287,254	21,975	200	901	1,623	1.2	\$11.659	No Set Amount
Passaic	1	10	191	\$597,705	6,415	100	500	1,000	1.0	\$4.525	\$0.750
Salem	3	403	28,231	\$225,848	80,424	2,600	13,000	26,000	2.00	\$0.990	\$0.990
Alloway	1	17	1,062	\$10,620,000	5,970	200	400	600	0.05	\$0.014	No Set Amount
Mannington	1	47	1111	\$8,866,000	23,706	25	125	250	2.00	\$0.036	\$0.036
Pilesgrove	4	47	3,253	\$29,785,000	9,949	203	1,304	2,608	3.00	\$0.143	\$0.143
Pittsgrove	2	242	4,357	\$32,677,500	13,881	255	1,018	3,054	1.00	\$0.062	No Set Amount
Upper Pittsgrove	1	192	8,208	\$61,560,000	24,167	700	3,500	7,000	2.00	\$0.068	\$0.068
Somerset	12	267	14,123	\$228,217,896	87,621	1,000	4,000	5,000	3.00	\$18.200	No Set Amount
Bedminster	1	115	5,350	\$180,500,000	10,180	500	2,706	2,706	1.50	\$0.366	No Set Amount
Franklin	2	43	1,482	\$29,640,000	18,932	146	731	1,462	5.00	\$5.099	No Set Amount
Hillsborough	3	11	470	\$9,400,000	3,494	100	500	1,000	2.80	\$1.529	No Set Amount
Montgomery	1	18	812	\$27,962,032	14,736	50	300	454	4.00	\$1.566	No Set Amount
Peapack & Gladstone	2	11	387	\$11,610,000	1,932	20	85	160	3.00	\$0.222	\$0.222
Sussex	10	234	30,110	\$168,315,654	176,196	2,648	13,240	26,480	0.23	\$0.400	\$0.200
Frankford	4	72	3,432	\$21,450,000	10,140	63	350	700	0.05	\$0.080	\$0.080
Green	3	53	1,831	\$11,907,896	7,632	150	675	1,300	0.02	\$0.064	No Set Amount
Warren	7	671	30,724	\$161,915,480	165,408	1,000	5,000	10,000	2.50	\$2.700	\$1.100
Blairstown	4	70	1,965	\$13,755,000	10,409	100	500	1,000	2.00	\$0.149	Undetermined
Franklin	4	150	5,700	\$37,050,000	11,542	225	1,000	1,900	1.00	\$0.042	Undetermined
Freylinghuysen	7	76	2,744	\$17,838,145	11,029	45	220	430	2.00	\$0.058	\$0.058
Greenwich	1	21	1,283	\$10,264,000	3,453	174	1,092	1,573	4.00	\$0.240	\$0.240
Harmony	3	71	3,070	\$18,420,000	12,409	220	1,000	1,800	5.00	\$0.239	\$0.239
Hope	4	63	3,189	\$17,540,765	6,321	65	300	600	2.00	\$0.632	\$0.632
Knowlton	2	33	2,608	\$13,040,000	13,355	100	500	1,000	2.00	\$0.052	\$0.218
Pohatcong	4	16	1,116	\$8,118,343	8,166	100	500	1,000	0.50	\$0.174	\$0.174
White	4	97	3,760	\$18,890,240	13,595	150	700	1,300	2.00	\$0.112	\$0.112
County Totals (18)	239	5,073	223,620	\$2,037,089,756	1,329,404	15,155	70,237	136,751		\$183.991	
Municipal Totals (45)	111	2,336	101,798	\$1,175,530,824	493,121	8,753	35,799	63,617		\$808.295	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$/100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation In Millions
Atlantic	117	609	9,753	\$43,816,368	30,775	150	450	700	0.13	\$0,400	No Set Amount
Bergen	8	40	525	\$7,045,400	10,887	30	150	300	0.10	\$17,600	No Set Amount
Burlington	4	185	11,684	\$80,177,635	112,219	1,000	5,000	10,000	1.50	\$19,000	No Set Amount
Camden	6	122	2,688	\$22,085,210	15,347	258	1,393	3,147	2.00	\$7,600	No Set Amount
Cape May	6	122	8,715	\$55,627,216	12,370	242	968	1,210	1.00	\$5,000	No Set Amount
Cumberland	20	511	20,150	\$100,615,573	68,756	2,015	10,075	20,150	1.00	\$0,898	No Set Amount
Hopewell	1	26	1,153	\$5,119,142	5,689	158	788	1,576	0.00	\$0,002	\$0,020
Upper Deerfield	1	46	3,070	\$18,444,560	9,422	396	1,979	3,956	0.00	\$0,000	No Set Amount
Gloucester	11	848	17,608	\$211,293,876	90,208	1,000	4,000	8,000	4.00	\$10,300	\$5,150
Elk	2	25	971	\$10,678,910	4,218	75	377	754	1.00	\$0,038	\$0,038
Franklin	5	116	4,230	\$24,689,000	10,280	598	1,799	3,290	1.00	\$0,123	\$0,655
Woolwich	3	89	2,422	\$36,331,350	5,183	265	1,920	3,984	5.00	\$0,594	No Set Amount
Hunterdon	7	566	26,797	\$383,175,790	184,578	1,000	5,000	10,000	3.00	\$6,200	\$1,680
Alexandria	4	67	3,700	\$37,002,300	16,914	524	1,160	2,137	4.00	\$0,365	\$0,183
Delaware	2	19	3,213	\$44,982,000	23,439	300	1,500	1,500	6.00	\$0,480	No Set Amount
East Amwell	1	14	1,269	\$17,766,000	13,634	185	925	1,848	4.00	\$0,272	\$0,272
Franklin	1	14	1,487	\$13,383,000	10,644	286	573	573	3.00	\$0,162	No Set Amount
Holland	4	34	2,269	\$23,380,000	11,144	703	1,700	2,222	2.00	\$0,079	No Set Amount
Kingwood	1	27	2,395	\$23,950,000	12,485	170	679	949	5.00	\$0,679	No Set Amount
Raritan	4	23	1,554	\$31,079,000	6,111	100	300	600	1.50	\$0,692	No Set Amount
Readington	1	40	2,318	\$34,763,850	16,774	100	600	1,100	2.00	\$0,523	No Set Amount
Tewksbury	3	72	1,966	\$39,300,000	4,857	100	300	1,000	5.00	\$0,678	No Set Amount
Union	3	14	569	\$5,693,800	3,803	70	326	600	2.00	\$0,140	No Set Amount
West Amwell	1	6	586	\$5,657,600	13,982	35	329	563	6.00	\$0,320	\$0,070
Mercer	7	32	2,333	\$34,936,561	14,862	60	250	500	2.50	\$10,000	No Set Amount
Hopewell	1	8	786	\$15,917,200	10,761	160	500	854	3.00	\$1,189	No Set Amount
Middlesex	6	115	3,984	\$163,262,500	21,419	225	1,125	2,250	3.00	\$33,730	No Set Amount
Morris	6	98	8,369	\$178,536,000	60,603	1,200	3,000	6,000	2.75	\$35,190	\$1,100
Colts Neck	1	10	595	\$20,825,000	9,321	42	68	259	1.20	\$0,365	No Set Amount
Holmdel	1	10	317	\$19,790,625	2,109	11	25	85	2.50	\$1,058	No Set Amount
Howell	4	15	393	\$5,482,566	12,655	127	370	452	2.00	\$1,439	No Set Amount
Manalapan	1	23	1,110	\$22,260,000	9,223	131	659	1,318	2.00	\$1,393	No Set Amount
Marlboro	3	16	634	\$16,955,000	4,053	47	216	288	1.00	\$0,720	\$0,720
Milstone	4	51	3,160	\$84,900,000	14,476	40	200	400	8.00	\$1,128	No Set Amount
Upper Freehold	1	106	4,431	\$66,465,000	27,368	550	1,000	1,500	6.00	\$785,000	No Set Amount

COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0_/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Morris	3	65	4,106	\$103,851,800	169,342	437	2,185	4,391	0.75	\$7,200	No Set Amount
Ocean	7	155	3,529	\$84,287,254	21,975	200	901	1,623	1.2	\$11,659	No Set Amount
Passaic	1	10	191	\$597,705	6,415	100	600	1,000	1.0	\$4,525	\$0,750
Salem	3	403	28,231	\$226,848	80,424	2,600	13,000	26,000	2.00	\$0,990	\$0,990
Alloway	1	17	1,082	\$10,620,000	5,970	200	400	600	0.05	\$0,014	No Set Amount
Mannington	1	47	1,111	\$6,666,000	23,706	25	125	250	2.00	\$0,036	\$0,036
Pilesgrove	4	47	3,253	\$29,785,000	9,949	203	1,304	2,608	3.00	\$0,143	\$0,143
Pittsgrove	2	242	4,357	\$32,677,500	13,881	255	1,018	3,054	1.00	\$0,062	No Set Amount
Upper Pittsgrove	1	192	8,208	\$61,560,000	24,167	700	3,600	7,000	2.00	\$0,068	\$0,068
Somerset	12	267	14,123	\$228,217,866	87,621	1,000	4,000	5,000	3.00	\$18,200	No Set Amount
Bedminster	1	115	5,350	\$160,500,000	10,180	500	2,706	2,706	1.50	\$0,365	No Set Amount
Franklin	2	43	1,482	\$29,640,000	18,932	146	731	1,462	5.00	\$5,099	No Set Amount
Hillsborough	3	11	470	\$8,400,000	3,494	100	500	1,000	2.80	\$1,529	No Set Amount
Montgomery	1	18	812	\$27,962,032	14,736	50	300	454	4.00	\$1,568	No Set Amount
Peapack & Gladstone	2	11	387	\$11,610,000	1,932	20	85	160	3.00	\$0,222	\$0,222
Sussex	10	234	30,110	\$166,315,654	176,195	2,648	13,240	26,480	0.23	\$0,400	\$0,200
Frankford	4	72	3,432	\$21,450,000	10,140	63	350	700	0.05	\$0,080	\$0,080
Green	3	53	1,831	\$11,907,866	7,832	150	675	1,300	0.02	\$0,064	No Set Amount
Warren	7	671	30,724	\$161,915,480	165,408	1,000	5,000	10,000	2.50	\$2,700	\$1,100
Blairstown	4	70	1,965	\$13,755,000	10,409	100	500	1,000	2.00	\$0,149	Undetermined
Franklin	4	150	5,700	\$37,050,000	11,542	225	1,000	1,900	1.00	\$0,042	Undetermined
Freylinghuyesen	7	76	2,744	\$17,838,145	11,029	45	220	430	2.00	\$0,058	\$0,058
Greenwich	1	21	1,283	\$10,264,000	3,453	174	1,092	1,573	4.00	\$0,240	\$0,240
Hammony	3	71	3,070	\$18,420,000	12,409	220	1,000	1,800	5.00	\$0,239	\$0,239
Hope	4	63	3,189	\$17,540,765	6,321	95	300	600	2.00	\$0,632	\$0,632
Knowlton	2	33	2,608	\$13,040,000	13,355	100	500	1,000	2.00	\$0,052	\$0,218
Pohatcong	4	16	1,116	\$8,118,343	8,156	100	500	1,000	0.50	\$0,174	\$0,174
White	4	97	3,760	\$18,860,240	13,595	150	700	1,300	2.00	\$0,112	\$0,112
County Totals (18)	239	5,073	223,620	\$2,037,089,756	1,329,404	15,155	70,237	136,751		\$183,991	
Municipal Totals (45)	111	2,336	101,798	\$1,175,530,824	493,121	8,753	36,799	63,617		\$608,295	

Note: In some cases County and Municipal project areas overlap. Identified farms may appear on both County and Municipal target farm lists.

Date: 6/8/20

2021 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Hopewell	Cumberland	Hopewell South	26	1153	\$5,119,142	\$4,440						
		1	26	1153	\$5,119,142	\$4,440	158	788	1,231		\$0.020	\$0.020
Upper Deerfield	Cumberland	Upper Deerfield PA	46	3070	\$18,444,560	\$6,008						
Total		1	46	3070	\$18,444,560	\$6,008	396	1,979	3,958	0.00	\$0.000	No Set Amount
Franklin	Gloucester	Northern	15	778	\$5,057,000	\$6,500						
		Central	26	653	\$3,591,500	\$5,500						
		Forest Grove	22	626	\$4,069,000	\$6,500						
		Janvier	1	297	\$1,633,500	\$5,500						
		Main Rd-Piney Hollow	52	1876	\$10,318,000	\$5,500						
Total		5	116	4230	\$24,669,000	\$5,832	598	1,799	3,290	1.00	\$0.123	\$0.655
Woolwich	Gloucester	North	22	497	\$7,455,000	\$15,000						
		East	49	1022	\$15,330,000	\$15,000						
		Southwest	18	803	\$13,546,350	\$15,000						
Total		3	89	2422	\$36,331,350	\$15,000	285	1,920	3,984	5.00	\$0.594	No Set Amount
Alexandria	Hunterdon	Sweet Hollow	6	393	\$3,927,500	\$10,000						
		The Hickory	12	484	\$4,944,800	\$10,000						
		Pittstown	31	1,925	\$19,250,000	\$10,000						
		Delaware River	18	888	\$8,880,000	\$10,000						
Total		4	67	3,700	\$37,002,300	\$10,000	524	1,160	2,137	4.00	\$0.385	\$0.183
Delaware	Hunterdon	PIG I: Sandbrook Headquarters / Locktown	7	1121	\$15,894,000	\$14,000						
		PIG II: Covered Bridge / Dilts Park	12	2092	\$29,288,000	\$14,000						
Total		2	19	3213	\$44,982,000	\$14,000	300	1,500	1,500	6.00	\$0.480	No Set Amount
East Amwell	Hunterdon	East Amwell	14	1289	\$17,766,000	\$14,000.00						
Total		1	14	1289	\$17,766,000	\$14,000	185	925	1,848	4.00	\$0.272	\$0.272
Franklin	Hunterdon	Franklin Project Area	14	1487	\$13,383,000	\$9,000						
Total		1	14	1487	\$13,383,000	\$9,000	288	573	573	3.00	\$0.162	No Set Amount
Holland	Hunterdon	Musconetcong	5	285	\$3,540,000	\$10,000						
		Hawks Schoolhouse	3	285	\$2,850,000	\$10,000						
		Bunn Valley	17	1456	\$14,680,000	\$10,000						
		Holland Station	9	263	\$2,630,000	\$10,000						
Total		4	34	2269	\$23,390,000	\$10,304	703	1,700	2,222	2.00	\$8.078	No Set Amount
Kingwood	Hunterdon	Kingwood	27	2395	\$23,950,000	\$10,000						
Total		1	27	2395	\$23,950,000	\$10,800	170	679	849	5.00	\$0.679	No Set Amount
Readington	Hunterdon	Primary	40	2318	\$34,763,850	\$15,000						
Total		1	40	2318	\$34,763,850	\$15,000	100	600	1,100	2.00	\$0.523	No Set Amount
Tewksbury	Hunterdon	Northwest	32	583	\$11,280,000	\$20,000						
		Oldwick	31	1246	\$24,920,000	\$20,000						

**2021 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS**

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
		Pottersville	9	156	\$3,120,000	\$20,000						
		3	72	1965	\$39,300,000	\$20,000	100	300	1,000	5.00	\$0.679	No Set Amount
Union	Hunterdon	Hoffman	0	0	\$0	\$10,000						
		Pattenburg	9	340	\$3,397,400	\$10,000						
		Pittstown	5	230	\$2,296,500	\$10,000						
		Total	3	14	\$5,693,900	\$10,000	70	150	150	2.00	\$0.140	\$0.006
West Amwell	Hunterdon	West Amwell	6	586	\$5,857,500	\$10,000						
		Total	1	6	\$5,857,500	\$10,000	35	329	563	6.00	\$0.320	\$0.070
Hopewell	Mercer	Central Project Area	8	796	\$15,917,200	\$20,000						
		Total	1	8	\$15,917,200	\$20,000	150	500	854	3.00	\$1.189	No Set Amount
Colts Neck	Monmouth	Colts Neck Project Area	10	595	\$20,825,000	\$35,000						
		Total	1	10	\$20,825,000	\$35,000	26	400	280	1.20	\$0.365	No Set Amount
Holmdel	Monmouth	Holmdel Project Area	10	317	\$19,790,625	\$62,431						
		Total	1	10	\$19,790,625	\$62,431	11	25	85	2.50	\$1.058	No Set Amount
Howell	Monmouth	North Central	6	157	\$3,135,000	\$20,000						
		Manasquan Reservoir South	2	64	\$625,266	\$12,982						
		Manasquan Reservoir West	2	117	\$1,522,300	\$13,000						
		Motedecont	5	56	\$728,000	\$13,000						
		Total	4	15	\$5,482,566	\$13,936	127	370	452	2.00	\$1.439	No Set Amount
Manalapan	Monmouth	Manalapan Project Area	23	1110	\$22,200,000	\$20,000						
		Total	1	23	\$22,200,000	\$20,000	131	659	1,318	2.00	\$1.393	No Set Amount
Marlboro	Monmouth	North	1	95	\$4,750,000	\$50,000						
		Central	9	367	\$5,505,000	\$16,000						
		Southeast	6	172	\$8,600,000	\$50,000						
		Total	3	16	\$18,855,000	\$29,740	47	216	298	1.00	\$0.720	\$0.720
Millstone	Monmouth	Parrineville East	18	800	\$16,000,000	\$20,000						
		Parrineville West	15	959	\$19,180,000	\$20,000						
		Clarksburg East	11	687	\$13,740,000	\$20,000						
		Clarksburg West	7	714	\$14,280,000	\$20,000						
		Total	4	51	\$63,200,000	\$20,000	40	200	400	6.00	\$1.126	No Set Amount
Upper Freehold	Monmouth	Upper Freehold Project Area	106	4431	\$66,465,000	\$15,000						
		Total	1	106	\$66,465,000	\$15,000	550	1,000	1,500	6.00	\$0.785	No Set Amount
Alloway	Salem	North-Central	17	1062	\$10,620,000	\$10,000						
		Total	1	17	\$10,620,000	\$10,000	200	400	600	0.05	\$0.014	No Set Amount
Mannington	Salem	Mannington	47	1111	\$6,666,000	\$6,000						
		Total	1	47	\$6,666,000	\$6,000	25	125	250	2.0	\$0.036	\$0.036

2021 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farm Preservation in Millions
Pilesgrove	Salem	Northern Pilesgrove	28	1983	\$20,821,500	\$10,500						
		U.S. Route 40	8	778	\$7,391,000	\$9,500						
		Commissioners Pike	3	185	\$1,572,500	\$8,500						
		Woodstown-Daretown Road	8	307	\$2,302,500	\$7,500						
		Total	4	47	3253	\$29,785,000	\$9,166	203	1,304	2,608	3.00	\$0.143
Pittsgrove	Salem	North	126	2253	\$16,897,500	\$7,500						
		East	116	2104	\$15,780,000	\$7,500						
		Total	2	242	4357	\$32,677,500	\$7,500	255	1,018	3,054	1.00	\$0.062
Upper Pittsgrove	Salem	UP Project Area	192	8208	\$61,580,000	\$7,500						
Total	1	192	8208	\$61,580,000	\$7,500	700	3,500	7,000	2.00	\$0.066	\$0.067	
Bedminster	Somerset	Bedminster PA	115	5350	\$160,500,000	\$30,000						
Total	1	115	5350	\$160,500,000	\$30,000	500	2,706	2,706	1.50	\$0.367	No Set Amount	
Franklin	Somerset	North	18	591	\$11,820,000	\$20,000						
		South	25	891	\$17,820,000	\$20,000						
		Total	2	43	1482	\$29,640,000	\$20,000	100	500	1,000	5.00	\$5.099
Hillsborough	Somerset	Amwell Valley	5	257	\$5,140,000	\$20,000						
		Mill Lane	3	165	\$3,300,000	\$20,000						
		South	3	48	\$960,000	\$20,000						
		Total	3	11	470	\$9,400,000	\$20,000	100	500	1,000	2.80	\$1.529
Montgomery	Somerset	Montgomery Twp. PA	18	812	\$27,962,032	\$34,436						
Total	1	18	812	\$27,962,032	\$34,436	50	300	454	4.00	\$1.566	No Set Amount	
Peapack/Gladstone	Somerset	Essex Hunt Club	3	124	\$3,720,000	\$30,000						
		Raritan Valley	8	263	\$7,890,000	\$30,000						
		Total	2	11	387	\$11,610,000	\$30,000	20	85	160	3.00	\$0.222
Frankford	Sussex	Agricultural Heartland	23	1843	\$10,268,750	\$6,250						
		Agricultural Uplands	21	685	\$4,281,250	\$6,250						
		Kittatinny Valley West	11	401	\$2,506,250	\$6,250						
		Papackating Creek Valley	17	703	\$4,393,750	\$6,250						
		Total	4	72	3432	\$21,460,000	\$6,250	63	350	700	0.05	\$0.080
Green	Sussex	Whittingham	32	878	\$5,707,000	\$6,500						
		Pequest Valley	18	605	\$3,932,500	\$6,500						
		Tranquility Valley	3	349	\$2,288,500	\$6,500						
		Total	3	53	1832	\$11,908,000	\$6,500	150	675	1,300	0.02	\$0.064
Blairstown	Warren	North	10	127	\$889,000	\$7,000						
		Route 94 North	12	209	\$1,463,000	\$7,000						
		Central	11	494	\$3,458,000	\$7,000						
		South	37	1135	\$7,945,000	\$7,000						
		Total	4	70	1965	\$13,755,000	\$7,000	100	500	1,000	2.00	\$0.149

2021 MUNICIPAL PLANNING INCENTIVE GRANT
FINAL APPROVAL APPLICATIONS

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 /\$100	Annual Tax Revenue In Millions	Annual Tax for Farm Preservation In Millions
Franklin	Warren	Musconetcong Valley	54	1960	12,740,000	\$6,500						
		Pohatcong Ridge	25	1027	6,675,500	\$6,500						
		Pohatcong Valley East	47	1738	11,297,000	\$6,500						
		Pohatcong Valley West	24	975	6,337,500	\$6,500						
Total		4	150	5700	\$37,050,000	\$6,500	225	1,000	1,900	1.00	\$0.042	Undetermined
Freylinghuysen	Warren	Paulins Kill Valley	5	134	870,285	\$6,500						
		Martinsburg Ridge	39	1704	11,079,120	\$6,500						
		Hope Preservation Area	5	91	590,980	\$6,500						
		Limestone Valley Trout Brook	8	249	1,617,330	\$6,500						
		Allamuchy Farmland Belt	13	373	2,425,930	\$6,500						
		Limestone Valley Bear Brook	6	193	1,254,500	\$6,500						
		Johnsonburg Center	0	0	0	\$6,500						
Total		7	76	2744	17,838,145	\$6,500	45	220	430	2.00	\$0.059	\$0.058
Greenwich	Warren	Greenwich Project Area	21	1283	10,264,000	\$8,000						
Total		1	21	1283	10,264,000	\$8,000	174	1,092	1,573	4.00	\$0.240	\$0.240
Harmony	Warren	Project Area 1	18	905	\$5,430,000	\$6,000						
		Project Area 2	28	1244	\$7,484,000	\$6,000						
		Project Area 3	25	921	\$5,526,000	\$6,000						
Total		3	71	3070	18,420,000	\$6,000	220	1,000	1,800	5.00	\$0.239	\$0.239
Hope	Warren	Project Area 1	39	1836	\$10,108,560	\$5,500						
		Project Area 2	8	577	\$3,173,280	\$5,500						
		Project Area 3	9	334	\$1,839,420	\$5,500						
		Project Area 4	7	440	\$2,419,505	\$5,500						
Total		4	63	3189	\$17,540,765	\$5,500	65	300	600	2.00	\$0.632	\$0.632
Knowlton	Warren	Project Area 1	9	801	\$4,005,000	\$5,000						
		Project Area 2	24	1807	\$9,035,000	\$5,000						
Total		2	33	2608	\$13,040,000	\$5,000	100	500	1,000	2.00	\$0.052	\$0.218
White	Warren	North	34	937	\$4,707,488	\$5,024						
		South	13	398	\$1,899,552	\$5,024						
		East	4	43	\$216,032	\$5,024						
		West	46	2382	\$11,987,168	\$5,024						
Total		4	97	3760	\$18,890,240	\$5,024	150	700	1,300	2.00	\$0.112	\$0.112
2021 MUN. PIG FINAL APPROVAL TOTALS												
42	9	97	2,205	94,458	\$1,085,952,375		7,892	33,388	57,890		\$22.919	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2020R5(4)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
GLOUCESTER COUNTY**

**for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Haynicz, Daniel William and Kathleen ("Owners")
SADC ID#08-0214-PG
Elk Township, Gloucester County
N.J.A.C. 2:76-17 et seq.**

MAY 28, 2020

WHEREAS, on January 11, 2019 it was determined that the application for the sale of a development easement for the subject farm identified as Block 175, Lot 7, Elk Township, Gloucester County, totaling 27.253 gross surveyed acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

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

WHEREAS, the targeted Property is located in the County's Still Run Project Area; and

WHEREAS, the Property includes one (1), 1-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses and one (1) 6.5-acre severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in 19.753 net surveyed acres to be preserved; and

WHEREAS, the 1-acre Nonseverable Exception Area:

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

WHEREAS, the 6.5-acre Severable Exception Area:

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

WHEREAS, the portion of the Property outside the exception area includes:

- 1) zero (0) housing opportunities
- 2) zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) zero (0) agricultural labor units
- 4) no pre-existing non-agricultural uses; and

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

WHEREAS, the Property has a quality score of 62.49 which exceeds 42, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on April 26, 2019 the SADC certified a development easement value of \$9,250 based on zoning and environmental regulations in place as of the current valuation date February 5, 2019; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$9,250 per acre for the development easement for the Property; and

WHEREAS, on March 5, 2020 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 February 6, 2020, the Elk Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on May 16, 2019, the Gloucester County Agriculture Development Board passed a resolution granting final approval for the pre-acquisition of the development easement on the Property and for the submission to the SADC for cost share funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 4, 2020 the County of Gloucester passed a resolution granting final approval for a commitment of funding for \$9,250 per for the pre-acquisition of the development easement; and

WHEREAS, the Gloucester County Board of Chosen Freeholders closed on the development easement on April 23, 2020 for \$182,715.25 (\$9,250 per acre) which was recorded on April 24, 2020 in the Gloucester County Clerk's Office in Deed Book 6272, Page 55; and

WHEREAS, the estimated cost share breakdown is as follows (based on 19.753 surveyed acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$109,629.15	(\$5,550/acre)
County	\$ 73,086.10	(\$3,700/acre)
Total Easement Purchase	\$182,715.25	(\$9,250/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting \$109,629.15 in base grant funding which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising 19.753 net surveyed easement acres, at a State cost share of \$5,550 per acre, (60% of certified easement value and purchase price), for a total grant of approximately \$109,629.15 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.
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.

___5/28/2020___
Date

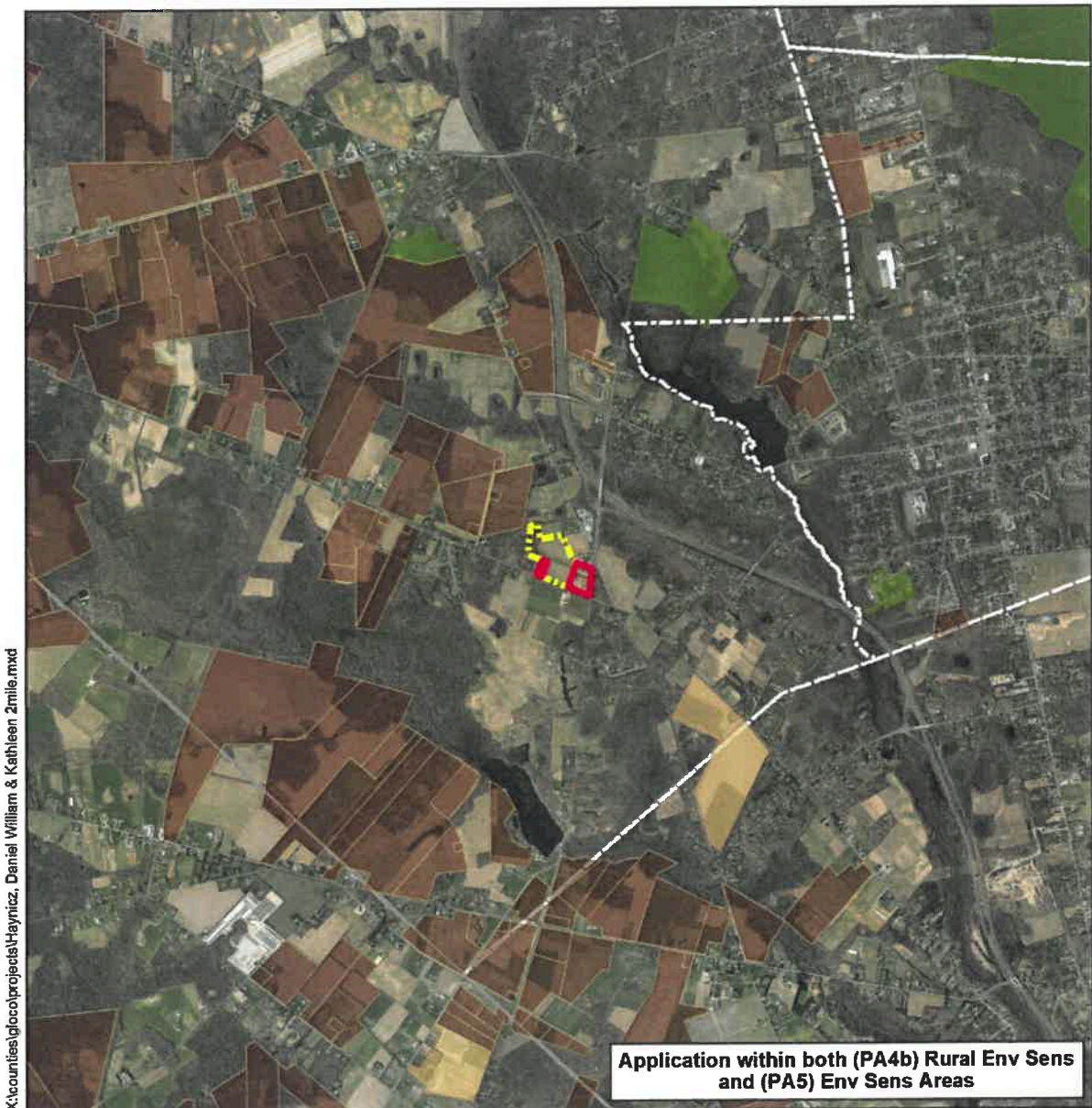


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Martin Bullock	YES
Richard Norz	YES
Roger Kumpel	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Preserved Farms and Active Applications Within Two Miles



X:\counties\gloucester\projects\Haynicz, Daniel William & Kathleen 2mile.mxd

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

Haynicz, Daniel William & Kathleen
Block 175 Lots P/O 7 (20.3 ac); P/O 7-ES (severable - 6.5 ac)
& P/O 7-EN (non-severable exception - 1.0 ac)
Gross Total = 27.8 ac
Elk Twp., Gloucester County

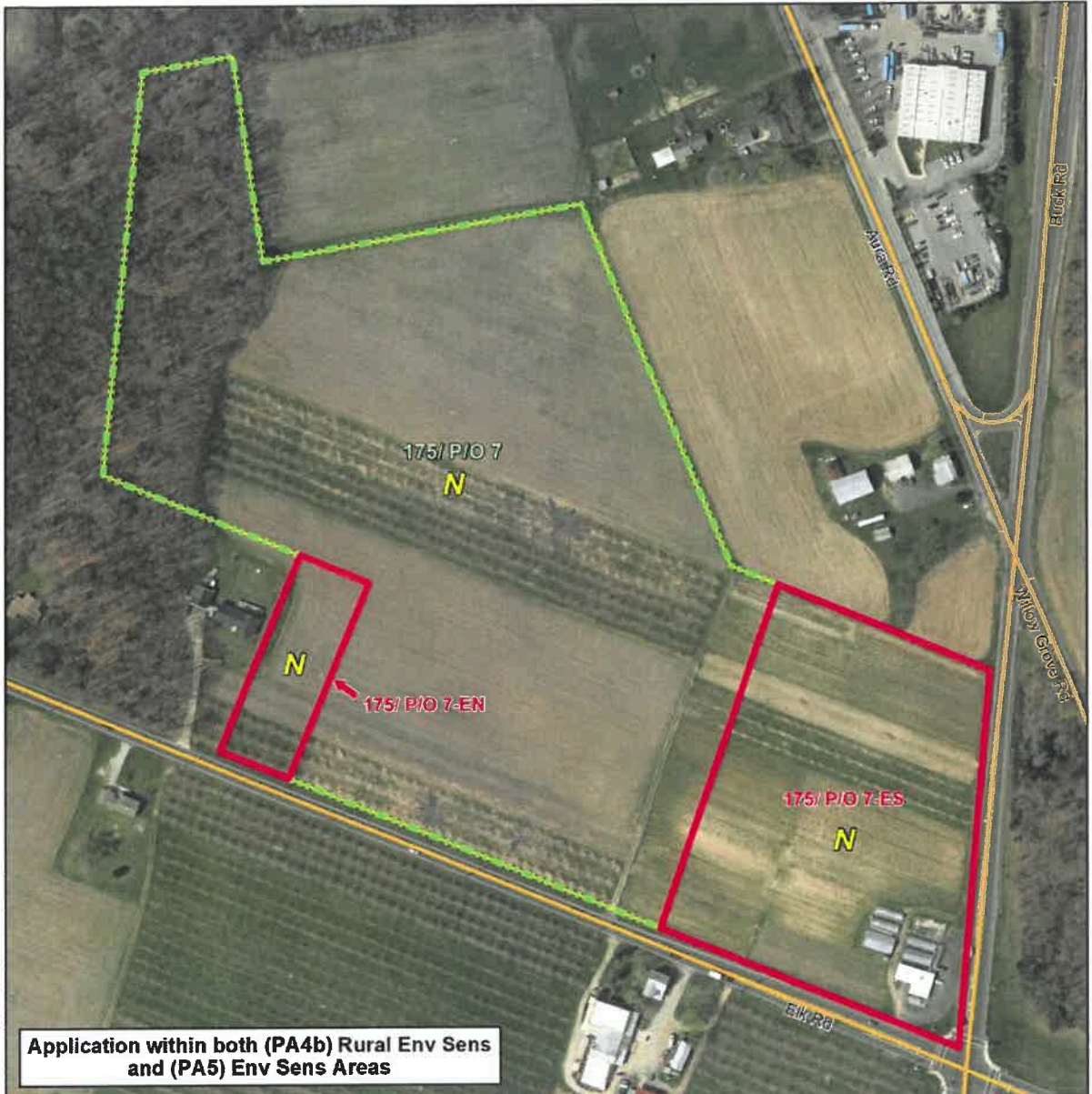


- Property In Question
- Exceptions
- Preserved Easements
- Transfer Development Rights (TDR)
Preserved: Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, & State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

Wetlands



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

Haynicz, Daniel William & Kathleen
 Block 175 Lots P/O 7 (20.3 ac); P/O 7-ES (severable - 6.5 ac)
 & P/O 7-EN (non-severable exception - 1.0 ac)
 Gross Total = 27.8 ac
 Elk Twp., Gloucester County



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

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

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

Wetlands Legend:
 F - Freshwater Wetlands
 L - Linear Wetlands
 M - Wetlands Modified for Agriculture
 T - Tidal Wetlands
 N - Non-Wetlands
 S - 500' Buffer
 W - Water

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

Haynicz, Daniel William & Kathleen
08- 0214-PG
County PIG Program
20 Acres

Block 175	Lot 7	Elk Twp.	Gloucester County			
SOILS:		Prime	100%	.15	=	15.00
					SOIL SCORE:	15.00
TILLABLE SOILS:		Cropland Harvested	84%	.15	=	12.60
		Woodlands	16%	0	=	.00
					TILLABLE SOILS SCORE:	12.60
FARM USE:		Corn-Cash Grain	17 acres			
		Deciduous Tree Fruit	3 acres			Cherry
		Vegetable & Melons	4 acres			Cucumber, Squash, Mixed
		Berry	1 acres			Strawberries

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st one (1) acres for Future dwelling
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)
 - 2nd (6.5) acres for Subdivision/flexibility/SF residence
Exception is severable
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 amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2020R5(5)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
GLOUCESTER COUNTY
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Racite, Kathleen Aders ("Owner")
SADC ID#08-0210-PG
Logan Township, Gloucester County
N.J.A.C. 2:76-17 et seq.**

May 28, 2020

WHEREAS, on September 11, 2018 it was determined that the application for the sale of a development easement for the subject farm identified as Block 1004, Lot 9, Logan Township, Gloucester County, totaling 36.738 gross surveyed acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the County has met the County Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17.6 - 7; and

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

WHEREAS, the targeted Property is located in the County's Delaware River Project Area; and

WHEREAS, the Property includes one (1) 1-acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in 35.738 surveyed net acres to be preserved; and

WHEREAS, the nonseverable Exception Area:

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

WHEREAS, the Landowner and County have identified the location a future driveway to the exception area and are relieved from the approval process required in SADC Policy P-41 so long as the driveway is constructed in the location set forth on Schedule A, subject to applicable laws, regulations and approvals; and

WHEREAS, the portion of the Property outside the exception area includes:

- 1) zero (0) housing opportunities
- 2) no Residual Dwelling Site Opportunity (RDSO)
- 3) zero (0) agricultural labor units
- 4) no pre-existing non-agricultural uses; and

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

WHEREAS, the Property has a quality score of 77.91 which exceeds 42, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 28, 2019 the SADC certified a development easement value of \$7,800 per acre based on zoning and environmental regulations in place as of the current valuation date November 11, 2018; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$7,800 per acre for the development easement for the Property; and

WHEREAS, on March 5, 2020, 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 February 4, 2020, the Logan Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 21, 2019, the Gloucester County Agriculture Development Board passed a resolution granting final approval for the pre-acquisition of the development easement on the Property and for the submission to the SADC for cost share funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on March 18, 2020, the County of Gloucester passed a resolution granting final approval for a commitment of funding for \$7,800 per acre for the pre-acquisition of the development easement; and

WHEREAS, subsequent to purchasing the development easement, the County will request a cost share reimbursement from the SADC; and

WHEREAS, there is a 0.696-acre water boundary that the SADC will not cost share on, however the County has covered the full purchase price on this area (\$5,428.80); and

WHEREAS, the estimated cost share breakdown is as follows (based on 35.738 surveyed acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$168,201.60	(\$4,800/acre) (based on 35.042 acres due to water boundary)
<u>County</u>	<u>\$110,554.80</u>	<u>(\$3,000/acre)</u> (+\$5,428.80 to cover water boundary)
Total Easement Purchase	\$278,756.40	(\$7,800/acre)

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the County is requesting \$168,201.60 in base grant funding which is available at this time (Schedule B); and

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising 35.738 net surveyed easement acres, at a State cost share of \$4,800 per acre, (61.54% of certified easement value and 60.34% purchase price), for a total grant of approximately \$168,201.60 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.
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.

5/28/2020
Date

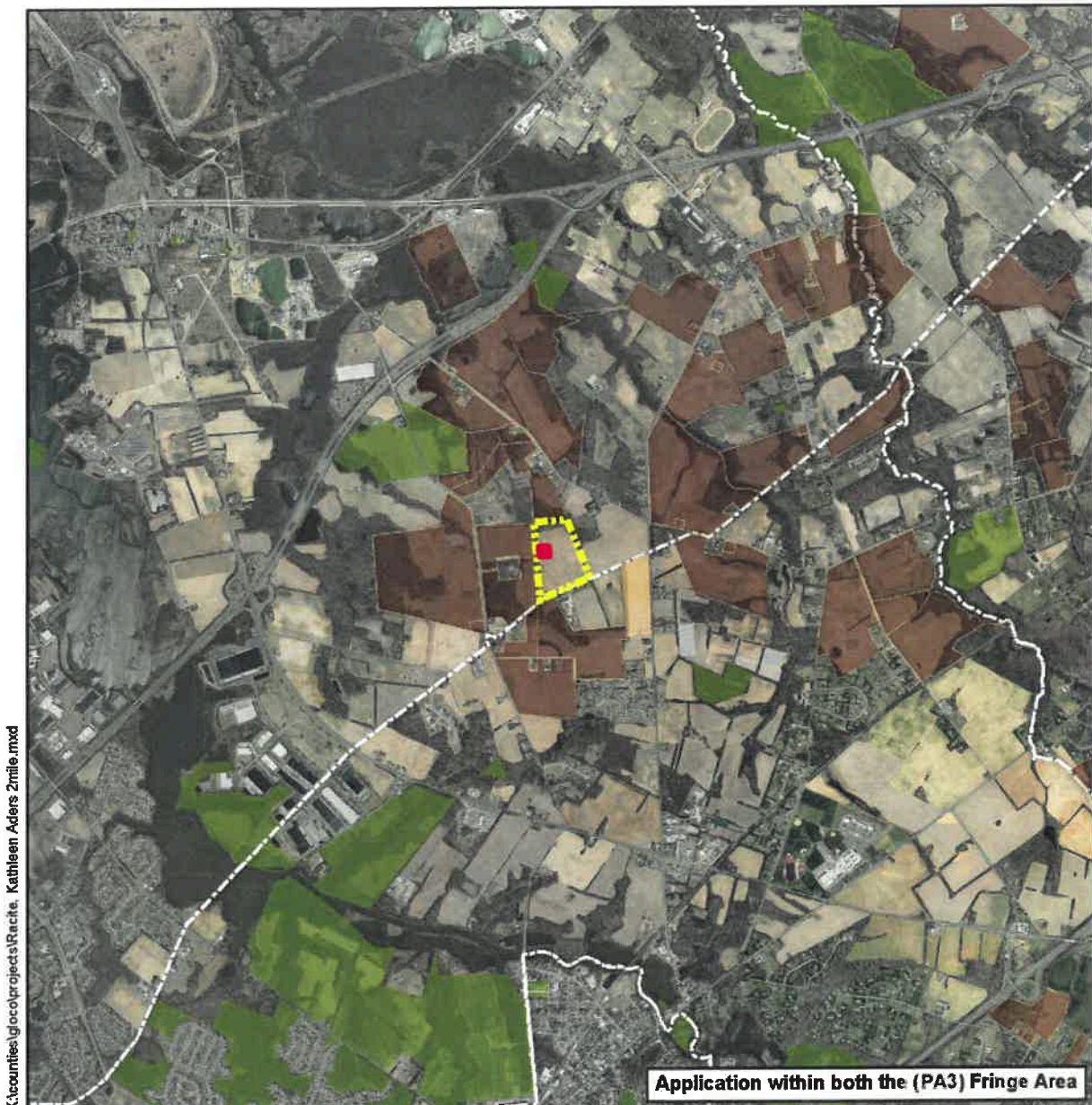


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Martin Bullock	YES
Richard Norz	YES
Roger Kumpel	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Preserved Farms and Active Applications Within Two Miles



X:\counties\glouc\projects\Racite_Kathleen Aders 2mile.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Racite, Kathleen Aders
Block 1004 Lots P/O 9 (36.1 ac)
& P/O 9-EN (non-severable exception - 1.0 ac)
Gross Total = 37.1 ac
Logan Twp, Gloucester County



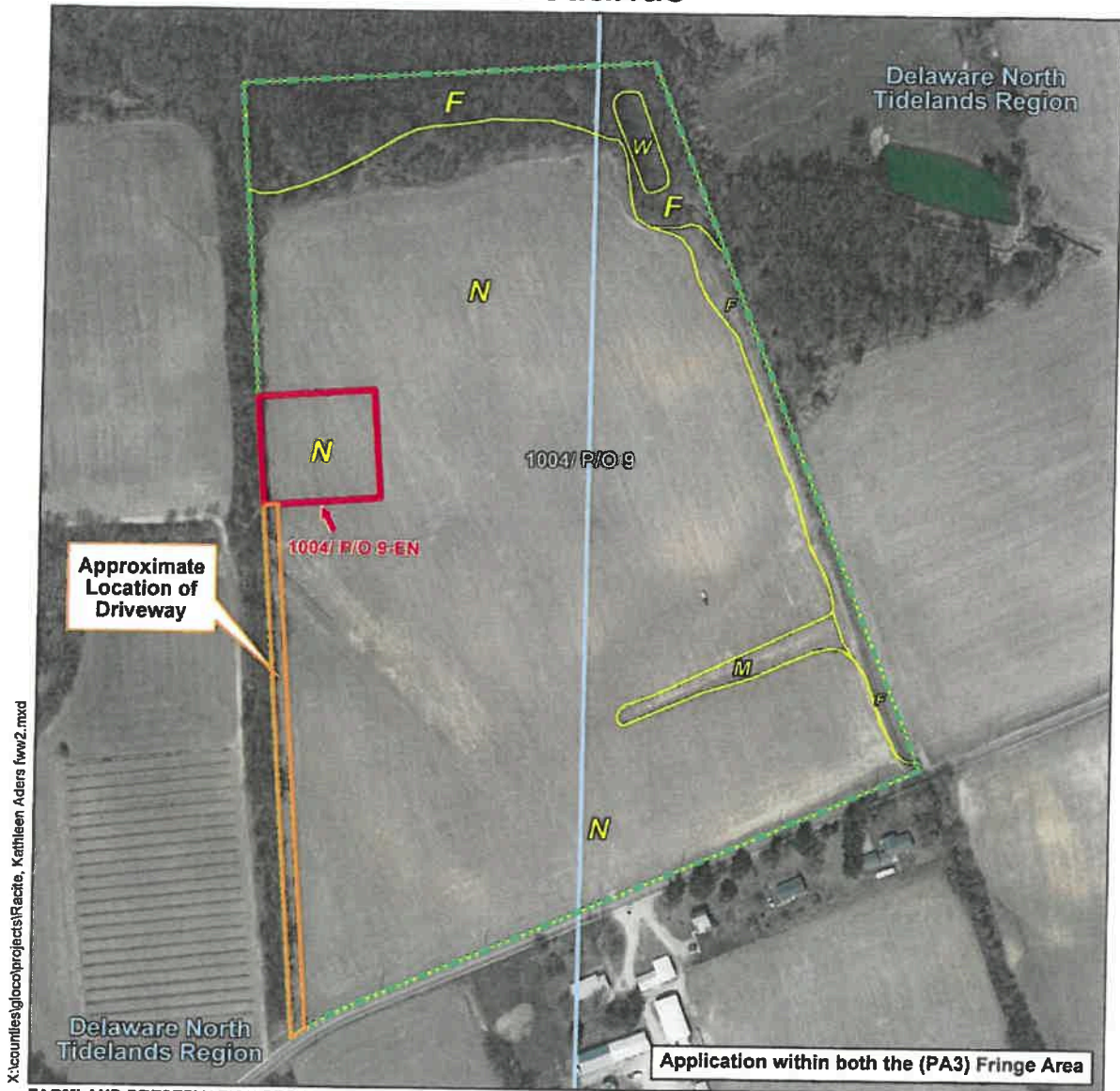
	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Preserved Easements
	Transfer Development Rights (TDR) Preserved; Highlands, Pinelands and Municipal
	Active Applications
	County Boundaries
	Municipal Boundaries
	Municipal, County and Non-Profit Preserved Open Space,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



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

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

Wetlands



X:\counties\gloucester\projects\Racite, Kathleen Aders fww2.mxd

Application within both the (PA3) Fringe Area

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

Racite, Kathleen Aders
Block 1004 Lots P/O 9 (36.1 ac)
& P/O 9-EN (non-severable exception - 1.0 ac)
Gross Total = 37.1 ac
Logan Twp, Gloucester County



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

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

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The 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 delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



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

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

State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase

Racite, Kathleen Aders
 08- 0210-PG
 County FIG Program
 36 Acres

Block 1004	Lot 9	Logan Twp.	Gloucester County	
SOILS:		Prime	85% * .15	- 12.75
		Statewide	11% * .1	- 1.10
		Unique zero	4% * 0	- .00
				SOIL SCORE: 13.85
TILLABLE SOILS:		Cropland Harvested	87% * .15	- 13.05
		Wetlands/Water	11% * 0	- .00
		Woodlands	2% * 0	- .00
				TILLABLE SOILS SCORE: 13.05
FARM USE:	Cash Grains		33 acres	Harley

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

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use:
 - b. Exceptions:
 - 1st one (1) acres for Homestead
 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 amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2020R5(6)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
HARMONY TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of McLain, James, F. ("Owner")
SADC ID# 21-0618-PG
Harmony Township, Warren County
N.J.A.C. 2:76-17A. et seq.**

MAY 28, 2020

WHEREAS, on June 11, 2019 it was determined that the application for the sale of a development easement for the subject farm identified as Block 44, Lots 15 and 19, Harmony Township, Warren County, totaling approximately 140.8 gross acres hereinafter referred to as "the Property" (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the Township has met the Township Planning Incentive Grant ("PIG") criteria pursuant to N.J.A.C. 2:76-17A.6 - 7; and

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

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

WHEREAS, the Property includes one (1), approximately 1-acre non-severable exception area for a future single family residential unit and one (1) 0.5-acre non-severable exception area to afford future flexibility for nonagricultural uses and limited to zero (0) single family residential units resulting in approximately 139.3 net acres to be preserved; and

WHEREAS, the nonseverable Exception Areas:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) The 1-acre exception shall be restricted to one (1) single family residential unit
- 4) The 0.5-acre exception shall be restricted to zero (0) single family residential units
- 5) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the portion of the Property outside the exception area includes:

- 1) Two (2) single family residential units
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) zero (0) agricultural labor units
- 4) no pre-existing non-agricultural uses; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 23, 2020 the SADC certified a development easement value of \$5,700 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$5,400 per acre based on zoning and environmental regulations in place as of the current valuation date August 2019; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the Township's offer of \$5,700 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on May 5, 2020, the Harmony Township Committee approved the application for the sale of development easement and a funding commitment of \$975 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on May 21, 2020, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on May 27, 2020, the County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$975 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 139.3 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$522,375	(\$3,750/acre)
Harmony Township	\$137,817.50	(\$975/acre)
<u>Warren County</u>	<u>\$135,817.50</u>	<u>(\$975/acre)</u>
Total Easement Purchase	\$794,010	(\$5,700/acre)

WHEREAS, the Township is requesting \$3,750 per acre or approximately \$522,375 and sufficient funds are available (Schedule B); and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Property, comprising

approximately 139.3 net easement acres, at a State cost share of \$3,750 per acre, (65.79% of certified easement value and purchase price), for a total grant of approximately \$522,375 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).

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

5/28/2020
Date

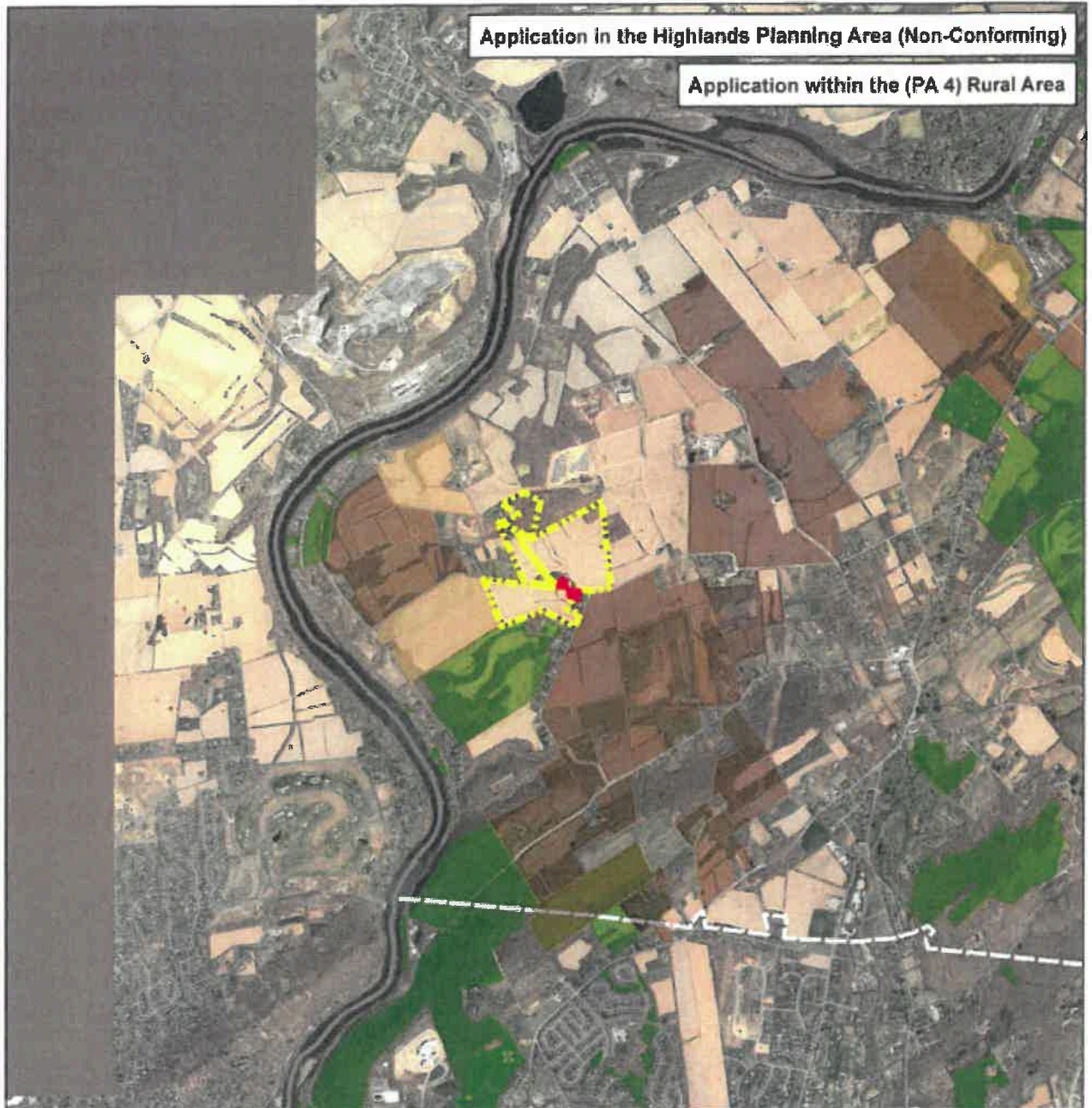


Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Martin Bullock	YES
Richard Norz	YES
Roger Kumpel	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Preserved Farms and Active Applications Within Two Miles



X:\counties\warco\projects\McLain, James W\2miles.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

McLain, James W.
 Block 44 Lots 19 (15.0 ac); P/O 15 (69.9 ac)
 & P/O 15-EN (non-severable exception - 0.5 ac)
 Block 45 Lot 1 (15.9 ac); Block 46 Lots P/O 3 (38.5 ac)
 & P/O 3-EN (non-severable exception - 1.0 ac)
 Gross Total = 140.8 ac
 Harmony Twp., Warren County



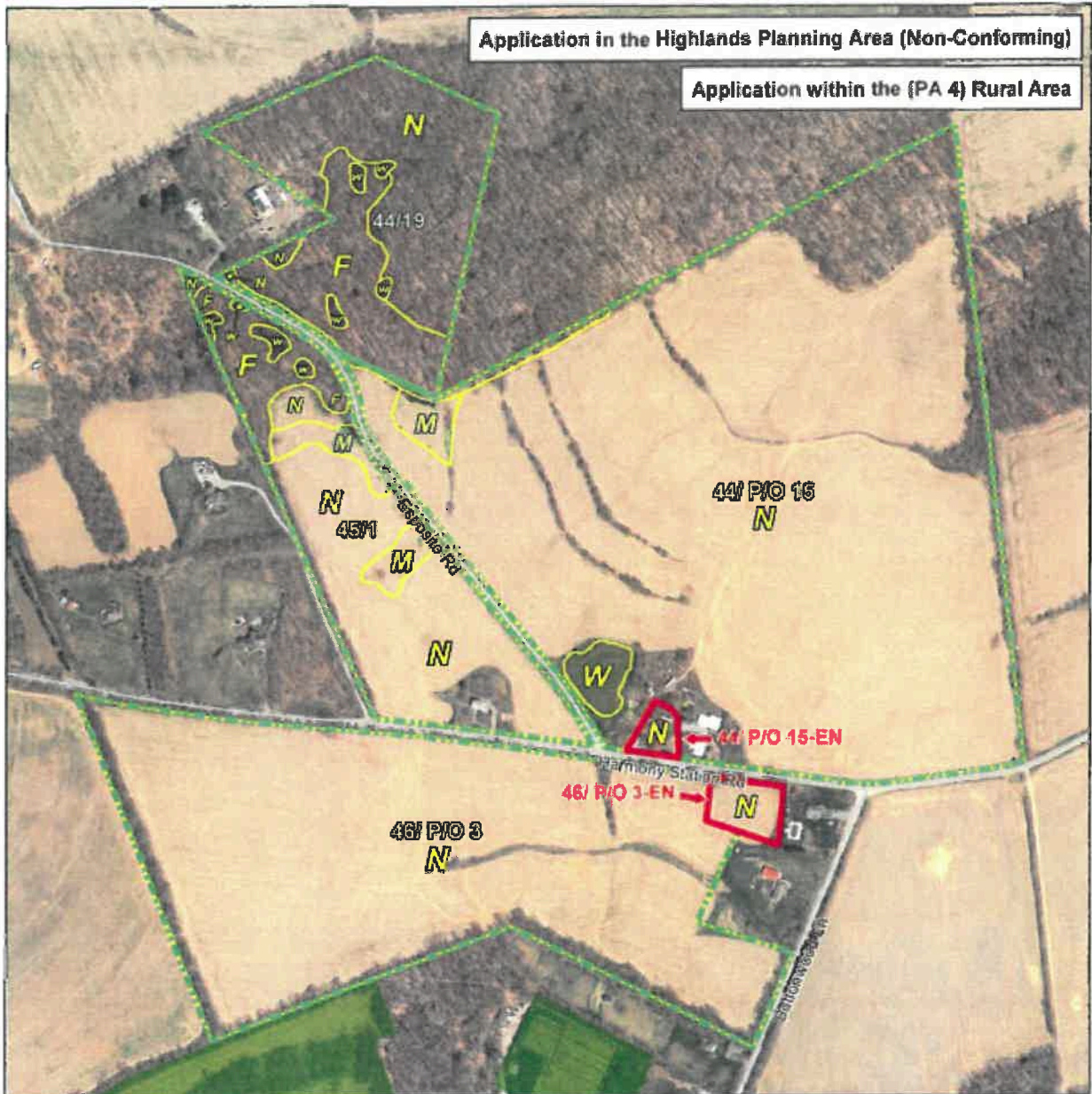
- Property in Question
- Exceptions
- Preserved Easements
- Transfer Development Rights (TDR)
- Preserved Highlands, Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit Preserved Open Spaces, State Owned Conservation Easements, &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



Sources:
 NJ Farmland Preservation Program
 Open Acres Conservation Easement Data
 Protected Areas Database of the United States (PAD-US)
 NJCRGIS 2013 Digital Aerial Image

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

Wetlands



X:\counties\warco\projects\McLain, James W\war.mxd

Application in the Highlands Planning Area (Non-Conforming)

Application within the (PA 4) Rural Area

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

McLain, James W.
Block 44 Lots 19 (15.0 ac); P/O 15 (89.9 ac)
& P/O 15-EN (non-severable exception - 0.5 ac)
Block 45 Lot 1 (15.9 ac); Block 46 Lots P/O 3 (38.5 ac)
& P/O 3-EN (non-severable exception - 1.0 ac)
Gross Total = 140.8 ac
Harmony Twp., Warren County



Source:
NJ Farmland Preservation Program
Green Acres Commission Easement Data
Planned Area to Database of the United States (PAD-US)
NCEP Wetlands Data
NJ Highlands Council Data
NCEM/DOGR 2013 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 production, accuracy and precision of the GIS data contained on this file and map shall not be, nor be intended to be, relied upon in matters requiring certification and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a Licensed Professional Land Surveyor.

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

Wetlands Legend:
F - Freshwater Wetlands
1 - Linear Wetlands
A - Wetlands Modified for Agriculture
T - Tidal Wetlands
M - Non-Wetlands
B - 307 Buffer
W - Water

State Agriculture Development Committee
SADC Final Review: Development Easement Purchase

McLain, James W.
21- 0618-PG
PIG EP - Municipal 2007 Rule
139 Acres

Block 44	Lot 15	Phillipsburg Town	Warren County		
Block 44	Lot 19	Phillipsburg Town	Warren County		
Block 45	Lot 1	Phillipsburg Town	Warren County		
Block 46	Lot 3	Phillipsburg Town	Warren County		
SOILS:		Prime	80% *	.15	= 12.00
		Statewide	20% *	.1	= 2.00
					SOIL SCORE: 14.00
TILLABLE SOILS:		Cropland Harvested	77% *	.15	= 11.55
		Wetlands/Water	7% *	0	= .00
		Woodlands	16% *	0	= .00
					TILLABLE SOILS SCORE: 11.55
FARM USE:	Soybeans-Cash Grain		116 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 (.5) acres for Machine shed/saw mill and future flexibility
Exception is not to be severed from Premises
Exception is to be limited to zero future single family residential unit(s)
 - 2nd one (1) acres for Future single family residence
Exception is not to be severed from Premises
limited to one (1) future single family residence
 - c. Additional Restrictions: No Additional Restrictions
 - d. Additional Conditions: No Additional Conditions
 - e. Dwelling Units on Premises:
Standard Single Family - 2 (two) existing single family residences
 - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
RESOLUTION FY2020R5(7)
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO
KNOWLTON TOWNSHIP
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Brook Hollow Winery, LLC (“Owners”)
SADC ID# 21-0617-PG
Knowlton Township, Warren County
N.J.A.C. 2:76-17A. et seq.**

MAY 28, 2020

WHEREAS, on April 26, 2019 it was determined that the application for the sale of a development easement for the subject farm identified as Block 10, Lot 6, Knowlton Township, Warren County, totaling approximately 15.2 gross acres hereinafter referred to as “the Property” (Schedule A) was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a) and the Township has met the Township Planning Incentive Grant (“PIG”) criteria pursuant to N.J.A.C. 2:76-17A.6 - 7; and

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

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

WHEREAS, the Property includes one (1), approximately 3.5-acre non-severable exception area to afford future flexibility for nonagricultural uses resulting in approximately 11.7 net acres to be preserved; and

WHEREAS, the non-severable Exception Area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be restricted to zero (0) single family residential units
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the portion of the Property outside the exception area includes:

- 1) zero (0) exceptions,
- 2) zero (0) housing opportunities
- 3) zero (0) agricultural labor units
- 4) no pre-existing non-agricultural uses; and

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

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 27, 2020 the SADC certified a development easement value of \$18,000 per acre based on zoning and environmental regulations in place as of the current valuation date August 2019; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the Township’s offer of \$18,000 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on April 23, 2020, the Knowlton Township

Committee approved the application for the sale of development easement and a funding commitment of \$3,600 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on May 21, 20220, the County Agriculture Development Board passed a resolution granting final approval for the development easement acquisition on the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13 on May 27, 2020, the County Board of Chosen Freeholders passed a resolution granting final approval and a commitment of funding for \$3,600 per acre to cover the local cost share; and

WHEREAS, the estimated cost share breakdown is as follows (based on 11.7 acres):

	<u>Total</u>	<u>Per/acre</u>
SADC	\$126,360	(\$10,800/acre)
Knowlton Township	\$ 42,120	(\$3,600/acre)
<u>Warren County</u>	<u>\$ 42,120</u>	<u>(\$3,600/acre)</u>
Total Easement Purchase	\$210,600	(\$18,000/acre)

WHEREAS, the Township is requesting \$10,800 per acre or approximately \$126,360 and sufficient funds are available (Schedule B); and

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

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

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

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the Township for the purchase of a development easement on the Property, comprising approximately 11.7 net easement acres, at a State cost share of \$10,800 per acre, (60% of certified easement value and purchase price), for a total grant of approximately \$126,360 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C).
3. Should additional funds be needed and grant funding be available, the grant may be adjusted to utilize unencumbered grant funds.

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

____5/28/2020____
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

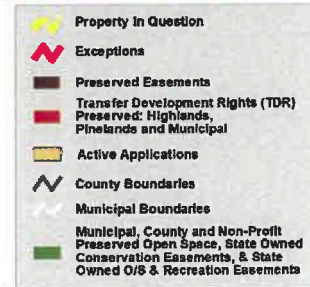
Douglas Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Martin Bullock	YES
Richard Norz	YES
Roger Kumpel	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	YES

Preserved Farms and Active Applications Within Two Miles



FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Brook Hollow Winery LLC (Lot 6)
Block 10 Lots P/O 6 (11.7 ac);
& P/O 6-EN (non-severable exception - 3.5 ac)
Gross Total = 15.2 ac
Knowlton Twp., Warren County



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

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

Wetlands



X:\counties\warco\projects\Brook Hollow Winery LLC (Lot 6) \www.mxd

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Brook Hollow Winery LLC (Lot 6)
Block 10 Lots P/O 6 (11.7 ac);
& P/O 6-EN (non-severable exception - 3.5 ac)
Gross Total = 15.2 ac
Knowlton 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

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 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.



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

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

April 25, 2019

State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase

Brook Hollow Winery LLC (Lot 6)
 21- 0617-PG
 FIG EP - Municipal 2007 Rule
 12 Acres

Block 10	Lot 6	Knowlton Twp.	Warren County	
SOILS:		Other	6% * 0	- .00
		Statewide	94% * .1	- 9.40
				SOIL SCORE: 9.40
TILLABLE SOILS:		Cropland Harvested	88% * .15	- 13.20
		Woodlands	12% * 0	- .00
				TILLABLE SOILS SCORE: 13.20
FARM USE:	Grape		19 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 (3.5) acres for For winery
 Exception is not to be severed from Premises
 Restricted to zero (0) single family residential units
 - 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 FY2020R5(8)
FINAL REVIEW AND APPROVAL OF A NONPROFIT GRANT TO
The Land Conservancy of New Jersey (TLCNJ)
for the
PURCHASE OF A DEVELOPMENT EASEMENT
On the Property of Santini, Matthew, Robert & Sharon (Promised Land) (“Owners”)
FY20 Non Profit Round – SADC #21-0044-NP**

MAY 28, 2020

WHEREAS, on April 5, 2019 the State Agriculture Development Committee (“SADC”), received a non-profit cost share grant application from The Land Conservancy of New Jersey (TLCNJ) for the Santini, Matthew, Robert & Sharon (Promised Land) farm identified as Block 57, Lot 31.01, Franklin Township, Warren County, totaling approximately 57.42 gross acres hereinafter referred to as “Property” (Schedule A); and

WHEREAS, the Property is in the Highlands Planning Area; and

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

WHEREAS, the Property also includes one (1), approximately 1-acre non-severable exception area for a future single family residence and to afford future flexibility for nonagricultural uses, resulting in approximately 56.42 net acres to be preserved; and

WHEREAS, the Exception Area:

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

WHEREAS, the portion of the Property outside the exception area includes:

- 1) zero (0) housing opportunities
- 2) zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) zero (0) agricultural labor units
- 4) no pre-existing non-agricultural uses; and

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

WHEREAS, on June 27, 2019 the SADC granted preliminary approval by Resolution #FY2019R6(1) to the Nonprofit application and appropriated \$933,875 for the acquisition of development easement on five farms including the Santini farm; and

WHEREAS, TLCNJ will assign the Deed of Easement to the County immediately after closing on the Deed of Easement; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to TLCNJ for the Property easement acquisition application subject to compliance with N.J.A.C. 2:76-16.
3. The SADC approves the assignment of the Deed of Easement from TLCNJ to Warren County provided the SADC reviews and approves in advance all documentation to accomplish the assignment including, but not limited to, review of survey, title, and assignment document.
4. The SADC shall provide a cost share grant not to exceed \$2,325 per acre (total of approximately \$131,176.50 based on 56.42 acres) to TLCNJ for the development easement acquisition on the Property, subject to the availability of funds.
5. The application is subject to the conditions contained in (Schedule B).
6. The SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1.
7. The SADC's cost share grant to TLCNJ for the development easement purchase on the Property shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement.
8. The SADC authorizes Douglas Fisher, Secretary of Agriculture as Chairperson of the SADC or Executive Director Susan E. Payne to execute all documents necessary to provide a grant to TLCNJ for the acquisition of a development easement on the Property.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

5/28/2020
Date



Susan E. Payne, Executive Director
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Cecile Murphy (rep. DEP Commissioner McCabe)	YES
Gina Fischetti (rep. DCA Commissioner Oliver)	YES
Ralph Siegel (rep. State Treasurer Muoio)	ABSENT
Martin Bullock	YES
Richard Norz	YES
Roger Kumpel	YES
Denis C. Germano, Esq.	YES
Pete Johnson	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Waltman	

Preserved Farms and Active Applications Within Two Miles



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

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

Application within the Highlands Planning Area (Non-Conforming)

**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



- 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 D/S & Recreation Easements



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

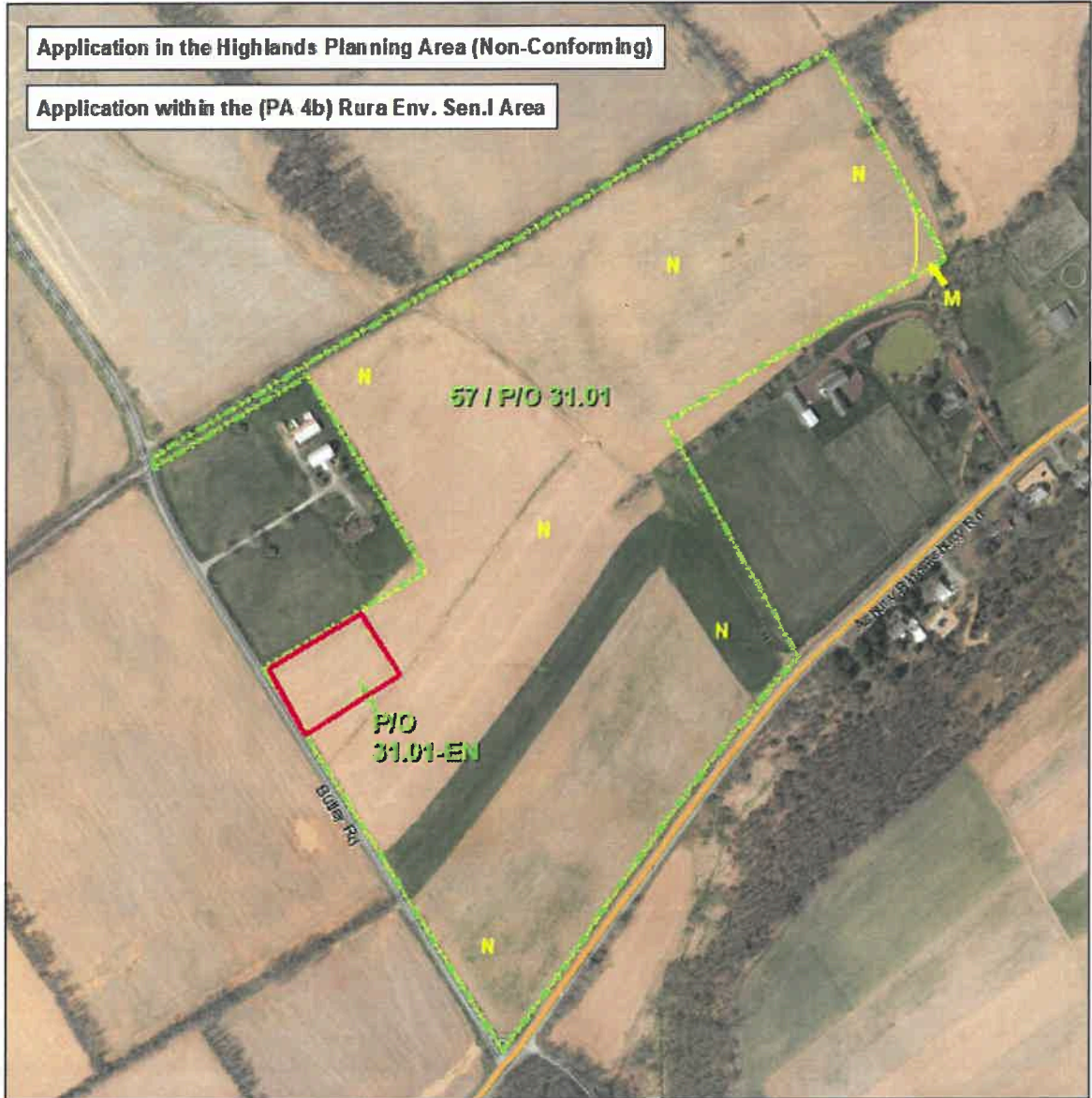
NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors.

Wetlands

Application in the Highlands Planning Area (Non-Conforming)

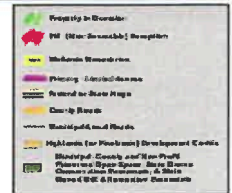
Application within the (PA 4b) Rura Env. Sen.I Area

X:\boundaries\arco\proj\da\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 ac)
& P/O Lot 31.01-EN (non-severable exception – 1.5 ac)
Gross Total – 57.42 ac
Franklin Twp. Warren County



Wetlands Legend:
P - Freshwater Wetlands
T - Tidal Wetlands
M - Wetlands Modified for Agriculture
Y - Tidal Wetlands
N - Non-Wetlands
W - Water

DISCLAIMER: Any use of this product without the accuracy and precision should 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 relied upon in matters requiring determination and location of true ground boundaries and/or other critical conditions which should be obtained by an independent survey conducted by a licensed Professional Land Surveyor.

Sources:
NJ Farmland Preservation Program
County Acres Current and Past
Protected Areas Database of the United States (PAD-US)
NJ Wetlands Data
NJ Pinelands Data
NJ Highlands Data
NJ Pinelands Commission (NJ State
NJDC) 10/15/2015 Digital Aerial Imagery

Schedule B

State Agriculture Development Committee
 SADC Final Review: Development Easement Purchase

Santini, Matthew C., Robert A., & Sharon A. (Promised Land)

21- 0044-NP

FY 2020 Easement Purchase - Nonprofit

64 Acres

Block 57	Lot 31.01	Franklin Twp.	Warren County	
SOILS:		Prime	99% * .15	= 14.85
		Statewide	1% * .1	= .10
				SOIL SCORE: 14.95
TILLABLE SOILS:		Cropland Harvested	100% * .15	= 15.00
				TILLABLE SOILS SCORE: 15.00
FARM USE:	Corn-Cash Grain		51 acres	
	Hay		7 acres	

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 50% of the eligible costs. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
 - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
 - b. Exceptions:
 - 1st (1.5) acres for Future single family residence
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
6. The SADC's grant for eligible costs ancillary to the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, N.J.A.C. 2:76-12.6 and N/J.A.C. 2:76-16.3 and SADC Policy P-5-A.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.